



October 27, 2020

Isle Casino Casino Expansion

Project Narrative:

KEITH, on behalf of PPI Inc., is requesting minor site plan approval and minor building design for a new Casino Expansion to the existing Isle Casino Building.

The Project is located on an approximate 149.5 acre parcel, although the project improvements are limited to an area of approximately 1 acre. The parcel folio is 494203350010 and its address is 777 Isle of Capri Circle (Pompano Park Racino Plat). The proposed project includes a 12,540 square foot Casino Building Addition connecting to the existing NE corner of the existing casino building to the proposed parking garage. This expansion will offer additional casino gaming areas on the first floor with high open ceilings to accentuate its grand scale. Public access to the expanded gaming areas will be from the first floor connected directly to the existing interior casino and from the proposed parking garage. The second story of the addition takes up only a portion of the total square footage and will house ancillary staff offices/training rooms and be restricted to employees only. The addition will also connect the existing casino building to the future parking garage at the first and second level. The Parking Garage is currently in permitting.

This application also includes a building design component for the existing entrance porte cochere on the north side of the existing building. This will be architecturally upgraded in terms of material and style. The existing roof will be replaced with updated exterior features which will complement the design of this new casino expansion and the parking garage. The existing footprint and structural location will remain in the existing form.

This parcel was part of a recently approved rezoning amendment to Planned Commercial Development (PCD) as part of P&Z #19-13000003. The rezoning included the following condition of approval related to the site: *"7. 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."* In response, the applicant is proposing a dual-purpose EMS emergency / pedestrian access path in front of the main casino and proposed expansion. Emergency vehicle only access will be from the adjacent parking garage vehicle access drive through a 15' one-way access path to the front of the existing casino building. A specialized EMS only room is dedicated within the casino building at this location. Emergency vehicles will be able to stage in front of this designated area and then exit via a one-way designated exit through the main valet driveway.

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Vehicular access to the structure is via the adjacent parking garage and pedestrian access is either through the existing Isle Casino building or at the northeastern corner of the proposed casino addition. No new parking areas are proposed as part of this application. Instead, parking will be shared with the existing Isle Casino Building, the newly approved Gaming Terrace, and newly approved Jai Alai Fronton.

The required number of parking spaces for the proposed project will be accommodated by the demolition of the Grandstand, which accounts for 1,719 total parking spaces. The anticipated construction of the parking garage will ultimately satisfy all parking requirements per all existing and newly proposed projects associated with the Casino.

Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach. The Applicant and Design Team believes they have provided competent substantial evidence for the City to support the project as proposed.

Is consistent with the land use designation in the comprehensive plan. The Land Use Designation is Regional Activity Center. The proposed Casino use is consistent with the land use designation. The Design Team believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

Goal 01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Objective 01.16.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources Objective Regional Activity Center.

Objective 01.17.03 The Land Development Regulations shall encourage redevelopment within Regional Activity Centers by reducing the number of required off-street parking spaces proportionate to the parking efficiency achieved with various mixes of uses, as well as greater modal shift to transit, walking and bicycling. In addition to providing for shared parking standards, the Land Development Regulations shall provide for offsite and on-street parking allowances, the use of centralized parking, and other innovative urban parking strategies within Regional Activity Centers.

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Complies with the applicable district, use, and intensity and dimensional standards of this Code ([Articles 3, 4, and 5](#)). The Applicant has assembled a design team which extremely familiar with the City of Pompano Beach. The design team believes the proposed project meets or exceeds all requirements found in the applicable sections of the Pompano Beach Zoning Code and the PCD.

Complies with the applicable development standards of this Code ([Article 5](#)). While not required to comply with the Sustainable Development Standards in [Part 8](#), Sustainable Development Standards, of [Article 5](#), Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in [Section 155.5801](#), Purpose. While not required to adhere to the Sustainable Development standards, this building addition intends to follow similar style, materials, and design to that of the surrounding building elements, some of which were required to comply with the sustainable development standards of Article 5, Part 8. The overall goal is to promote sustainable development practices as a means of addressing global climate change, protecting natural resources, and ensuring a high quality of life for future city residents.

Complies with all other applicable standards in this Code. The Applicant believes that the proposed casino addition complies or will comply with all other applicable codes;

Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record. The applicant believes that all prior development orders have been complied with. A new development order is anticipated for the proposed casino addition;

The concurrency review has been completed in accordance with [Chapter 154](#) (Planning) of the Code of Ordinances. The Applicant anticipates receiving a concurrency certificate from the City of Pompano Beach for the proposed addition. The casino addition is within the existing plat note restriction and RAC vested entitlements.

Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan. The project is currently designed with safe, adequate, paved vehicular access to Powerline Road and SW 3rd Street (Race Track Road) as identified on the Broward County Trafficways Plan.

Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance. The project site is not located with a wellfield protection area.

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Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support. As part of the minor site plan and minor building design application, the Design Team has developed a separate CPTED security plan and CPTED security narrative which address all of the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

Complies with adopted Fire Codes and Standards per City Code Section [95.02](#).

The proposed project complies with adopted Fire Codes and Standards per City Code Section 95.02, including Fire Protection, Fire Lanes, and Fire Prevention.

Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan.

This site is not located within any protected lands, Archaeological sites, environmentally sensitive lands, historic sites, well field protection zones, or inactive burrow pits as identified by the City's Comprehensive Plan or Broward County's Land Use Plan.

Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The proposed project site is not located within any Transportation Corridor Studies.

The Applicant and the Design Team look forward to discussing and presenting the Project with the City of Pompano Beach.

Respectfully Submitted,

Michael Vonder Meulen, AICP
KEITH

CC: Anthony Gaez, Marnell Architects
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