

Application Number OIB-MF-21

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Pompano Park Racino II			
Plat/Site Number _____		Plat Book - Page (if recorded) _____	
Owner/Applicant/Petitioner Name Pompano Park JV Land Holdings, LLC / Taylor Gray			
Address 777 Isle of Capri Circle		City Pompano Beach	State FL
		Zip 33069	
Phone 410-752-5444		Email taylor@cordish.com	
Agent for Owner/Applicant/Petitioner Keith		Contact Person Andrea Harper	
Address 301 E Atlantic Blvd		City Pompano Beach	State FL
		Zip 33060	
Phone 954-788-3400		Email aharper@keithteam.com	
Folio(s) 49-42-03-22-0021			
POMPANO BEACH			
Location South _____ side of Pompano Beach Pl _____ at/between/and East side _____ and/of Powerline Rd <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
<input checked="" type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)	
<input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)	
<input type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)	
<input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)	
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)	
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)	
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)	

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name	Pompano Park Racino II	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<u>If the answer is "Yes" to any of the questions above</u>	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Activity Center	Land Use Plan Designation(s) Activity Center
Zoning District(s) PCD	Zoning District(s) PCD

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Stables	89,565 SF	current	YES NO	YES NO	HAS WILL NO
Dorms	11,040 SF	current	YES NO	YES NO	HAS WILL NO
Accessory	9,661 SF	current	YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Industrial	100,000 sq ft

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature] _____ Date 4/15/2021 _____
Owner/Agent Signature

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 15 day of April, 2021, who is personally known to me | has produced _____ as identification.

maria Leon _____
Name of Notary Typed, Printed or Stamped

[Signature] _____
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

MUNI PLOT

Application Date

4/15/21

Acceptance Date

4/23/21

Fee

\$4,700

Comments Due

5/13/21

Report Due

5/24/21

CC Meeting Date

N/A

Adjacent City or Cities

NONE ...

- Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: APPLICANT'S NARRATIVE; CITY PROOF; - TITLE WORK

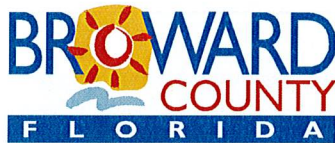
Distribute To

- Full Review Planning Council School Board Land Use & Permitting
 Health Department Zoning Code Services (BMSD only) Administrative Review

Other:

Received By

H.V. CLARKE



Application Number OB-MP-21

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input checked="" type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Note Amendment

Project Questionnaire					
Please answer the questions marked for the type of application checked.					
1.	Why is this property being platted? Attach an additional sheet(s) if necessary. The applicant desires to plat this property for future development.				
2.	Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">Official Record Book and Page Number</td> </tr> </table>		DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
3.	Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">If YES, LUPA Number Live! Resorts Pompano (Pompamo Park South)</td> </tr> </table>		If YES, LUPA Number Live! Resorts Pompano (Pompamo Park South)			
If YES, LUPA Number Live! Resorts Pompano (Pompamo Park South)					
5.	Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input checked="" type="checkbox"/> No Change				
6.	Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
7.	Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
9.	Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
10.	Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

	<p>11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Name/Title</p>		
	<p>15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan? N/A</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Facility Name City of Pompano Beach</p> <p>Address 1205 NE 5th Ave, Pompano Beach</p>		
	<p>22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Facility Name City of Pompano Beach</p> <p>Address 100 W Atlantic Blvd, Pompano Beach, FL 33060</p>		

	<p>24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
	<p>25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Solid Waste Collector</p>		
	<p>26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>FPL – Name/Title Charlie Leikauf / Senior Project Manager</p>		
<p>AT&T – Name/Title Martin Barrett / Mgr OPS Planning & Design SE/CA</p>		
	<p>27. Estimate or state the total number of on-site parking spaces to be provided.</p>	<p>Spaces TBA</p>
	<p>28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.</p>	<p>Seating N/A</p>



April 15, 2021

Karina Da Luis, Planning Section Supervisor
Environmental Protection and Growth Management Department
Planning and Development Management Division
1 N. University Drive, #102 A
Plantation, FL 33324

KEITH Project # 10230.09

**Project Narrative
Pompano Park Racino II Plat**

On behalf of Pompano Park JV Land Holdings, LLC (property owner), KEITH is submitting a plat application for a 12.9-acre parcel located at 777 Isle of Capri Circle in Pompano Beach, Florida (portion of folio: 494203220021).

Pompano Park Racino II plat 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 along the west side of the CSX/Seaboard Coastline Railroad. The other two plats along with this proposed plat are guided by a Unity of Control document which was implemented during the PCD rezoning. The northern portion of the parent 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 proposed to be demolished.

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.

Below is the response to each of the review standards in the Pompano Beach Zoning Code:

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards.
Response: The proposed plat will comply with all requirements of Part 7, Article 5 of the City Zoning Code.
2. The development complies with all other applicable standards in this Code.
Response:
3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development).
Response: The applicant believes the proposed plat will comply with all other applicable development orders including the recent PCD rezoning.
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 plat does not directly abuts a Broward County Trafficways.

April 12, 2021
Page 2 of 3

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

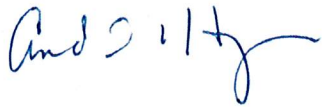
Response: The proposed plat application will comply with all hazardous material licensing required by Broward County.

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

Response: It is anticipated that all new proposed utilities will be placed underground.

KEITH looks forward to discussing this plat application with Broward County.

Respectfully Submitted,



Andrea Harper

