

## Legislation Text

---

**File #:** 21-30, **Version:** 1

---

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE POMPANO PARK RACINO PLAT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**(Staff Contact:** Jean Dolan/David Recor)

**Summary Explanation/Background:**

The Applicant, Michael Vonder Muelen, on behalf of PPI, Inc., Pompano Park Holdings, LLC and Pompano Park JV Northwest Corner LLC, is requesting approval of a plat note amendment concerning the Pompano Park Racino Plat. The property is located south of SW 3rd Street, also known as "Racetrack Road" and east of South Powerline Road (also known as "South Pompano Parkway") north of the Isle Casino. This area has a land use designation of "RAC" (Regional Activity Center), which was approved by ordinance by the City Commission in 2020 (Ordinance 2020-39), and is now being amended. This property constitutes the southern portion of the larger property being considered on this agenda for final reading of a concurrent Text Amendment for the Land Use designation, as well the final reading of a rezoning Ordinance concerning this larger property.

The original plat note was amended on October 23, 2018 with the following Plat Note: "THIS PLAT IS RESTRICTED TO: 278,381 SQUARE FOOT/ 5,256 SEAT RACETRACK GRAND STAND FACILITY (EXISTING); A 230,000 SQUARE FOOT CASINO BUILDING WITH 55,000 SQUARE FEET OF CASINO (46,503 SQUARE FEET EXISTING AND 8,497 SQUARE FEET PROPOSED) AND 175,000 SQUARE FEET OF ANCILLARY COMMERCIAL (115,906 SQUARE FEET EXISTING AND 59,094 SQUARE FEET PROPOSED); 500-ROOM HOTEL; 550 HORSE STALLS (EXISTING); 44 DORMITORY ROOMS FOR JOCKEYS (EXISTING); 714,605 SQUARE FEET OF COMMERCIAL RECREATION USE; 501,350 SQUARE FEET OF OFFICE USE; 464,478 SQUARE FEET OF COMMERCIAL USE, 550 MID-RISE UNITS, AND 250 GARDEN APARTMENTS."

The applicant has requested to amend the plat note to the following: "THIS PLAT IS RESTRICTED TO 700,000 SQUARE FEET OF COMMERCIAL RECREATION USE; 550 HORSE STALLS (existing); 44 DORMITORY ROOMS FOR JOCKEYS (existing); 400,000 SQUARE FEET OF OFFICE USE; 100,000 SQUARE FEET OF COMMERCIAL USE; 4,100 MID-RISE UNITS AND 1,200,000 SQUARE FEET OF INDUSTRIAL USE."

The proposal is consistent with the proposed uses and entitlements included in the concurrent Land Use Plan Text Amendment on this agenda for second reading. It is also consistent with the concurrent zoning amendment being considered for second reading regarding this property. Staff has no objection to the proposed plat note amendment.

**Origin of request for this action:** Michael Vonder Muelen, on behalf of PPI, Inc., Pompano Park Holdings, LLC and Pompano Park JV Northwest Corner LLC

**Fiscal impact and source of funding:** N/A

