



## Staff Report

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**File #:** LN-43

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Development Review Committee  
Meeting Date: December 2, 2020

### ISLE CASINO BUILDING ADDITION

**Request:** Minor Site Plan  
**P&Z#** 20-12000044  
**Owner:** PPI, Inc  
**Project Location:** 777 Isle of Capri Circle  
**Folio Number:** 494203350010  
**Land Use Designation:** RAC  
**Zoning District:** PCD  
**Commission District:** 5  
**Agent:** Michael Vonder Meulen (954-788-3400)  
**Project Planner:** Max Wemyss (954-786-4671) / Max.Wemyss@copbfl.com

### Summary:

The applicant is requesting MINOR SITE PLAN approval in order to construct a 12,540 square foot addition to the Isle Casino, connecting the garage and principal structure.

**Staff Conditions:**

**PLANNING**

Plan Reviewer: Daniel Keester-O'Mills | [Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)

Status: Review Complete Pending Development Order

Land use for this parcel is currently RAC, amended September 24, 2019. The property was included in the platted subdivision "Arvida Pompano Park Plat," which was amended to restrict the property to 300,000 square feet of commercial use, 600,000 square feet of commercial recreation use, 450,000 square feet of office use, 500 mid-rise units and 350 room hotel. Based on the amended RAC, the Plat may need to be updated; however, it is not required for this proposal.

The city has sufficient capacity to accommodate the proposal.

**ENGINEERING DEPARTMENT**

Plan Reviewer: David McGirr | [David.McGirr@copbfl.com](mailto:David.McGirr@copbfl.com)

Status: Review Complete Pending Development Order

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Upload 2019 COPB Engineering Standard street tree detail 316-1.
2. The proposed paving, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
4. Submit a City Engineering Division permit application for the proposed on-site concrete paving, pavers drive isles and curbing, (At time of permitting)
5. Submit a copy of a contract or schedule of values for the project scope of work listed in comment

number 4. (At time of permitting)

## FIRE DEPARTMENT

Plan Reviewer: Jim Galloway | Jim.Galloway@copbfl.com

Status: Review Complete Pending Development Order

1. Provide location of Required EMS room.
2. Required EMS room must have direct access from the exterior of building to the proposed Fire Rescue Access road on North side of structure.
3. Provide an updated occupant load capacity for the entire facility. must include all egress locations and exit discharge capacity for each exit.
4. Provide new exit travel distances for existing and proposed expansion.
5. Doors between casino and parking structure are not exits. (Exits cannot discharge from lower hazard into a higher hazard.)

## BUILDING DIVISION

Plan Reviewer: Carpelo Jeoboam | Carpelo.Jeoboam@copbfl.com

Status: Review Complete Pending Development Order

### Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

1. FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler

systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
4. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
5. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
6. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, joists, window walls...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
7. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).
8. FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.
9. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

10. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

11. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

12. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

13. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

14. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

15. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

BSO

Plan Reviewer: Scott Longo | [Scott\\_Longo@sheriff.org](mailto:Scott_Longo@sheriff.org)

Status: Review Complete Pending Development Order

**Disclaimer:**

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

**Parking Garage & Lot, and Adjacent Access Perimeters:**

- a. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.

**Parking Garage Emergency Blue Light Call System - Security Strengthening**

- a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases.
- b. Blue Light and surrounding area must be under video surveillance

**Electronic Surveillance - Security Strengthening**

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.
- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.
- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.
- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.
- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and

activity areas such as exterior amenity areas.

- h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.
- i. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.
- j. Install video surveillance of any rooftop areas, etc.

## CRA

Plan Reviewer: Kimberly Vazquez | [kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com)

Status: Review Complete No Comments

## UTILITIES

Plan Reviewer: Nathaniel Watson | [Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com)

Status: Review Complete Pending Development Order

- 1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
- 2. No newly proposed off-site utility connections to City infrastructure regarding the Isle Casino Bldg. addition.
- 3. Please exercise best management practices with regard to sedimentation and erosion control on and off-site of the proposed development.
- 4. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.
- 5. Please state the additional water consumption demand and wastewater discharge that shall be incurred as a result of the Bldg. expansion.

## LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)



Status: Review Complete Resubmittal Required

1. Topo Tree survey, Tree Dispo, Landscape Plan, and Site plan do not all match are conflicting making it difficult to cross reference and perform an accurate review, Correct.
2. All plans should match and have the same perspective, layout, orientation.
3. Topo Tree survey tree list and Tree disposition have conflicting information on a tree to tree basis making it hard to know which disposition to trust.
4. Submit a Corrected Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5.
5. Provide methodology for tree conditions as some percentages appear low.
6. There appears to be a large amount of existing mature canopy proposed for removal that shall remain and have no bearing on proposed building or scope of work. Show these trees to remain on the landscape plan and include the tree number.
7. There are also large canopy trees proposed for removal that are clearly outside of the scope of work (west side), remove these from the survey and list.
8. Provide a graphic scale on landscape plan, Graphic appears to be different between LP.1010 and LD.101 as it relates to property or scope lines and new proposed on street parking
9. Current landscape requirement data table is incorrect and below minimum code requirements. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.
10. Provide VUA requirements as per 155.5203.D along drive aisle
11. As per 155.5203.provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.
12. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.
13. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 14 / 16' tall and palms to be 22' OA, please adjust. Existing trees may help to meet this requirement.
14. Mitigation table is remiss and does not address total tree dbh vs caliper, correct.
15. Hatching and note on LD.101 appears inaccurate and conflicts with my understanding of the proposal is.

16. Provide Street Trees at 1:40' as per 155.5203.G.2.c.
17. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.
18. Provide a note that a Certificate of Authentication of Medjools species for this site, this will be required at time of inspection.
19. It is recommended to propose canopy misters for the Medjool palms in order to reduce impacted transpiration due to aerosol salt and aid in establishment
20. Consider using an alternate species to the Foxtail Palm as they are heavy feeders and require a rigid fertilizer program.
21. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
22. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
23. Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, his subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment.
24. Violation of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ISA Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
25. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.
26. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.
27. All tree work will require permitting by a registered Broward County Tree Trimmer.
28. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
29. Additional comments may be rendered a time of resubmittal.

## ZONING

Plan Reviewer: Max Wemyss | Max.Wemyss@copbfl.com

Status: Review Complete Resubmittal Required

#### PCD/General Comments

1. Confirm with the Fire Division that the proposed EMS access and room sufficiently addresses Ordinance 2020-280 Condition of Implementation number 7 (as amended by Development Order 19-12000052) which states: “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 each structure.”
2. Produce a traffic study demonstrating the anticipated new PM Peak Hour trips of this property based upon the Trip Generation Rates Table attached as Exhibit S-3 of to Ordinance 2020-280. Include all authorized development or this property.
3. Ensure that the same scope of work line is provided on all plans (landscape and site plan) and limited to the scope of work line that is demonstrated on the site plan.
4. Roadway condition on all plans match an anticipated design for the roadway that has not been reviewed or approved by the city. Provide details for this roadway design and a timeline for anticipated improvements.
5. Building elevations include reference to façade improvements that do not require site plan approval. These drawings do include reference to LED Screens that are not permitted in these locations. Remove for approval.
6. A justification of this addition not being visible from the roadway is anticipated development between this site and Racetrack Road, as well as existing vegetation. Provide context for this portion of the master plan.

#### Zoning District

##### PCD - Ordinance 2020-280

1. Revise the overall site plan to reflect a minimum pervious area requirement of 15%, per the PCD.
2. Revise the overall site plan to reflect a maximum building height of 200 feet, per the PCD.

#### Development Standards Comments

3. Provide details for the proposed pavers. Plan notes say “see arch. plan for details” however none are provided.
4. Site Plan includes location of a light pole with reference to photometric plan; however, the details and specifications of this light pole/fixture are not provided on the photometric plan.

#### Building Design Comments

5. Provide details for metal railing proposed along façade of addition.
6. Building design/materials/colors to be consistent with previous approvals.

#### SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | Beth.Dubow@copbfl.com

Status: Review Complete Pending Development Order

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).