

## ADMINISTRATIVE MEMORANDUM NO. 20-203

**TO:** Planning and Zoning Board  
**VIA:** David L. Recor, ICMA-CM, Director of Development Services  
**VIA:** Jennifer Gomez, AICP, Assistant Director of Development Services *JG*  
**FROM:** Max Wemyss, Sustainability Coordinator *MW*  
**SUBJECT:** Live! Resorts Pompano Amended PCD Rezoning Request  
 P&Z #20-13000003/ August 26, 2020 P&Z Meeting  
**DATE:** August 12, 2020

### APPLICANT'S REQUEST

The applicant is requesting to rezone the subject property from PCD (Planned Commercial Development) to Amended PCD (Planned Commercial Development). This property is 232.05 gross acres and consists of 7 separate parcels located on the property currently utilized as the Isles Casino. The general location of the proposed rezoning is the southeast corner of Powerline Road and SW 3rd Street (Racetrack Road).

The site was recently rezoned to PCD with Ordinance 2019-107 on September 24, 2019 to encourage a mix of employment generating uses, entertainment uses, and residential units. The purpose of this application to amend the PCD is to permit certain industrial park uses into the east side of the PCD Master Plan. The site currently consists of a 45,000 SF casino with an existing horse track and accessory retail/office and horse track related uses. The proposed development will include several phases and is projected to be built-out within a 10-year timeframe.

777 Isle of Capri Circle, and parcels on Isle of Capri Boulevard, Racetrack Road, and S Powerline Road.

### Tax Folio IDs by Property Owner:

Pompano Park Holdings, LLC

4942 03 22 0020

4942 03 22 0022

PPI, Inc.

4942 03 22 0023

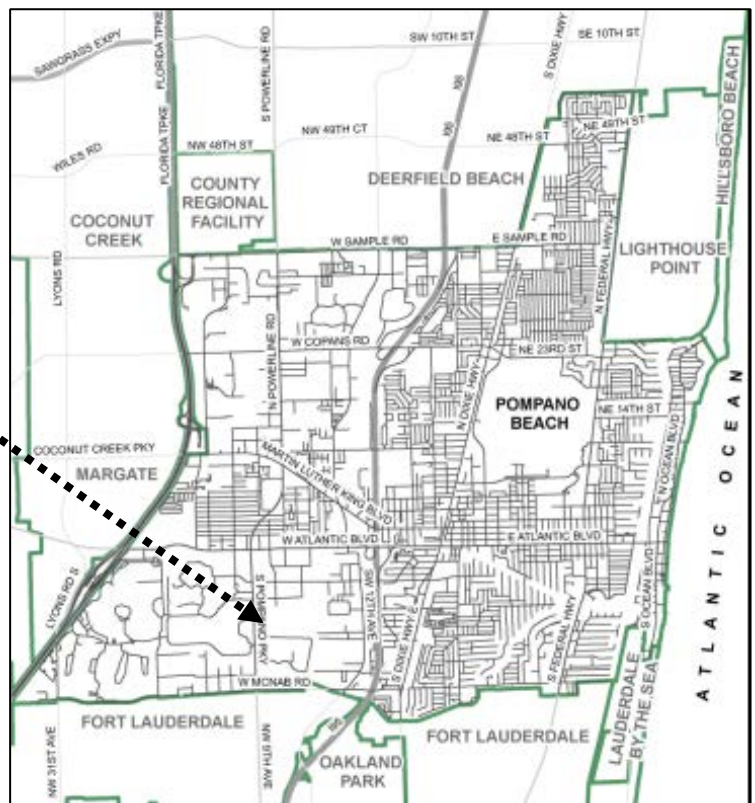
4942 03 22 0021

4942 03 35 0010

Pompano Park JV Northwest Corner, LLC

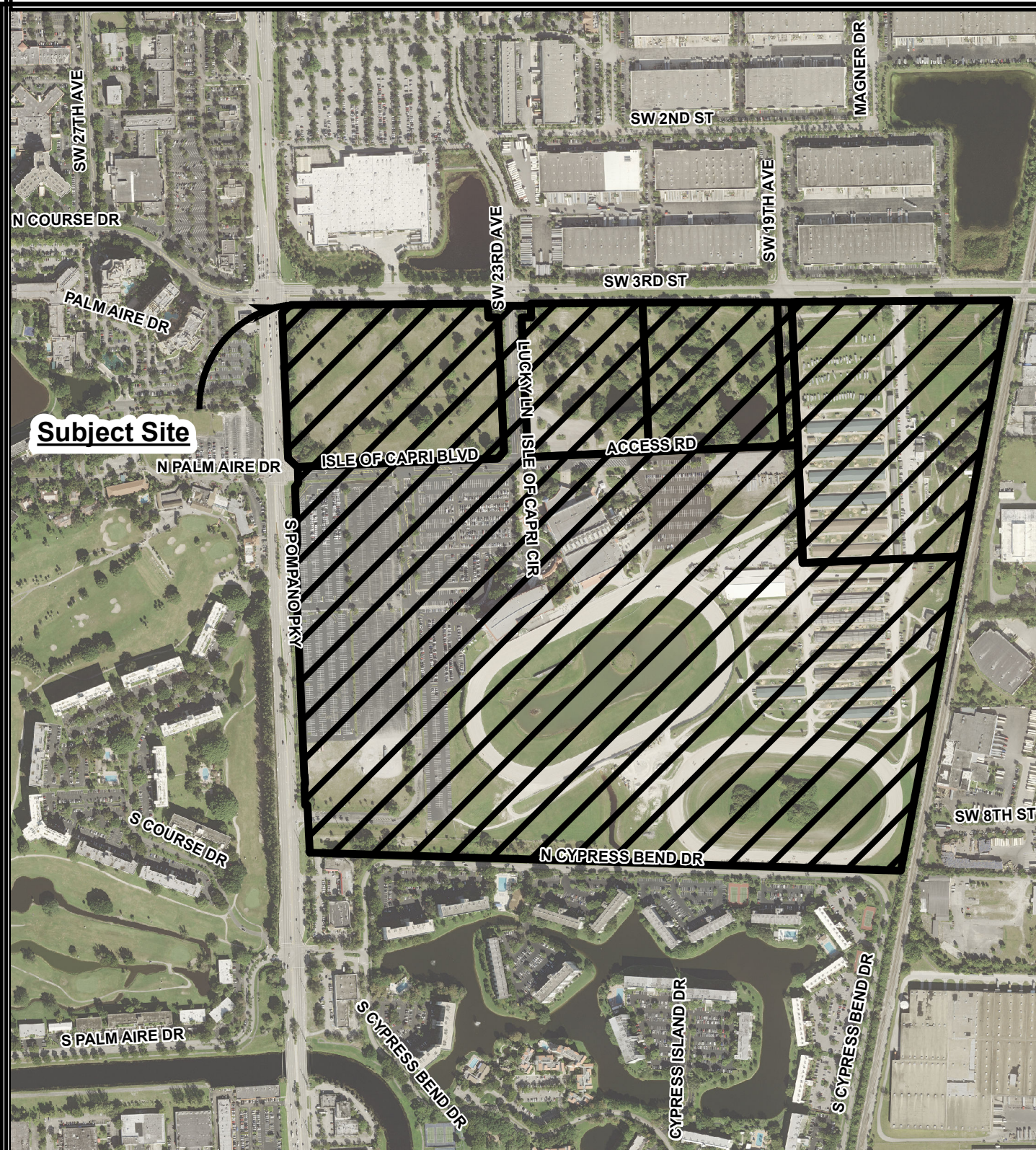
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4942 03 35 0040





CITY OF POMPANO BEACH  
AERIAL MAP

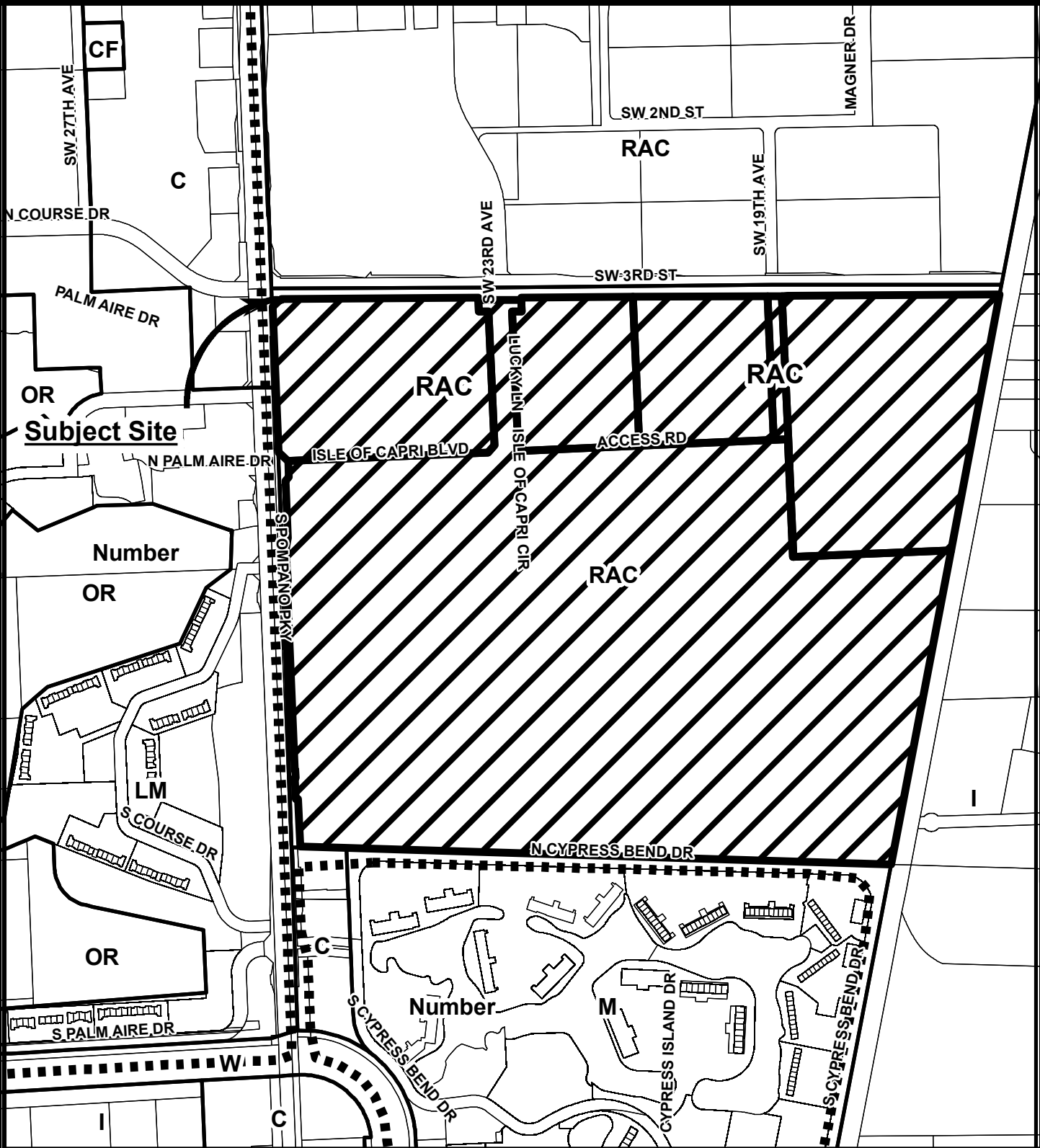


1 in = 708 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



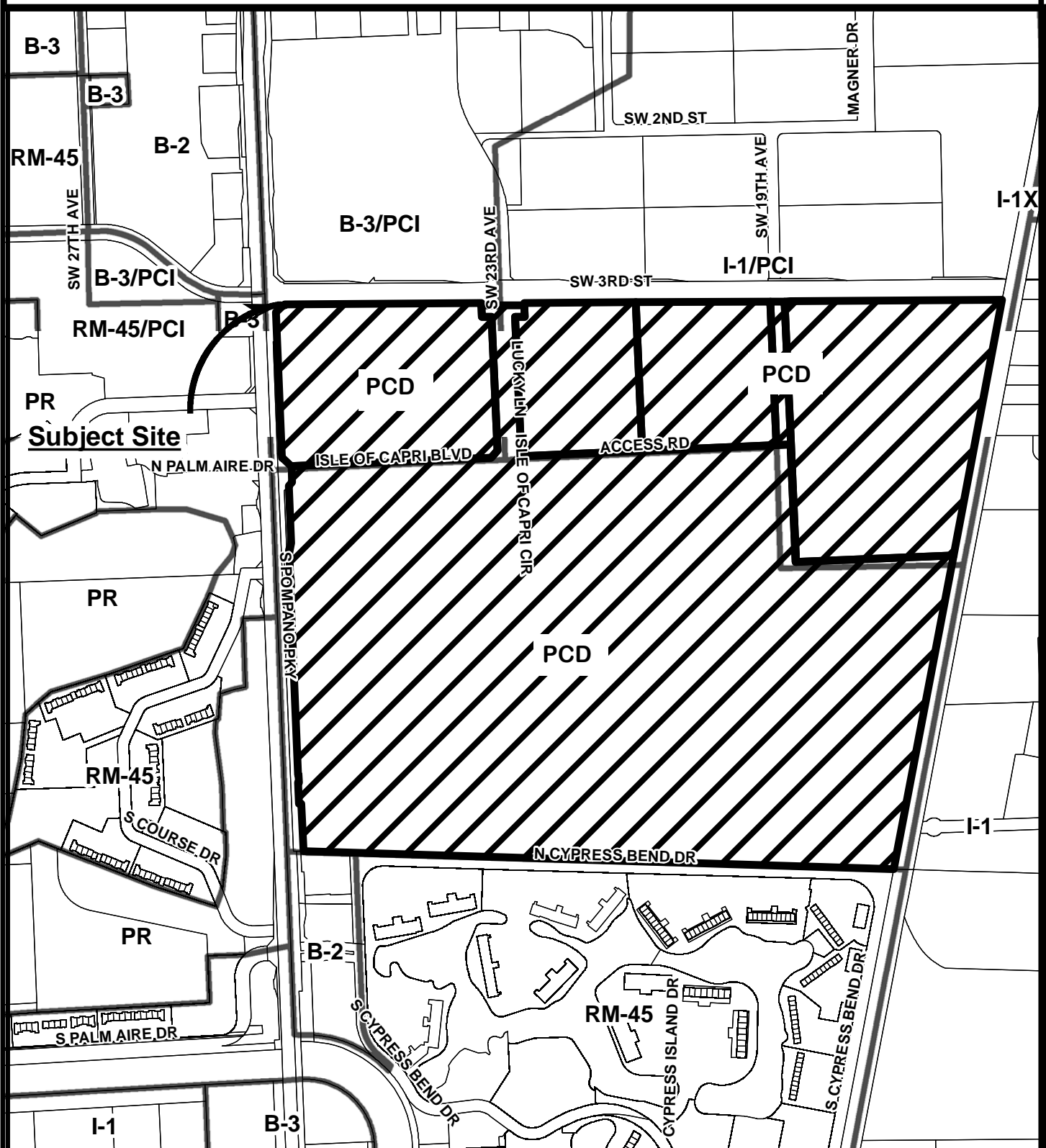
CITY OF POMPANO BEACH  
OFFICIAL LAND USE MAP



1 in = 708 ft

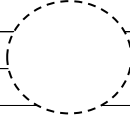
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DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 708 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

LEGEND					
	FOR LAND USE PLAN			FOR ZONING MAP	
	Symbol	Classification Units/ Acre		Symbol	District
				RS-1	Single-Family Residence 1
	L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2
	LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3
	M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4
	MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville
	H	High (25-46 DU/AC)			
	12	Irregular Density		RD-1	Two- Family Residence
	36	Irregular Density			
				RM-7	Multiple-Family Residence 7
	C	Commercial		RM-12	Multiple-Family Residence 12
	CR	Commercial Recreation		RM-20	Multiple-Family Residence 20
				RM-30	Multiple-Family Residence 30
	I	Industrial		RM-45	Multiple-Family Residence 45
				MH-12	Mobile Home Park
	T	Transportation			
				B-1	Limited Business
	U	Utilities		B-2	Neighborhood Business
				B-3	General Business
	CF	Community Facilities		B-4	Heavy Business
				M-1	Marina Business
	OR	Recreation & Open Space		CR	Commerical Recreation
	W	Water		I-1	General Industrial
				I-1X	Special Industrial
*	RAC	Regional Activity Center		O-IP	Office Industrial Park
				M-2	Marina Industrial
	LAC	Local Activity Center			
				TO	Transit Oriented
	DPTOC	Downtown Pompano		PR	Parks & Recreation
		Transit Oriented Corridor		CF	Community Facilities
		Number		PU	Public Utility
				T	Transportation
				BP	Business Parking
				LAC	Local Activity Center
				RPUD	Residential Planned Unit Dev.
			*	PCD	Planned Commercial Development
				PD-TO	Planned Development - Transit Oriented
				PD-I	Planned Development - Infill
				RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
				AOD	Atlantic Boulevard Overlay District
				CRAO	Community Redevelopment Area Overlay
				NCO	Neighborhood Conservation Overlay
				APO	Air Park Overlay
				DP	Downtown Pompano Beach Overlay

**A. BACKGROUND**

This is an application to amend a recently reviewed and approved Planned Commercial/Industrial District. Since the district has been reviewed for compliance with the requirements and standards of a Planned Development Rezoning and approved by City Commission with Ordinance 2019-107, this review and report will focus on the proposed amendments to the district and the impacts of these amendments. The final adoption document for this amendment will be a complete PD Document and Master Plan. For ease of review and to better focus on the proposed amendments, strikethrough and underline format of only the altered documents and drawings is provided. All other previously reviewed PCD and Zoning Code regulations will continue to apply. A timeline of entitlement and development of the subject property is provided in the *Findings of Fact* in Section B of this report.

**B. FINDINGS OF FACT. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:**

- Former zoning regulations for the property, approved on September 12, 2000 through Ordinance 2000-379, amended the commercial and industrial zoning, added the Planned Commercial/Industrial Districts, and retained the commercial recreation zoning on the south portion of the site.
- In 2010, a land use plan amendment for the subject property was approved to create the Pompano Park South Regional Activity Center.
- The current zoning regulations were adopted by the City Commission on September 24<sup>th</sup> 2019, providing a unified mixed-use PCD Zoning District, to permit the Live! Planned Development Master Plan.
- The developers for the LIVE! Resorts Pompano project amended the land use entitlements of the property in 2019 as shown below and are currently processing a land use plan text amendment (concurrent with this PCD amendment) to change the mix of uses created in 2019 as follows:

**NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY**

Type of Land Use	Current Entitlements Approved in 2019	Proposed Amendment	Net Change
Commercial Recreation	1,000,000 SF	1,000,000 SF	0
Commercial	300,000 SF	300,000 SF	0
Office	2,000,000 SF	1,350,000 SF	-650,000 SF
Industrial	0 SF	1,500,000 SF	+1,500,000 SF
Multi-Family Residential	4,100 Units	4,100 Units	0

- The Applicant is rezoning the property to amend the PCD that was reviewed by the Development Review Committee on August 11, 2020. The analysis within this document is based solely on the proposed amendments and their effects on the established PCD.
- The applicant provides that “incorporation of the industrial park use is to address recent but dramatic changes in the office and commercial recreation market as a result of current worldwide conditions and an interest by a warehouse/distribution user to develop an over one million square foot facility at this location and bring over 1,200 new jobs to the City. This proposed use will be a catalyst for the previously approved live/work/play uses also to be developed within the LIVE! Resorts Pompano RAC. The reduction in the size of the crystalline lagoon to a minimum of 1.5 acres will allow a new lake with a minimum size of 12 acres to be constructed and provide a water based active recreation amenity for the community, as well as provide stormwater storage for the development.”

- A traffic study was completed by Kimley Horn on behalf of the applicant and is in review by TrafTech Engineering on behalf of the City. Recommendations for improvements resulting from the traffic study will be required as *Conditions of Implementation* of the development within the district.
- The site is 232.05 gross acres.
- The Zoning and uses of adjacent properties are:

Property	Adjacent Property	Zoning District	Existing Use
Southeast corner of Powerline Road and NW 3rd Avenue (Racetrack Road)	North	B-3/PC-I I-1/PC-I	Commercial Industrial
	South	RM 45	Cypress Bend Condominiums
	East	I-1	CSX/Florida Tri-Rail and Industrial
	West	RM-45 PR	Palm Aire Condominiums and Golf Course

- 15% of the site will remain as pervious. Additionally, the site will include perimeter buffers, and a centrally located active open/green space.
- The height of neighboring buildings are:

Direction	Building / Height
North neighbors	Commercial (1-2 stories) Industrial (1 story)
South neighbors	Cypress Bend (9 stories)
East neighbor	Industrial (1-2 Stories)
West neighbor	Palm Aire (6 stories)

### C. Analysis

The review criteria states that the applicant must provide competent substantial evidence that the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

#### PLANNED DEVELOPMENT (REZONING) REVIEW STANDARDS

In determining whether to adopt or deny a proposed Planned Development Amendment, the City shall weigh the relevance of information submitted by the applicant and consider the extent to which the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives and policies of the Comprehensive Plan. Accordingly, the review criteria for a Planned Development Rezoning Application is as follows:

##### **Section 155.2405.D, Planned Development Review Standards**

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and the PD Plan with the review standards in Section 155.2404.C, Site-Specific Zoning Map Amendment Review Standards and the standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.

**Section 155.2404.C. Site-Specific Zoning Map Amendment Review Standards**

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

1. *The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:*
  - a. *Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans;*

**Staff Analysis:** The rezoning is consistent with the following Goals, Objectives, & Policies (GOPs) in the Future Land Use Element of the City's Comprehensive Plan:

- Goal 01.00.00** The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.
- Objective 01.02.00** Protect the existing and future right of way from building encroachments and ensure proper accessibility with the roadway and transit network.
- Policy 01.02.01** Require new commercial and residential (of more than 10 dwelling units) development to provide their primary access to the abutting arterial roadway system with only secondary access points to local streets so that traffic impacts to single family neighborhoods are minimized.
- Policy 01.02.02** Require a traffic impact analysis for development projects when necessary to determine post-development conditions of adjacent roadways and the local multimodal transportation system.
- Policy 01.03.03** Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.
- Policy 01.04.01** The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments
- Objective 01.12.00** Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.
- Objective 01.16.00** The City will promote "Smart Growth" type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.
- Policy 01.16.01** The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.
- Policy 01.16.02** The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.
- Objective 01.17.00** The Regional Activity Center Land Use Category encourages attractive and functional mixed living, working, shopping, education and recreational activities.



- Policy 01.17.01** The Land Development Regulations shall provide at least one zoning district that facilitates attractive and functional mixed living, working, shopping, education and recreational activities for application to Regional Activity Centers.
- Policy 01.17.02** Regional Activity Centers shall include a mix of land uses that are regionally significant and should include residential uses when they are complimentary to other uses within the RAC.
- Policy 01.17.03** The Land Development Regulations shall encourage redevelopment within Regional Activity Centers by reducing the number of required off-street parking spaces proportionate to the parking efficiency achieved with various mixes of uses, as well as greater modal shift to transit, walking and bicycling. In addition to providing for shared parking standards, the Land Development Regulations shall provide for offsite and on-street parking allowances, the use of centralized parking, and other innovative urban parking strategies within Regional Activity Centers.
- Policy 01.17.04** Regional Activity Centers should provide substantial housing opportunities in order to allow people to both live and work within the area.
- Policy 01.17.05** Quality, affordable housing opportunities shall be included as a functional component of Regional Activity Centers that allow for residential use.
- Policy 01.17.06** The Land Development Regulations shall require that Regional Activity Centers provide safe and convenient pedestrian access to transit stops, and safe and secure bicycle parking facilities.
- Policy 01.17.07** To enhance pedestrian movement and safety, the Land Development Regulations shall provide for separation of pedestrian and vehicular traffic within the Regional Activity Centers.
- Policy 01.17.08** Urban public park land and/or open space shall be included as a functional component of Regional Activity Centers.
- Policy 01.17.09** The City shall adopt design guidelines that require transit shelters in the Regional Activity Center to provide safe and comfortable service and to encourage transit usage.
- Policy 01.17.10** The City shall adopt performance and design standards within its land development regulations that provide for an interconnected street network, a safe and attractive pedestrian environment and multi-modal transit connections for Regional Activity Centers.
- Policy 01.17.11** The City shall maintain design standards within its land development regulations to ensure compatibility between existing and planned land uses within and adjacent to Regional Activity Centers.
- Objective 1.21.00** Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.

### ***Section 155.3602. General Standards for All Planned Development Districts***

#### **A. PD Plan**

The following is a summary of the amendments made to the PD Plan as a result of this application. Standards and sections that are not affected by this amendment are described as “*not applicable*”. The revised PCD is still regulated by any non-amended section of the previously approved PCD District. A complete package, based on the previously approved PCD and these reviewed amendments will be presented to the City Commission for consideration.

The proposed amendments to the PCD are within the documents listed below. A summary of effect and staff recommendations are provided for each amendment.

#### **1. PCD Document/Narrative**

- Update to conversion schedule (office to industrial; industrial to office). Note: Because the development is an Activity Center within the Broward County Land Use Plan, the only conversions that can be done are within the list of uses identified for the site. The maximums of any one land use cannot exceed what is

approved per the City's Future Land Use Plan or the Broward County Land Use Plan without a local/County land use plan amendment.

2. Rezoning Document Exhibit C Conditions for Project Implementation
  - All thresholds for phased development improvements began with the adoption of the original PCD rezoning on September 24th, 2019 with Ordinance No 2019-107 and will continue tolling from this date.
  - Under the Subject Development's current land use designation of Regional Activity Center, the Applicant will be permitted to develop the office space, dwelling units, Commercial Recreation and Commercial entitlements that are reflected on the PCD Master Plan. Once the Land Use Plan is amended, the Applicant will be permitted to develop the 1,500,000 sq. ft. of industrial space shown on the PCD Master Plan.
  - Crystalline Lagoon (1.5 Acres) and Recreation Lake Area (12 acres) to be completed prior to issuance of CO for new development generating more than 1,500 new PM peak hour trips (exhibit S-3 provides generation rates). Note: The central recreation area will now be complete once 1,500 trips is realized, rather than 3,000 trips as previously approved.
3. Exhibit E – District Plan
  - Added note referencing plan E1 (delineation of industrial use area).
4. New Exhibit E1 – Industrial Park Use Regulating Plan
  - Provides delineation of industrial use area. Measurements are provided to assist in compliance review.
5. Exhibit F – Road Network, Pedestrian and Bike
  - Roadways are identified as part of Phase I, II, or III, however, there is not a development threshold or timeline associated with the phasing that identified when the roadway improvements will be completed. Certificates of Occupancies for new development and improvements will be authorized concurrent with completion of the required roadways for access. Bicycle paths, pedestrian walkways, and roadways in all phases of development shall provide a cohesive network connected to Powerline Road and SW 3rd Street and not result in dead-end conditions.
  - Future designated truck access points/routes must be identified. The industrial uses/truck traffic and access shall not impede access (vehicular/pedestrian/etc.) of district guests and residents to the potential Tri-Rail Station.
  - New note is added: "All roads are subject to reconfiguration and/or elimination." Please revise to state "All roads may be modified with respect to alignment, provided that the final design is consistent with the typical street sections T1 – T7 and will not have an impact on external traffic impacts".
6. Exhibit F1 – Road Typology
  - New note is added: "All roads are subject to reconfiguration and/or elimination." Please revise to state "All roads may be modified with respect to alignment, provided that the final design is consistent with the typical street sections T1 – T7 and will not have an impact on external traffic impacts" or similar.
  - Locations and designations remain as previously proposed. Provide legible detail sheets for typical sections T1 – T7.
7. Exhibit L – Open Space
  - New note: "Lake/water recreation will be designed and permitted to allow boating, fishing and other water based recreation" modify to say "...designed to accommodate boating, fishing, and other water based recreation..."
8. Exhibit M3 (Lake Area change only)
  - No Comment
9. Exhibit N (Lake Area change only)
  - No Comment
10. Exhibit O – Intensity and Dimensional Standards
  - The amendment is limited to the introduction of Industrial square footage and the reduction of office square footage.
11. Exhibit Q – PCD Use Table

- Applicant is adding the following uses from the Industrial Category:
  - Educational, scientific, or industrial research and development
  - General industrial services
  - Audio and visual recording and production studio
  - Repair of scientific or professional instruments
  - Warehouse, distribution or storage
  - Showroom, wholesale
  - Other wholesale use

12. Exhibit U (Lake Area change only)

- Correct the unusual shape of the 400' building height limit around the recreational lake and lagoon area to exclude the open space / recreation area.

13. Also submitted is an updated Traffic Impact Study that incorporates the proposed reduction in office and addition of industrial park use.

- Traffic Study under review by consultant.

B. Consistency with City Plans

The "Isle Development Project" is listed as a Top Priority in the 2019-2020 Strategic Plan Action Agenda. The proposed PCD Amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan as identified in Section C.1 above. The Applicant has proposed a City and County land use plan amendment to create industrial entitlements within the RAC boundaries. The proposed rezoning of this property cannot be fully implemented until the corresponding Land Use Plan Amendments are adopted by the City Commission and Broward County.

C. Compatible with Surrounding Area

The density and intensity of the site is consistent with adjacent properties. The applicant proposes a 50' buffer on the south property line which is adjacent to residential uses to the south zoned RM-45. The proposed industrial use area is situated in the most ideal location for that use on the site which is the area abutting the CSX/Florida Tri-Rail track and an I-1 (General Industrial) Zoning District to the east of the property.

D. Development Phasing Plan

Not applicable.

E. Conversion Schedule

Conversions would be allowed provided the uses are identified within PD and are no greater than the entitlements for that use per the Future Land Use designations on the City and Broward County Land Use Plans.

F. Onsite Public Facilities

Not applicable.

G. Uses

Exhibit Q of the PCD application identifies the permitted uses proposed for the PCD. New uses as proposed with this amendment are described in A.13 of this Section C of this Staff Report. Any additional uses will require a rezoning of this PCD to add additional permitted uses.

H. Densities/Intensities

Densities/intensities are shown in Exhibit O of the PCD. This Exhibit is modified to demonstrate the requested revisions to Office and Industrial uses.

I. Dimensional Standards

Not applicable.

J. Development Standards

Not applicable.

K. Amendments to Approved PD plan

Any amendments to the approved PD plan will require compliance with Section 155.2405.J Minor Deviations from the Approved PD Plan and Section 155.2405.K. Amendment of the Pompano Beach Zoning Code.

L. Traffic Study

A traffic study was completed by Kimley Horn and is currently in review for the City by TrafTech Engineering. Should additional traffic/roadway improvements be required, Exhibit S will be modified accordingly.



**CONDITIONS OF PROJECT IMPLEMENTATION**

**Site Plan Approval Considerations** - In addition to compliance with the PD Master Plan and Document, development within this PD Zoning District will require compliance with the following Conditions of Project Implementation:

1. Entitlements - Under the Subject Development's current land use designation of Regional Activity Center, the Applicant will be permitted to develop the office space, dwelling units, Commercial Recreation and Commercial entitlements that are reflected on the PCD Master Plan. Once the City and County Land Use Plans are amended, the Applicant will be permitted to develop the 1,500,000 sq. ft. of industrial space shown on the PCD Master Plan.
2. All thresholds for phased development improvements identified herein began with the adoption of the original PCD rezoning on September 24, 2019 with Ordinance No 2019-107.
3. Traffic Improvements - Plans for any roadway improvements should be addressed as development meets criteria set forth in Exhibit S of the PCD which shall be reviewed and approved at site plan and constructed prior to C/O.
4. The list of traffic mitigation improvements are subject to review and approval of the maintaining agencies including the City of Pompano Beach, Broward County, and the Florida Department of Transportation. If specific traffic mitigation improvements are not approved by a maintaining authority, an alternative traffic mitigation improvement will need to be provided that provides for an equivalent traffic operational benefit.
5. The Crystalline Lagoon and Recreation Lake Area shall be constructed and completed as follows:
  - a. prior to the issuance of certificates of occupancy for new development generating more than 1,500 net new P.M. peak hour trips based upon the Trip Generation Rates Table attached as Exhibit S-3 complete a minimum of 1.5 acres of the Crystal Lagoon and a minimum of 12 acres of Recreation Lake Area.
6. Bicycle paths, pedestrian walkways, and roadways in all phases of development shall provide a cohesive network connected to Powerline Road and SW 3rd Street and not result in dead-end conditions.
7. Airspace Obstruction Permit - Development will be required to provide evidence of compliance with Section 155.3707 Airpark Overlay (APO) District. Airspace Obstruction Permit to be issued by Fort Lauderdale Executive Airport.
8. Public Safety Requirement - The first improvement plan and/or site plan for the Casino building and the new Jai Ali structure shall include medical and public safety rooms as well as staging areas for emergency vehicles along an exterior wall of the structure.
9. Utilities - All proposed city owned utility connections shall show a City point of service connection just behind the recorded property line adjacent the State, County or City owned public right-of-way. All utility services after the City point of service connection shall be private. Each phased construction shall state the MGD of water consumption and the MGD of wastewater discharge of the project. The project(s) shall be subject to any costs incurred as a result of any required feasibility study, design and upgrades to the City's water/wastewater system to accommodate the projected utility service demands.
10. Unity of Control Document – An executed declaration document prepared in lieu of Unity of Title for the entire site shall be provided prior to the first site plan approval.
11. Environmental Monitoring – There is existing Declaration of Restrictive Covenant on the land (BCR Instrument #115913209) which details the presence of contaminates on the northwest corner of the site. The No Further Action letter (NFA) resolving the Declaration of Restrictive Covenants states that there is a restriction on groundwater use which will be taken into consideration during the review of each site plan as applicable.
12. Tri-Rail Coordination - The Applicant shall coordinate with the appropriate agencies and the City to facilitate development of a Tri-Rail Station on the subject property.
13. Shared Parking Studies – In order to develop parking areas that better reflect parking efficiencies of a mixed-use project by reducing the number of parking spaces required, the Applicant shall provide Shared Parking Studies subject to review and approval by the Development Services Director, utilizing methodology established by the Institute of Transportation Engineers.
14. Platting issues associated with unplatted portions of the site will be addressed consistent with County regulations.

**P&Z REVIEW AND RECOMMENDATION**

The proposed Amended PCD as currently proposed is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Land Use Plan Amendment, currently in process will provide the consistency needed with respect to the industrial entitlements identified in the Amended PCD. The proposed development will provide an exciting and innovative new development to the City that will allow residents to work-live-play within this 220+ acre site. This Amended PCD will create a framework to allow for future development to occur including commercial, office, industrial, residential, retail and casino uses all within a walkable and pedestrian/bicycle-friendly development.

The applicant has submitted a traffic study that details the proposed impact of the amendments to the PCD on the existing roadway network. This study is currently in review by the City's Traffic Consultant TrafTech Engineering. Any additional roadway improvements identified will be added to the requirements prior to second reading of the rezoning ordinance.

Given the size, scale, and complexity of this development, staff suggests a number of conditions of approval to ensure the public purpose of this development is met and there is minimal impact on adjacent land uses. The conditions that follow reflect only those that must be addressed prior to the City Commission Hearing for the Rezoning. Conditions of Project Implementation will be provided as an exhibit to the Ordinance to be adopted and implemented as the project is constructed.

Given the information provided to the Board, as the findings of fact, staff provides the following recommendation and alternative motions, which may be revise or modified at the Board's discretion.

**Alternative Motion I**

Recommend approval of the PCD rezoning request as the Board finds that rezoning application is consistent with the pertinent Future Land Use goals, objectives, and policies and the purpose of the Planned Commercial/Industrial Development (PCD) district purpose, subject to the following conditions:

*The following conditions must be addressed prior to placement on the City Commission hearing agenda for second reading:*

**1. Exhibit F – Road Network, Pedestrian and Bike**

Revise Exhibit F to show designated truck access points/routes. The industrial uses/truck traffic and access shall not impede access (vehicular/pedestrian/etc.) of district guests and residents to the potential Tri-Rail Station. Revise note "All roads are subject to reconfiguration and/or elimination" to state "All roads may be modified with respect to alignment, provided that the final design is consistent with the typical street sections T1 – T7 and will not have an impact on external traffic impacts".

**2. Exhibit F1 – Road Typology**

Revise note "All roads are subject to reconfiguration and/or elimination" to state "All roads may be modified with respect to alignment, provided that the final design is consistent with the typical street sections T1 – T7 and will not have an impact on external traffic impacts". Provide legible detail sheets for typical sections T1 – T7.

**3. Exhibit L – Open Space**

Revise note "Lake/water recreation will be designed and permitted to allow boating, fishing and other water based recreation" to say "...designed to accommodate boating, fishing, and other water based recreation..."

**4. Exhibit U (Lake Area change only)**

Correct the unusual shape of the 400' building height area around the recreational lake and lagoon area to exclude the open space / recreation area.

**5. Updated Traffic Impact Study**

Upon conclusion of the study, amend documents to address recommendations as necessary.

**Alternative Motion II**

Table this application for additional information as request by the Board

**Alternative Motion III**

Recommend denial as the Board finds that the request is not consistent with the goals, objectives, and policies of the Comprehensive Plan.

**STAFF RECOMMENDS ALTERNATIVE MOTION I**

Staff finds that there is sufficient information to support this rezoning request. The applicant has worked with City staff to provide the necessary information to show that the rezoning meets the intent of the overall goals, objectives, and policies of the Pompano Beach Comprehensive Plan and the purposes of the Planned Development and the PCD (Planned Commercial/Industrial) Districts. Additional information will need to be provided to ensure the property will be redeveloped in conformity with the City's Code prior to the City Commission Hearing for second reading of the rezoning.