



## Staff Report

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**File #:** LN-43

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DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 5, 2021

### 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

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

Status: Review Complete Pending Development Order

1. The proposed paving, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
2. These plans must first be approved by planning and zoning prior to engineering approval.
3. Submit a City Engineering Division permit application for the proposed on-site paving and curbing. (At time of permitting)

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project.\*\*\*\*

4. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 3. (At time of permitting)

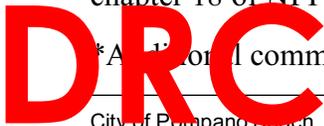
FIRE DEPARTMENT

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

Status: Review Complete Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be



in compliance with All NFPA Standards prior to receiving Fire Department approval.

**BUILDING DIVISION**

Plan Reviewer: Todd Stricker | todd.stricker@copbfl.com

Status: Review Complete Pending Development Order

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.

Additional comments may follow if applicable after resubmission.

PLEASE DIRECT ANY QUESTIONS REGARDING THESE PLAN REVIEW COMMENTS TO TODD J. STRICKER (954)

786-4570 OR [TODD.STRICKER@COPBFL.COM](mailto:TODD.STRICKER@COPBFL.COM)



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BSO

Plan Reviewer: Scott Longo | 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.

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Review Complete No Comments

UTILITIES

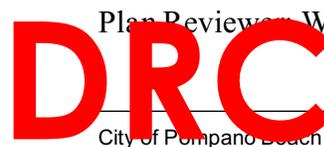
Plan Reviewer: Nathaniel Watson | Nathaniel.Watson@copbfl.com

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.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | wade.collum@copbfl.com



Status: Review Complete Resubmittal Required

1. Provide methodology for tree conditions as some percentages appear low and matching.
2. 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. Square footage is miscalculated. 178
3. Provide VUA requirements as per 155.5203.D along drive aisle. The palms may remain but canopy trees must be added incrementally along the stretch to meet the minimum code count (B) Where more than ten canopy trees are required, large palm trees may be substituted for 50 percent of required canopy trees, and shall be spaced a maximum average of 20 feet on center where used along an entire side of the vehicular use area.
4. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. Existing trees may help to meet this requirement.
5. Mitigation table is remiss and does not address total tree dbh vs caliper, correct, Separate the DBH of canopy trees removed vs the dbh of canopy trees replaced. Palm removals shall be computed against palm replacements only.
6. Provide Street Trees at 1:40' as per 155.5203.G.2.c.
7. 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.
8. All tree work will require permitting by a registered Broward County Tree Trimmer.
9. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
10. Additional comments may be rendered a time of resubmittal.

## ZONING

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

Status: Review Complete Pending Development Order

## PCD/General Comments

1. Application appears to sufficiently address 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. Provide 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 listed by development order. This includes the Smoking Patio Addition and Jai Alai Facility. Exhibit S-4 requires off-site improvements once development has been authorized generating more than 25 percent (25%) of the Full Build-Out trip generation equivalent to 965 net new P.M. peak hour trips based upon the Trip Generation Rates Table attached as Exhibit S-3

**SOLID WASTE AND RECYCLING**

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

Status: Review Complete Pending Development Order

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

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.