

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #20-029**

**DATE:** August 26, 2020

**TO:** City Commission

**FROM:** Planning and Zoning Board/ Local Planning Agency

**SUBJECT:** REZONING: From PCD (Planned Commercial/Industrial Development) to Amended PCD (Planned Commercial/Industrial Development)  
777 Isle of Capri Circle, and parcels on Isle Capri Boulevard, Racetrack Road, and South Powerline Road

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on August 26, 2020, the Board considered the request by **DEBBIE ORSHEFSKY** on behalf of **POMPANO PARK HOLDINGS, LLC, PPI, INC. & POMPANO PARK JV NORTHWEST CORNER, LLC** requesting the REZONING of the above referenced property.

With a unanimous vote, the Board finds that the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan therefore it is the recommendation of the Board that the REZONING request be approved with the five conditions provided in the Staff Report, and with the following conditions:

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.

DocuSigned by:

*Fred Stacer*

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Fred Stacer

Chairman

Planning and Zoning Board/ Local Planning Agency