



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Racetrack Logistics	Application Number:	031-MP-25
Application Type:	New Plat	Legistar Number:	26-753
Owner/Applicant:	Pompano Industrial Owner 1 LLC, Pompano Industrial Owner 2 LLC, Pompano Industrial Owner 3 LLC	Commission District:	8
Authorized Agent:	Keith	Section/Twn./Range:	03/49/42
Location:	West side of the C.S.X. Railroad, between Pompano Park Place/Southwest 3 Street and Cypress Bend Drive	Folio Number (s):	4942-03-41-0070 4942-03-41-0073 4942-03-41-0074
Municipality:	City of Pompano Beach	Platted Area:	87.71 Acres
Previous Plat:	A portion of Arvida Pompano Park, A portion of Pompano Park Racino Plat, Pompano Park Racino II	Replat:	☒ Yes ☐ No
Recommendation:	Approval		
FS 125.022 Waiver	An Extension Waiver was granted until November 11, 2027		
Meeting Date:	August 20, 2026		

A location map of the plat is attached as **Exhibit 2**.

The application is attached (**Exhibit 5**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	1,500,000 square feet of Industrial
Plan Designation:	Pompano Park South Regional Activity Center
Adjacent Uses	Adjacent Plan Designations
North: Industrial	North: Regional Activity Center
South: Residential	South: Medium (10-16 du/ac) Residential within a Dashed-Line Area
East: Industrial	East: Industrial
West: Commercial	West: Regional Activity Center

This plat is a replat of a portion of the Pompano Park Racino Plat, a portion of Arvida Pompano Park plat and the entire Pompano Park Racino II plat. The current restrictions for the underlying plats are as follows:

Pompano Park Racino Plat (Instr# 120060070): This plat is restricted to 700,000 square feet of commercial recreation (including 230,000 square feet casino building with 69,840 square feet of casino), 500-room hotel, 100,000 square feet of office use; 100,000 square feet of commercial use; 18 townhomes, 500 garden apartments, and 2,866 mid-rise units. Parcel 'B' is restricted to 702,000 square feet of industrial use. Parcel 'C' is restricted to 82 townhomes and 344 mid-rise units. (Parcel 'C' legal is attached – Exhibit 'C').

Pompano Park Racino II (Instr# 119187666): This plat is restricted to 268,000 square feet of Industrial Use.

Arvida Pompano Park (Instr# 119191324): Tracts A and B of this plat are restricted to: 200,000 square feet of commercial use, 300,000 square feet of commercial recreation use, 375,000 square feet of office use, and Tract D is restricted to 530,000 square feet of industrial use (Tract D legal is attached – Exhibit C).

A Plat Note Amendment is recommended for the underlying Pompano Park Racino Plat and the Arvida Pompano Park plat to remove the industrial use from the plat note restriction. An application should be submitted to the Housing and Urban Planning Division prior to the recording of the new plat.

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Pompano Beach Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the "Pompano Park South Regional Activity Center" land use category. The proposed industrial use is in compliance with the permitted uses of the effective land use plan and subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 34520, Pages 371-377. Planning Council memorandum is attached (**Exhibit 3**).

2. Trafficways

Trafficways was approved and will expire on November 29, 2026.

3. Access

Highway Construction and Engineering Division (HCED), Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**).

The boundary of the plat shall be expanded to include the driveway entrances. Per the agent, the area encompassing the right turn lane shall be dedicated under separate board action. A recommendation has been added to the HCED Memorandum requiring completion of this process prior to recordation of this plat.

This plat is a replat of a portion of the POMPANO PARK PLAT (Bk 137, Pg 33) and a portion of the POMPANO PARK RACING PLAT (Bk 181, Pg 22) and a portion of the POMPANO RACING II PLAT (Bk 183, Pg 531). At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in Instrument number 119181599; and posted security in the amount of \$300,000 (dollars) for construction of certain improvements. The property was not developed as anticipated under the previous plat and the improvements have not been completed. The improvements listed in this Development Review Report are intended to replace and supersede the previous plat requirements and will be covered under a new Security/Lien Agreement and security. Approval of this replat and subsequent recordation should include authorization for

Highway Construction and Engineering Division staff to process a release of the previous Agreement and security.

4. Concurrency – Transportation

This plat is located in the Northeast Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development is not generating any additional Trips per PM Peak Hour based on the development level and uses of the underlying plats.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	1,065	1,065
Difference	1065 - 1065 = 0	

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Pompano Beach	City of Pompano Beach
Plant name:	Pompano Beach WTP (3/25)	Broward County North Regional (BCN) (6/25)
Design Capacity:	50 MGD	95 MGD
Annual Average Flow:	18.93 MGD	69.02 MGD
Estimated Project Flow:	0.15 MGD	0.15 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

6. Impact Fee

All impact fees (transportation impact fees and administrative fee) will be calculated by Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

7. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the

Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.

A Surface Water Management License (No. SWM2025-018-0) has been issued for this site.

B. Aquatic and Wetland Resources

This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division. An Environmental Resource License, No. DF24-1009, was issued on 6-7-2024 to authorize reconfiguration of the lakes on this site.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLICENSE@broward.org for specific code requirements.

C. Tree Preservation

Any construction within the Broward County Right of Way is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation in the Right of Way. Contact the Environmental Permitting Division at 954-519-1483 or at ["Tree@broward.org"](mailto:Tree@broward.org) for further information.

D. Clean-Up and Waste Regulation

The subject plat contains arsenic contamination, the cleanup of which is managed by the Broward County Environmental Permitting Division (EPD) as EPD Site No. NF-2166, Pompano Harness Track, 777 Isle of Capri in Pompano Beach. The plat also contains petroleum contamination (EPD site 1835A with the same address) enrolled in the FDEP Petroleum Restoration Program, the cleanup of which is being conducted voluntarily. The site is subject to the contamination assessment and cleanup requirements of Chapter 62-780, FAC. While EPD is aware of the proposed site redevelopment, please note that construction or invasive activities overlying contaminants cannot cause or contribute to the migration or exacerbation of the contamination. Broward County EPD must review any construction plans submitted for Environmental Review. Questions may be directed to Fraser Mickle at (954) 519-1288 or fmickle@broward.org.

The Cleanup and Waste Regulation Section must also approve any dewatering activities at this site. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without

approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. Any questions can be directed to 954-519-1483 or EAR@broward.org.

E. Air Program

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

8. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

9. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The Archaeological resources fall under jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). The property's owner shall notify the County Historic Preservation Officer of any discovery and undertake certain additional actions.

Historic resources are in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Recor, Director, City of Pompano Beach, Development Services at 100 West Atlantic Boulevard, Pompano Beach, FL 33360, by phone at (954) 786-4600, or by email at David.Recor@copbfl.com (cc: Jean.dolan@copdfl.com) for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med_Exam_Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

10. Aviation

Broward County Aviation Department has no objections to this plat. This plat may be within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and the City of Pompano Beach's Pompano Beach Airpark. Any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Cities Airport Zoning Ordinances. Based on the location of the proposed project, the cities or FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the local municipality review, please contact the City of Fort Lauderdale and the City of Pompano Beach directly, and to initiate the Federal Aviation Review, access the FAA Page at: <http://oeaaa.faa.gov>.

11. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and did not provide a response.

12. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirements of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
3. A Surface Water Management License (No. SWM2025-018-0) has been issued for this site.
4. This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division. An Environmental Resource License, No. DF24-1009, was issued on 6-7-2024 to authorize reconfiguration of the lakes on this site.
5. The subject plat contains arsenic contamination, the cleanup of which is managed by the Broward County Environmental Permitting Division (EPD) as EPD Site No. NF-2166, Pompano Harness Track, 777 Isle of Capri in Pompano Beach. The plat also contains petroleum contamination (EPD site 1835A with the same address) enrolled in the FDEP Petroleum Restoration Program, the cleanup of which is being conducted voluntarily. The site is subject to the contamination assessment and cleanup requirements of Chapter 62-780, FAC. While EPD is aware of the proposed site redevelopment, please note that construction or invasive activities overlying contaminants cannot cause or contribute to the migration or exacerbation of the contamination. Broward County EPD must review any construction plans submitted for Environmental Review. Questions may be directed to Fraser Mickle at (954) 519-1288 or fmickle@broward.org.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code.

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on the face of the plat reading:
 - a. This plat is restricted to 1,500,000 square feet of Industrial use.
 - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
4. A Plat Note Amendment is recommended for the underlying Pompano Park Racino Plat and the Arvida Pompano Park plat to remove the industrial use from the plat note restriction. An application should be submitted to the Housing and Urban Planning Division prior to the recording of the new plat.
5. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[AO]