

STAFF REPORT
Pompano Park Racino Plat
058-MP-07

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Board on April 14, 2009 for 278,381 square foot/5,256 seat racetrack grand stand facility; a 230,000 square foot casino building which includes 55,000 square feet of casino (45,603 square feet existing and 8,497 square feet proposed) and 175,000 square feet of ancillary commercial (115,906 square feet existing and 59,094 square feet proposed) a 500-room hotel; 550 horse stalls (existing); and 44 dormitory rooms for jockeys (existing). The property is located on 119.04 acres south of Race Track Road (Southwest 3 Street), between Powerline Road and the C.S.X. Railroad, in the City of Pompano Beach. The plat was recorded on January 7, 2014 (Plat Book 181, Page 22).

The applicant is requesting to revise the note on the face of the plat to add 714,605 square feet of commercial recreation use; 501,350 square feet of office use, 464,478 square feet of commercial use, 550 midrise units, and 250 garden apartments. The proposed note language reads as follows:

This plat is restricted to 278,381 square foot/5,256 seat racetrack grand stand facility (existing); a 230,000 square foot casino building with 55,000 square feet of casino (46,503 square feet existing and 8,497 square feet proposed) and 175,000 square feet of ancillary commercial (115,000 square feet of ancillary commercial (115,906 square feet existing and 59,094 square feet proposed); 500-room hotel; 550 horse stalls (existing); 44 dormitory rooms for jockeys (existing); **714,605 square feet of commercial recreation use; 501,350 square feet of office use; 464,478 square feet of commercial use, 550 mid-rise units, and 250 garden apartments.**

This request was evaluated by the Reviewing Agencies.

Land Use

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Pompano Park South Regional Activity Center" land use category. Planning Council staff note this plat is 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, Page 371-377. Additionally, this plat is subject to Broward County Land use Plan (BCLUP) amendment PC 10-11, which amended various future land use designations to the "Pompano Park South Regional Activity Center." The amendment was adopted by the Broward County Commission on September 28, 2010, subject to the following voluntary restrictions:

- 15% of the units as affordable housing or \$750 per unit to the City of Pompano Beach; and
- Provide landscaping and sidewalks along Powerline Road and at the corner of Race Track Road and Powerline Road.

Furthermore, it is noted that this amendment was subject to BrowardNext – Broward County Land Use Plan Policy 2.16.2 and the City's affordable housing programs were found to adequately address the requirements of the policy.

Concurrency Review

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 2,830 PM peak hour trips. The plat is located within the Northeast Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

The attached School Capacity Availability Determination (SCAD) issued by the Broward County School Board indicates that the 550 (two or more bedroom) mid-rise units and 250 garden apartments will generate 141 students into the public school system. School Board staff has determined that this application satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, these dwelling units will be subject to school impact fees.

Impact Fees

At the time the property was platted, the existing level of development as stated above in the existing plat note was vested, therefore, road impact fees have been satisfied for 278,381 square foot/5,256 seat racetrack grand stand facility, 230,000 square foot casino building which includes 45,603 square feet of casino and 115,906 square feet of ancillary commercial use, 500-room hotel, and 44 dormitory rooms for jockeys. The additional PM peak hour trips generated by this request or any development which has not been constructed but included in the current plat note shall be subject to transportation concurrency fees. In addition, the proposed dwelling units shall be subject to school impact and regional park impact and administrative fees. These fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. If a demolition permit of existing structures is issued more than eighteen (18) months prior to the date of development and environmental review of constructions plan, transportation concurrency fees will be assessed and paid in accordance with the current fee schedule which may be amended every October 1.

Reviewing Agency Comments

The attached letter from the City of Pompano Beach indicates no objection to the requested amendment.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Development Code at the time of permit.

The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed modifications of the site are subject to the conditions and comments contained therein. The applicant is advised to contact Ashok Sampath, FDOT Access Management, at 954-777-4363 or ashok.sampath@dot.state.fl.us.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has advised that this property is within 20,000-feet of Fort Lauderdale Executive Airport and Pompano Beach Municipal Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located in the City of Pompano Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify Maggie Barszewski, Historic Preservation for the City of Pompano Beach's Development Services Department at 954-786-7921, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g).

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

Staff recommends **APPROVAL** of this request, provided the applicant:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **June 4, 2020**.

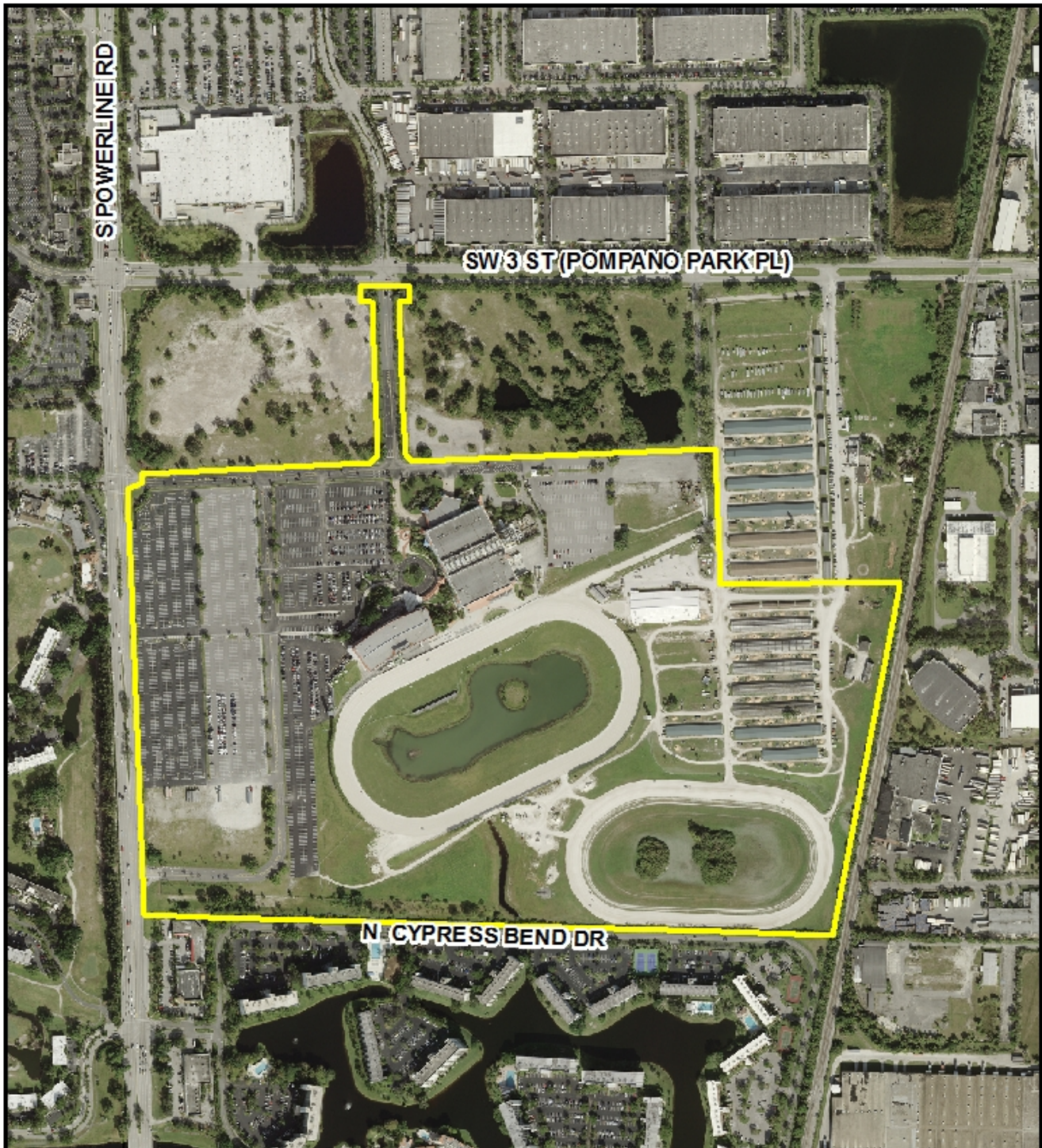
The amended note must also include language stating the following:

- A) Any structure within this plat must comply with Section 2B.1.f., Development Review requirements of the Broward County Land Use Plan regarding hazards to air navigation.
- B) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **June 4, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **June 4, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

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.

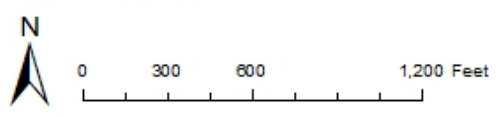
JWP



Commission District No. 4
Municipality: Pompano Beach
S/T/R: 03/49/42




058-MP-07
Pompano Park
Racino Plat



Prepared by: Planning and Development Management Division
Date Flown: January 2018



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Pompano Park
(058-MP-07) City of Pompano Beach

DATE: November 28, 2018

FROM: This plat is restricted to: 278,381 square foot/5,256 seat racetrack grand stand facility (existing); 230,000 square foot casino building with 55,000 square feet of casino (46,503 square feet existing and 8,497 square feet proposed) and 175,000 square feet of ancillary commercial (115,906 square feet existing and 59,094 square feet proposed); 500-room hotel; 550 horse stalls (existing); and 44 dormitory rooms for jockeys (existing).

TO: This plat is restricted to: 278,381 square foot/5,256 seat racetrack grand stand facility (existing); 230,000 square foot casino building with 55,000 square feet of casino (46,503 square feet existing and 8,497 square feet proposed) and 175,000 square feet of ancillary commercial (115,906 square feet existing and 59,094 square feet proposed); 500-room hotel; 550 horse stalls (existing); 44 dormitory rooms for jockeys (existing); 714,605 square feet of commercial recreation use; 501,350 square feet of office use; 464,478 square feet of commercial use; 550 mid-rise units; and 250 garden apartments.

The Future Land Use Element of the City of Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. That plan designates the area covered by this plat for the uses permitted in the "Pompano Park South Regional Activity Center" land use category. This plat is generally located south of Race Track Road (Southwest 3 Street), between Powerline Road and the C.S.X. Railroad.

Regarding the proposed uses, this plat is 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 staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 10-11, which amended various future land use designations to the "Pompano Park South Regional Activity Center." Said amendment was adopted by the Broward County Commission on September 28, 2010, subject to the following voluntary restrictions:

Pompano Park Racino
November 28, 2018
Page Two

- 15% of the units as affordable housing or \$750 per unit to the City of Pompano Beach; and
- Provide landscaping and sidewalks along Powerline Road and at the corner of Race Track Road and Powerline Road.

Further, it is noted that this amendment was subject to BrowardNext – Broward County Land Use Plan Policy 2.16.2 and the City’s affordable housing programs were found to adequately address the requirements of said policy.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:GSM

cc: Greg P. Harrison, City Manager
City of Pompano Beach

David Recor, Director, Development Services Department
City of Pompano Beach



The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-612-2008
County No: 058-MP-07
Pompano Park Racino Plat

April 23, 2019



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: April 23, 2019 10:50:33	Single-Family:	Commercial, Commercial Recreation, Office and Hotel	Elementary: 63
Name: Pompano Park Racino Plat	Townhouse:		
SBBC Project Number: SBBC-612-2008	Garden Apartments: 250		Middle: 35
County Project Number: 058-MP-07	Mid-Rise: 550		
Municipality Project Number: TBD	High-Rise:		High: 43
Owner/Developer: PPI, Inc.	Mobile Home:		
Jurisdiction: Pompano Beach	Total: 800		Total: 141

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this application that preliminarily vests the project for public school concurrency for a total of 800 units comprised of 550 (two or more bedroom) midrise and 250 (three or more bedroom) garden apartment units, which were determined to generate 141 (63 elementary, 35 middle and 43 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year included Cypress Elementary, Pompano Beach Middle and Blanche Ely High Schools.

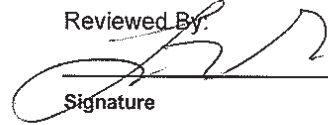
This preliminary determination (for a maximum of 800 units comprised of 550 (two or more bedroom) midrise and 250 (three or more bedroom) garden apartment units) was due to expire on April 30, 2019. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (April 30, 2019) and shall expire on October 26, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to October 26, 2019, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-612-2008 Meets Public School Concurrency Requirements Yes No

4/23/19
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title



October 8, 2018

Ms. Josie P. Sesodia, Director
Planning and Development Management Division
Environmental Protection and Growth Management Department
1 North University Drive, Box 102A
Plantation, FL 33324

RE: Plat Note Amendment, Amending the Use Notation Included in the Pompano Racino Plat –
Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to amending the use notation included in the Pompano Racino Plat. The change to the note is, as follows:

From:

THIS PLAT IS RESTRICTED TO: 278,381 SQUARE FOOT/ 5,256 SEAT RACETRACK GRAND STAND FACILITY (EXISTING); A 230,000 SQUARE FOOT CASINO BUILDING WITH 55,000 SQUARE FEET OF CASINO (46,503 SQUARE FEET EXISTING AND 8,497 SQUARE FEET PROPOSED) AND 175,000 SQUARE FEET OF ANCILLARY COMMERCIAL (115,906 SQUARE FEET EXISTING AND 59,094 SQUARE FEET PROPOSED); A 500 ROOM HOTEL; 550 HORSE STALLS (EXISTING); AND 44 DORMITORY ROOMS FOR JOCKEYS (EXISTING).

To:

THIS PLAT IS RESTRICTED TO: 278,381 SQUARE FOOT/ 5,256 SEAT RACETRACK GRAND STAND FACILITY (EXISTING); A 230,000 SQUARE FOOT CASINO BUILDING WITH 55,000 SQUARE FEET OF CASINO (46,503 SQUARE FEET EXISTING AND 8,497 SQUARE FEET PROPOSED) AND 175,000 SQUARE FEET OF ANCILLARY COMMERCIAL (115,906 SQUARE FEET EXISTING AND 59,094 SQUARE FEET PROPOSED); 500-ROOM HOTEL; 550 HORSE STALLS (EXISTING); 44 DORMITORY ROOMS FOR JOCKEYS (EXISTING); 714,605 SQUARE FEET OF COMMERCIAL RECREATION USE; 501,350 SQUARE FEET OF OFFICE USE; 464,478 SQUARE FEET OF COMMERCIAL USE, 550 MID-RISE UNITS, AND 250 GARDEN APARTMENTS.

The City of Pompano Beach has no objection to these changes on the Plat.

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Regards,

A handwritten signature in blue ink that reads "M Barszewski". The signature is written in a cursive style.

Maggie Barszewski, AICP
Planner

Attachment



Public Works Department
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: January 29, 2019

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to the Note)
Pompano Racino Plat (058-MP-07)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the note on the face of the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

Delegation Request: Modify Conditions (Note)
Pompano Racino Plat (058-MP-07)
Page 2 of 2

Request:

Existing Plat Note: THIS PLAT IS RESTRICTED TO: 278,381 SQUARE FOOT/ 5,256 SEAT RACETRACK GRAND STAND FACILITY (EXISTING); A 230,000 SQUARE FOOT CASINO BUILDING WITH 55,000 SQUARE FEET OF CASINO (46,503 SQUARE FEET EXISTING AND 8,497 SQUARE FEET PROPOSED) AND 175,000 SQUARE FEET OF ANCILLARY COMMERCIAL (115,906 SQUARE FEET EXISTING AND 59,094 SQUARE FEET PROPOSED); A 500 ROOM HOTEL; 550 HORSE STALLS (EXISTING); AND 44 DORMITORY ROOMS FOR JOCKEYS (EXISTING).

Proposed Plat Note: THIS PLAT IS RESTRICTED TO: 278,381 SQUARE FOOT/ 5,256 SEAT RACETRACK GRAND STAND FACILITY (EXISTING); A 230,000 SQUARE FOOT CASINO BUILDING WITH 55,000 SQUARE FEET OF CASINO (46,503 SQUARE FEET EXISTING AND 8,497 SQUARE FEET PROPOSED) AND 175,000 SQUARE FEET OF ANCILLARY COMMERCIAL (115,906 SQUARE FEET EXISTING AND 59,094 SQUARE FEET PROPOSED); 500-ROOM HOTEL; 44 DORMITORY ROOMS FOR JOCKEYS (EXISTING); 714,605 SQUARE FEET OF COMMERCIAL RECREATION USE; 501,350 SQUARE FEET OF OFFICE USE; 464,478 SQUARE FEET OF COMMERCIAL USE, 550 MID-RISE UNITS, AND 250 GARDEN APARTMENTS.

Staff recommends APPROVAL of the proposed Note amendment.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

October 4, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **October 4, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

Michael Vonder Meulen
Keith & Associates
301 E. Atlantic Boulevard
Pompano Beach, FL 33060

Dear Michael Vonder Meulen:

RE: **October 4, 2018**- Pre-application Meeting for **Category A B C D E F Safety Upgrade Driveway**
Broward- Pompano Beach, Urban; SR 845; Sec. # 86065; MP: 6.200
Access Class - 05; Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 440077.1

Request: Use existing eastern signal leg of Powerline Road @ N Palm Aire Dr.
Use existing right-in/ right-out driveway on east side of SR 845/ Powerline Road, located approximately 1,700 feet south of N Palm Aire Dr.

SITE SPECIFIC INFORMATION

Project Name & Address: **Isle Casino – 1800 SW 3rd Street, Pompano Beach, FL 33069**
Applicant/Property Owner: **PPI, Inc.**
Parcel Size: **147.95 Acres** Development Size: **278,400 SF/ Racetrack (Existing) + 230,000 SF/ Casino + 175,000 SF/ Commercial + 500 Rooms/ Hotel + 44 Rooms/ Dormitory (Existing) + 715,000 SF/ Commercial Recreational + 501,350 SF/ Office + 465,000 SF/ Commercial + 550 DU/ Mid-Rise Residential + 250 DU/ Apartments**

No Objection

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

Comments:

If there is any future development, the applicant needs to appear for another pre-app meeting.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Ashok Sampath, M.S.
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-10-04 & Variance\3. 86065 MP 6.200 SR 845_Isle Casino\86065 MP 6.200 SR 845_Isle Casino.docx

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Delegation Request (To amend the note to add 714,605 square feet of commercial recreation, 501,350 square feet of office, 464,478 square feet of commercial, 550 mid-rise units, and 250 garden apartments.)

File Number: 058-MP-07

Project Name: Pompano Park Racino Plat

Comments Due: November 20, 2018

Development Type: Commercial Recreation (714,605 Square Feet), Office (501,350 Square Feet), Commercial (464,478 Square Feet), Residential (550 Mid-Rise Units, and 250 Garden Apartments)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Pompano Beach and is in the Central Broward Water Control District. Surface water management plans for this plat must meet the criteria of the Water Control District. A surface water management permit must be obtained from this District prior to any construction.

Potable Water Review

This plat will be served by the City of Pompano Beach's Water Treatment Plant which has a capacity of 50.000 MGD, a maximum daily flow of 20.000 MGD, and the estimated project's flow is 0.400 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

Wastewater Treatment Plant:	B. C. North Regional
Flow Data:	As of 09/18
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	71.7800 MGD
Existing Flow Reserved by Building Permit:	2.6600 MGD
Total Committed Flow:	74.4400 MGD
Estimated Project Flow:	0.4000 MGD

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

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Natural Resources Preservation

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

The Water and Environmental Licensing Section of the Environmental Engineering and 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 Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pompano Beach if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

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058-MP-07 Pompano Park Racino Plat

Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
3. A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
4. The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

Be advised that approval of a plat note amendment does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat Name Pompano Park Racino Plat

Plat Number 058-MP-07 Plat Book - Page 181-22 (If recorded)

Owner/Applicant PPI Inc. Phone 410-752-5444

Address 1800 SW 3rd Street City Pompano Beach State FL Zip Code 33069

Owner's E-mail Address joe@cordish Fax # N/A

Agent Keith and Associates Phone 954-788-3400

Contact Person Mike Vonder Meulen

Address 301 East Atlantic Boulevard City Pompano Beach State FL Zip Code 33060

Agent's E-mail Address mvondermeulen@keithteam.com Fax # 954-788-3500

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat see attached

Proposed note for entire plat see attached

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
City of Pompano Beach

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Broward County

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 3,800 existing

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS TBD

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) To match Land Use Designation

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories *plus* Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- 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.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that 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 is defined by the definition in the Land Development Code.

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?
See Attached					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:


- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of FLORIDA
 County of BROWARD

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

Signature of owner/agent [Signature]
 Sworn and subscribed to before me this 25th day of October, 2018
 by Michael Vander Meulen He/she is personally known to me or
 Has presented _____
 Signature of Notary Public [Signature]
 Type or Print Name Stephanie Ruwell


 as identification
STEPHANIE RUWELL
 Commission # GG 196842
 Expires June 7, 2022
Bonded Thru Budget Notary Services

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 9:52 AM Application Date 10/26/18 Acceptance Date _____
 Comments Due _____ C.C. Mtg. Date _____ Fee \$ 2,090
 Plats Survey Site Plan City Letter Agreements
 Other Attachments(Describe) _____
 Title of Request note amendment
 Distribute to: Full Review Planning Council School Board Land Use & Permitting
 Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other _____
 Adjacent City _____ Received by [Signature]



**POMPANO PARK RACINO PLAT
058-MP-07**

Existing Plat Note

THIS PLAT IS RESTRICTED TO: 278,381 SQUARE FOOT/ 5,256 SEAT RACETRACK GRAND STAND FACILITY (EXISTING); A 230,000 SQUARE FOOT CASINO BUILDING WITH 55,000 SQUARE FEET OF CASINO (46,503 SQUARE FEET EXISTING AND 8,497 SQUARE FEET PROPOSED) AND 175,000 SQUARE FEET OF ANCILLARY COMMERCIAL (115,906 SQUARE FEET EXISTING AND 59,094 SQUARE FEET PROPOSED); A 500 ROOM HOTEL; 550 HORSE STALLS (EXISTING); AND 44 DORMITORY ROOMS FOR JOCKEYS (EXISTING).

Proposed Plat Note

THIS PLAT IS RESTRICTED TO: 278,381 SQUARE FOOT/ 5,256 SEAT RACETRACK GRAND STAND FACILITY (EXISTING); A 230,000 SQUARE FOOT CASINO BUILDING WITH 55,000 SQUARE FEET OF CASINO (46,503 SQUARE FEET EXISTING AND 8,497 SQUARE FEET PROPOSED) AND 175,000 SQUARE FEET OF ANCILLARY COMMERCIAL (115,906 SQUARE FEET EXISTING AND 59,094 SQUARE FEET PROPOSED); 500-ROOM HOTEL; 550 HORSE STALLS (EXISTING); 44 DORMITORY ROOMS FOR JOCKEYS (EXISTING); 714,605 SQUARE FEET OF COMMERCIAL RECREATION USE; 501,350 SQUARE FEET OF OFFICE USE; 464,478 SQUARE FEET OF COMMERCIAL USE, 550 MID-RISE UNITS, AND 250 GARDEN APARTMENTS.

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

The School Board Of Broward County, Florida
Facility Planning and Real Estate Department

Christopher O. Akagbosu, Director

October 24, 2018

Michael Vonder Meulen
Keith & Associates
301 East Atlantic Blvd.
Pompano Beach, Florida 33060

Attached is the receipt for the application of the Pompano Park Racino Plat that was submitted to The School Board of Broward County, Florida (SBBC) which includes the SBBC project number assigned to your project for a School Capacity Availability Determination (SCAD) letter.

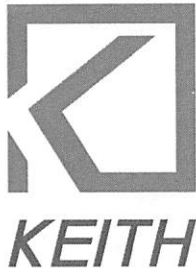
Please use this number in any correspondence or communication with the School Board regarding the project. Also, you can check on the status of your project on the Facility Planning and Real Estate Department website at:

<http://www.broward.k12.fl.us/propertymgmt/new/growthmanagement/search.asp>

If you have any questions, please E-mail Linda Houchins, Operations Specialist IV, Growth Management Department at: linda.houchins@browardschools.com.

Thank you

600 Southeast Third Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Telephone: (754) 321-2162 Fax: (754) 321-2179



October 25, 2018

Thuy Turner, AICP, Planning Section Manager
Broward County Environmental Protection and Growth Management Department
Development & Environmental Regulation Division
1 North University Drive, Suite 102
Plantation, FL 33324

RE: Plat Note Amendment – Letter of No Objection
Plat: Pompano Park Racino Plat P.B. 181, P. 22
Location: West of Powerline Road and South of Pompano Park Place
K&A Project Number: 10230.00

Dear Ms. Turner;

On behalf of PPI, Inc. (property owner), Keith & Associates, Inc., is applying to amend the note of the face of the Pompano Park Racino plat.

The subject site is the Isle Casino and Isle Casino Racing Pompano Park. The property owner is requesting the amendment to the plat note to be consistent with the uses and intensities found in the Pompano Park South Activity Center Land Use designation.

The plat note request will change:

Existing Plat Note

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Proposed Plat Note

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If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Mike Vonder Meulen, AICP
Director of Planning

Cc: Joe Weinberg, PPI Inc.
Debbie Orshefsky, Holland and Knight

Attachments

