

Plat Narrative Racetrack Logistics Plat

On behalf of Pompano Industrial Owner 1 LLC, Pompano Industrial Owner 2 LLC, and Pompano Industrial Owner 3 LLC (Owners), the KEITH Team is pleased to submit this replat application for the property located at 777 Isle of Capri Blvd and Race Tract Road, Pompano Beach FL 33069 (Folios: 494203410070, 494203410073, 494203410074). The purpose of this replat is to consolidate the three existing underlying plats into a single, unified plat. The replat will not be requesting additional industrial square footage based on the approved PCD.

The property carries a zoning of Planned Commercial/Industrial District (PCD) and a land use designation as Regional Activity Center (RAC). The site received site plan approval with the City of Pompano Beach in 2023 under PZ23-12000013. The site plan was approved for 8 industrial warehouses totaling to 1,497,879 square feet (34.39 acres). Access to the site is along Racetrack Road and Loop Road.

The Racetrack Logistics Plat consists of three parcels, totaling approximately 90 acres. The norther portion of the plat is subject to Arvida Pompano Park Plat (PB 137, P 33), eastern portion of the plat is subject to Pompano Park Racino II (PB 183, P 531) and the southern portion of the site is subject to the Pompano Park Racino Plat (PB 181 P 22).

In 2020, the development team submitted and obtained approval for a Land Use Plan Amendment to the City and County future land use maps to allow for the industrial uses and supporting accessory uses on the property. The approved land use plan allows up to 1,500,000 square feet of industrial use and 1,350,000 square feet within the RAC.

In 2020, the development team also submitted and obtained approval for a Rezoning/PCD amendment application to allow for the industrial uses. The approved master plan is intended to encourage and provide a mix of uses to support the live-work-play concept.

The project's north frontage is Racetrack Road, which is being permitted for ROW improvements through Broward County under separate permits. The project will feature (3) vehicle access points along the northern property frontage (Racetrack Road). The westernmost access features a right-in / right-out driveway. The center access features a full access driveway for vehicles other than tractor trailers. Tractor trailers are restricted to a left turn into the property at the center access point and restricted to a right turn upon exiting the property. The easternmost access point will also feature a right-in / right-out driveway for vehicles and tractor trailers. All vehicles will be able to make a left turn into the property at the easternmost access point through the median opening on Racetrack Road.

USES	LUPA	PCD
Commercial Recreation	1,000,000 sf	1,000,000 sf
Commercial	300,000 sf	300,000 sf
Office	1,350,000 sf	775,000 sf
Industrial	1,500,000 sf	1,500,000 sf
Dwelling Units	4,100 units	4,100 units

USES	Arvida Pompano Park	Pompano Park Racino	Pompano Park Racino II	Total Existing Plats	Proposed Plat*
Commercial Recreation	300,000 sf	700,000 sf		1,000,000 sf	
Commercial	200,000 sf	100,000 sf		300,000 sf	
Office	375,000 sf	100,000 sf		475,000 sf	
Industrial	530,000 sf	702,000 sf	268,000 sf	1,500,000 sf	1,500,000 sf
Dwelling Units		3,810 units		3,810 units	

The proposed plat will have a restrictive note stating the following:

THIS PLAT IS RESTRICTED TO 1,500,000 OF INDUSTRIAL USE.

The proposed plat complies with the applicable standards set forth in Section 155.2410.D, Plat Review 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 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.
2. The development complies with all requirements or conditions of any applicable development orders (e.g. Planned Development)
Response: This Plat will comply with all the requirements of future development orders along with the approved Land Use Plan Amendment and PCD Zoning requirements.

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3. 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.

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

Response: The proposed plat is not located within a Broward County Wellfield Protection zone.

5. 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.

Respectfully submitted,



Joselyn Aldas
Planner
KEITH

DRC

