

June 9, 2021

Maggie Barszewski
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060
PZ21 – 14000008

KEITH Project # 10230.09

Pompano Park Racino II Plat Narrative

On behalf of Pompano Park JV Land Holdings, LLC (owner), KEITH is pleased to submit this application for plat approval to the City of Pompano Beach. Pompano Park Racino II is a 12.9-acre parcel located within the 221.61 acre LIVE! Resorts Pompano project area. This 12.9-acre parcel is the only land which remains unplatted. The site is approximately 750 feet south of SW 3rd Street to, the CSX/Seaboard Coastline Railroad to the east, north of North Cypress Bend Drive, and east of Powerline Road. The site has one folio number: portion of 494203220021.

Currently, the LIVE! Resorts Pompano project includes 221.61-acres on two recorded plats except for the unplatted 12.933 acres in this application. The two plats along with this proposed plat are guided by a Unity of Control which was implemented during the PCD rezoning. The northern portion of the site is subject to the Arvida Pompano Park plat (93-MP-87), and the southern portion of the site is subject to the Pompano Park Racing Plat (058-MP-07). Existing structures on the 12.9-acre parcel include horse stables and jockey dormitories. All structures onsite are ultimately proposed to be demolished.

The site was subject to Broward County Land Use Plan Amendment PCT 19-8/P&Z 19-92000002 which served as an update to the text of the existing Activity Center future land use designation. The site was also subject to a PCD (Planned Commercial Development) rezoning.

Access to the proposed plat is achieved via an existing 50-foot access easement through the Pompano Racino plat which abutting SW 3rd Street (Race Track Road). The applicant has submitted to the City of Pompano Beach.

Currently, the applicant proposes to construct vehicle parking on the 12.9-acre site in support of future surrounding buildings both north and south of the proposed plat. The applicant is also proposing a restrictive note allowing 100,000 sf of industrial use for potential future development.

The proposed Plat complies with the applicable standards set forth in Part 7 (Lots) of Article 5 (Development Standards), of the City of Pompano Beach Zoning Code. On the following pages please find a point-by-point response to Plat Review Standards of Section 155.2410.D.

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards.
Response: The plat meets or exceeds all applicable standards in Article 5, Part 7 of the Pompano Beach Zoning Code as shown on the plat drawing.

2. The development complies with all other applicable standards in this Code.

Response: The applicant believes the proposed Plat is in compliance with all other applicable standards in the Pompano Beach Zoning Code.

3. The development complies with all requirements or conditions of any applicable development orders. (e.g., Planned Development).

Response: It is anticipated that all existing structure will be demolished. This Plat will comply with all requirements of future development orders along with the approved Land Use Plan Amendment and PCD Zoning requirements.

4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement.

Response: The proposed Plat is not directly adjacent to a Broward County Trafficways. Access to a Broward County Trafficways is achieved via an access easement.

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance.

Response: The project site is not located within a wellfield zone.

6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

Response: No additional utility easements are being proposed or required by this Plat. The applicant has also contacted all city franchised utility companies and service availability letters from each are included as part of this application. It is anticipated that all future utilities will be placed underground.

The KEITH Team looks forward to working with the City of Pompano Beach and Broward County on the Pompano Park Racino II Plat.

Respectfully Submitted,

Andrea Harper
KEITH