



**Planning, Zoning & Economic Development  
Memorandum**

**DATE:** November 17, 2020

**TO:** Members of the Planning and Zoning Board

**THRU:** Danny A. Holmes, AICP   
Planning, Zoning & Economic Development Director

**FROM:** Gayle Easterling, AICP, Senior Planner 

**I. PROJECT SUMMARY**

A. Project Name / Number: 8601 W. Sunrise Redevelopment / PP20-0016

B. Requests:

1. Assignment of 147 flex units; and
2. Assignment of 161 reserve units; and
3. Rezoning from B-7Q Planned Commercial Development District to B-8Q Planned Residential Commercial Development District; and
4. Conditional use approval to allow multi-family residential development in a B-8Q zoning district; and
5. Use Variance approval to allow two (2) fast food restaurants; and
6. Site plan, elevations and landscape plan approval to permit the development of 442 multi-family dwelling units, 150,000 square feet of office use, and 2,500 square feet of retail/restaurant use.
7. The applicant is requesting **6** zoning waivers from Chapter 27 of the City Code and **3** landscape waivers from Chapter 13 of the City Code. See Exhibit D.

Staff has identified **5 additional zoning items and 3 additional landscape areas** that do not meet the code requirement. If the applicant does not obtain waiver approval for these items, the plans must be revised to meet the code requirement at time of permitting. These changes could cause substantial revisions to the site plan and may require subsequent consideration of a site plan modification. See Exhibit E.

- C. Recommendation: Staff recommends **DENIAL** of the requested flex/reserve unit assignment, conditional use, use variance, site plan, elevation, landscape plan, and waivers. Staff has **NO OBJECTION** to the requested rezoning. In the event the Planning and Zoning Board recommends approval of all or any portion of the request, Staff recommends the approval be subject to the conditions noted in Section V. B. of this report.

**II. APPLICATION SUMMARY**

- A. Owner: 8601 West Sunrise Owner L.L.C.
- B. Agent: C. William Laystrom, Esq.
- C. Location: 8601 W. Sunrise Boulevard (See Exhibit B)
- D. Size: 14.7 acres
- E. Folio: 494133230030
- F. Legal Description: See Exhibit “E”.
- H. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

<u>Existing Use &amp; Zoning</u>	<u>Future Land Use Map</u>
Subject Property: Office use zoned B-7Q	Commercial
North: Canal then City of Sunrise	Not applicable
South: Sunrise Boulevard then multi-family/assisted living residential uses zoned PRD-16Q	Residential (16 du/ac)
West: Canal then commercial uses zoned B-2P & B-7Q	Commercial
East: Office use zoned B-7Q	Commercial

**III. BACKGROUND**

1. Subject Property / The Site / Background

The subject site is located on the north side of Sunrise Boulevard approximately ¼ mile east of Pine Island Road. The 14.7-acre site is zoned B-7Q (Planned Commercial Development

District) and developed with a 130,550 square foot office building previously used as a training facility for AT&T. The site is bound by a canal and then single-family homes located in the City of Sunrise on the north, Sunrise Boulevard and then multi-family/assisted living residential uses to the south, office buildings to the east, and a canal then various commercial uses to the west.

## 2. Synopsis

The applicant requests approval to demolish the existing office building and construct 442 multi-family residential dwelling units in three 6 story buildings, 150,000 square feet of office use in one 6 story building, a 7-story parking garage, and a 2,500 square foot single story retail/restaurant building (with 2 fast food restaurants with drive thrus). The applicant also proposes phased development with the multi-family residential uses being constructed first (Phases 1 thru 4), the retail/restaurant use second (Phase 5), and the office building and parking garage constructed last (Phase 6).

The architectural style of the buildings are linear and contemporary with flat roofs. The predominant building finishes are beige tone stucco with black and bronze trims. The residential buildings have insets of an off-white wood grain decorative siding on the upper levels and the office building has insets of corrugated aluminum panels. The garage has minimal cladding and is predominantly finished with gray wire mesh panels. The retail fast food building is beige tone stucco with glazing, but most importantly is staff has concerns that the *rear* of the retail building fronts Sunrise Boulevard.

## C. Applicable Criteria

1. The review of a request for flex/reserve unit assignment should include consideration of the criteria noted in Section 19-67 of the Land Development Code and criteria found in Policy 1.8.8 of the Comprehensive Plan.
2. The review of a rezoning request should include consideration of the criteria noted in Policy 1.16.1 of the Comprehensive Plan.
3. The review of a conditional use request should include consideration of the criteria noted in Section 27-768 of the Land Development Code.
4. The review of a use variance request should include consideration of the criteria noted in Section 27-33 of the Land Development Code.
5. Section 27-65 of the Zoning Ordinance states that site plan approval requires an application for a development order be agendized for City Council consideration after review by the Review Committee and Planning and Zoning Board. The City Council is the regulatory body rendering the final decision.

#### **IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS**

##### **A. Flex and reserve unit assignment for Residential use:**

Residential use of sites with a Commercial land use designation are not permitted without the assignment of flexibility reserve units or approval of a land use plan amendment. Given its location, the site does not qualify under the current land use and zoning regulations for utilization of flex or reserve units. In lieu of applying for a land use plan amendment, the applicant has filed an application to amend the flexibility rules contained in Policy 1.8.8 of the Comprehensive Plan and the flexibility rules contained in Section 19-67 of the Code. These items are under concurrent review and are NOT recommended for approval by staff.

If both proposed amendments are approved, the applicant has requested the assignment of 147 flex units and 161 reserve units for a total of 308 units. If approved, this assignment will deplete all flexibility reserve units available within flex zone 74. The applicant has also indicated they intend to seek bonus density units as permitted by the Broward County Land Use Plan which allows two “bonus” market rate units for each moderate-income affordable unit provided. “Bonus units” do not count towards the maximum allowable density of 25 dwelling units per acre. If the applicant provides 67 moderate income affordable units, a bonus density of 134 units could be applied to obtain the proposed 442 dwelling units for an overall density of 30 units per acre. It should be noted that the city code limits the assignment of flexibility reserve units for affordable housing to flex zone 73 (Plantation Gateway) and the applicant has not requested an amendment to this portion of the code.

Assignment of flexibility reserve units, if permitted, requires compliance with the quality housing standards found in Section 19-67. The project does not meet the quality housing standards as it does not provide for cement tile roofs with staggered rooflines, a perimeter wall or fence, and has not demonstrated compliance with adequate resident storage facilities.

It should also be noted that Broward County revised its flexibility reserve unit policies in 2017 which provided for less regulation and greater flexibility to the municipalities in the assignment of flexibility or reserve units. Some cities adopted the Broward County policies in total while others partially adopted, or kept their current policies in place (including the City of Plantation). Staff recommends a comprehensive review of the current comprehensive plan and zoning code policies and regulations regarding the assignment of flexibility or reserve units and, therefore, does not support the applicant’s proposed amendments to the flexibility provision which addresses residential development on commercially land use designated parcels. PLEASE NOTE: Any amendment to the flexibility rules contained in the Comprehensive Plan or zoning code are not site specific and would be applied city-wide, if approved.

Under the current regulations, which do not permit the assignment of flexibility reserve units for this site, evaluation of the flex criteria to allow the residential use is not warranted. Should the applicant’s application to amend the flexibility rules contained in Policy 1.8.8 of the comprehensive plan and the flexibility rules contained in Section 19-67 be approved, staff recommends the project be evaluated against the flexibility criteria prior to approval of the site plan. The maximum density through the assignment of flexibility reserve units is limited to 308 dwelling units (all flex and reserve units available in flex zone 74), given

the code does not provide for affordable housing units through the assignment of flexibility outside of the Plantation Gateway area. The applicant has not requested a revision to the affordable housing section of the code.

Should the applicant's application to amend the flexibility rules contained in Policy 1.8.8 of the comprehensive plan and the flexibility rules contained in Section 19-67 be denied, residential use of the property is not permitted and this component of the site plan cannot be approved.

**B. Rezoning from B-7Q to B-8Q:**

There are currently two zoning districts, the PRD (Planned Residential Development) and B-7Q (Planned Commercial Development) under the "umbrella" of Planned Community Developments (PCD). Prior to a code amendment adopted in September of 2016 (Ord. 2550, initiated as part of the Millcreek Plantation multi-family residential use on University Drive), the PCD contained a B-8Q Planned Residential Commercial Development district that provided for mixed-use development outside of the Plantation Midtown and Plantation Gateway areas. The applicant proposes a code amendment to add the B-8Q district within the Planned Community Development section of the code. Staff has no objection to the proposed code amendment (with some suggested revisions) which will the residential components of the PRD district and the commercial components of the B-7Q district. If the applicant's proposed code amendment is approved, staff recommends deleting residential use as a conditional use within the B-7Q Planned *Commercial* Development district. This would support residential uses in the PRD district, commercial uses in the B-7Q district and mixed-use in the B-8Q district. All uses in all PCD districts require conditional use

**C. Conditional use to allow multi-family residential use:**

Under the current regulations, which do not permit the assignment of flexibility reserve units for this site, evaluation of the conditional use criteria to allow the residential use is not warranted. Should the applicant's application to amend the flexibility rules contained in Policy 1.8.8 of the comprehensive plan and the flexibility rules contained in Section 19-67 be approved, staff recommends the project be evaluated against the conditional use criteria prior to approval of the site plan. The maximum density through the assignment of flexibility reserve units is limited to 308 dwelling units (all flex and reserve units available in flex zone 74). given the code does not provide for affordable housing units through the assignment of flexibility outside of the Plantation Gateway area. The applicant has not requested a revision to the affordable housing section of the code.

Should the applicant's application to amend the flexibility rules contained in Policy 1.8.8 of the comprehensive plan and the flexibility rules contained in Section 19-67 be denied, residential use of the property is not permitted and this component of the site plan cannot be approved.

**D. Use variance to allow two (2) fast food restaurant with drive thrus:**

The applicant has requested use variance approval to allow two fast food restaurants with drive-thrus in the proposed 2,500 square foot single story building at the southwest corner of the site. Freestanding fast-food restaurants with drive thru facilities are not permitted at this location; therefore, the applicant has applied for a use variance.

Given the lack of site and occupancy details for the proposed fast-food restaurants, review of the use variance at this time is premature; therefore, staff recommends denial of the requested use variances. The following items must be addressed in order for a complete and thorough evaluation to be conducted:

- A binding and buildable site plan be submitted for Phase 5.
- The location of the use proximate to the gated entrance of the residential component and its traffic impacts be evaluated.
- The code requires a 200' separation from residential uses. The proposed drive thru lanes are located approximately 5' from residential Building No. 3. A waiver has not been requested.
- The building does not meet the site design elements required by Section 27-721(53) of the code. A waiver has not been requested.
- The dumpster enclosure and *back* of the retail building fronts Sunrise Boulevard.
- The fast-food tenants have not been identified; therefore, potential AM/PM peak hour traffic impacts are not able to be properly evaluated.
- Drive-thru lanes and queuing are not appropriately detailed. It appears the west residential entrance will be blocked if more than one car is waiting at the menu board and appears that traffic could impact Sunrise Boulevard if more than 3 cars are in que.
- Off-site pedestrian access directs pedestrians thru the drive thru lanes.
- Handicap accessibility has not been provided to the building.
- The floor plans for the building do not match the site plan. The floor plan shows one tenant and the site plan indicates two.
- Only 9 parking spaces are provided on the retail parcel as compared to the code requirement of 29 spaces.
- The dumpster enclosure does not appear to be accessible to Waste Management trucks.

Should the Board decide to consider the use variance, the review of a use variance request should include consideration of the criteria noted in Section 27-33 of the Land Development Code.

1. **The nature of the use variance is such that is necessary for the health, safety, or welfare of the inhabitants of the City, and is not a mere convenience to such inhabitants;**

**Applicant response:**

Due to the COVID-19 pandemic, drive-throughs have become an increasingly needed means to safely order food and beverages from restaurants. Many residents remain uncomfortable with dining in as the uncertainty surrounding the virus continues. The Applicant submits that restaurants are a necessary use to serve Plantation's growing and diverse population. The restaurant with included drive-through lanes will be an important part of the new mixed-use development project. The proposed use will provide residents of the new residential community and employees working at the new office building with an affordable and expedient dining option that they will be able to walk to without having to cross or navigate any major roadways. Residents of surrounding neighborhoods will similarly benefit

from having a nearby restaurant option they can access via a drive-through lane for quick service.

**Staff response:**

Multiple fast-food locations, many with drive thrus, exist within ½ mile of the subject site. Additional fast-food restaurants are not needed for the health, safety, or welfare of the inhabitants of the City.

- 2. A present need for the proposed use exists for service to the population in the area, considering the present availability of similar uses that may serve such population and such area's existing development;**

**Applicant response:**

Due to the COVID-19 pandemic, drive throughs have become an increasingly needed means to safely order food and beverages from restaurants. Many residents remain uncomfortable with dining in as the uncertainty surrounding the virus continues. From a development standpoint, the proposed use will be an important part of the new mixed-use community. The use is being developed in conjunction with and adjacent to a new residential community and an office building. The residents of this community and employees at the office building will be able to safely walk to the proposed restaurant and enjoy a meal without having to cross any major roadways or thoroughfares. The proposed use will provide these new residents and office employees with an easily accessible and affordable dining option. Similarly, residents of nearby neighborhoods and employees working close to the site will also be able to take advantage of this expedient and affordable dining option.

**Staff response:**

Multiple fast-food locations, many with drive thrus, exist within ½ mile of the subject site. A market study has not been provided showing there is a present need.

- 3. Special conditions and circumstances exist that are peculiar to the land, structure, or building involved, which are not applicable to other lands, structures, or buildings in the same zoning district, which constitute marked exceptions to other properties in the district, and which prevent the reasonable use of said land, structure, or building;**

**Applicant response:**

The vacant commercial building on the property has aged significantly over the years and cannot be economically refitted to compete in today's market. As a part of the Applicant's efforts to revitalize the property, the Applicant is requesting the proposed restaurant use and drive-throughs to complement the proposed residential and office uses that are planned for the property.

**Staff response:**

There are no special circumstances which apply to this site which prevent a reasonable use of the land for a more appropriate use. Restaurants without drive-thrus are permitted

within this zoning district. The drive-thru service does not benefit the proposed residential and office uses for the site but does create traffic and parking issues which could be detrimental to the uses on the site. The primary visitation to fast food restaurants with drive-thrus are drive-by commuters.

4. **The literal application of the zoning and land development regulations under such special conditions and circumstances would create an unnecessary hardship which is not self-created;**

**Applicant response:**

A literal interpretation of the zoning and land development regulations for the district would prohibit the proposed restaurant from existing with drive-throughs at the site.

**Staff response:**

There are no special circumstances which apply to this site.

5. **Not granting the use variance would deprive the applicant of a substantial property right that is enjoyed by other property owners within the district and within the surrounding property (nonconforming use of neighboring lands, structures or buildings, in the district or surrounding property, shall not be grounds for issuing a use variance);**

**Applicant response:**

Fast food restaurants with drive-throughs in the city of Plantation continue to be needed due to the limited number of existing drive-through restaurants in the area. At Plantation Pointe, there are a few drive throughs and further away are the KFC on West Broward Boulevard, the McDonalds on South University Drive, and the Pollo Tropical on North University Drive, all of which are freestanding fast-food restaurants with drive-throughs. In fact, the McDonalds and the Pollo Tropical even have double drive-throughs. Surely if these restaurants can operate successfully as freestanding fast-food restaurants with drive-through lanes the proposed fast-food restaurant should be able to operate effectively with drive-throughs as well especially with the increased need for drive-throughs due to the COVID-19 pandemic.

**Staff response:**

Not granting the use variance would not deprive the applicant of a substantial property right that is enjoyed by other property owners within the district and within the surrounding property.

6. **The requested use variance is of such character, size, and location so as to not change the nature of the principal permitted usage on the property, or will not conflict with the intent and purpose of the zoning district within which the property is located;**



**Applicant response:**

The density, scale and bulk of the proposed use (single story restaurant retail building) will be comparable to surrounding uses. The Applicant submits that the proposed use is compatible with adjacent uses and will serve residents, visitors, and workers of the area without changing the character of the neighborhood.

**Staff response:**

While a commercial use is consistent with the underlying Commercial land use designation, the proposed fast-food use in conjunction with the high-density residential use could cause conflicts that cannot be evaluated at this time given the lack of detailed information regarding the site development and users.

7. The use variance requested is consistent with the comprehensive plan;

**Applicant response:**

The Applicant submits that a fast-food restaurant with drive-throughs is consistent with the comprehensive plan in that it is a common and standard commercial use of property. The site is surrounded by existing commercial uses including many vacant retail spaces. The proposed use will in no way be inconsistent with those uses.

**Staff response:**

Fast food restaurant use is considered a commercial use which is consistent with the underlying Commercial land use designation.

8. **The use variance is compatible with the general plan for the physical development of the district and surrounding property, and is in harmony with the general character of the existing structures for the subject property, district, and the surrounding property, considering design, scale, and bulk of any new structures, the intensity and character of the proposed use, the use regulations of the district and how the district and subject to property has developed, the character of the surrounding property, and traffic and parking conditions;**

**Applicant response:**

The proposed use will be compatible with the general plan for physical development of the district and surrounding property. As noted previously, the property is surrounded by commercial uses and is located on Sunrise Boulevard between two large commercial plazas being Jacaranda Square and Jacaranda Plaza. The proposed restaurant will be one story and approximately 2,500 square feet or less in size. Certainly, the scale and bulk of the new structure will be comparable to if not less than buildings in the surrounding area. The intensity and character of the proposed restaurant with two drive-thru lanes will not in any way be inconsistent with how this district has been developed. The Applicant will ensure that any changes to traffic patterns due to the proposed restaurant will be thoroughly analyzed. It is also anticipated that many patrons to the restaurant will walk over from the proposed residential community and office building thereby helping to reduce the amount of new automotive traffic created. With the development of the new residential

community and office building, there will be a need and demand for expedient and affordable dining options to accommodate new residents and employees at the site. The proposed restaurant will be an excellent option to satisfy this demand and in turn, these residents and employees will help develop a consistent customer base for the restaurant. The Applicant firmly believes that the synergy created between the proposed restaurant, the residential community, and the office building will help these uses to grow together and have a positive impact on the Plantation community.

**Staff response:**

Use variances are intended to be granted only in unique and exceptional circumstances on non-residential property when necessary for the public health, safety, or welfare. The proposed fast-food use is not compatible with the planned physical development of the property for high density multi-family residential use. The close proximity of the fast-food queuing and drive thru lanes to the residential entrance and buildings will likely have negative impacts especially with regards to traffic and parking conditions.

9. **The use variance will not create a traffic hazard or traffic nuisance because of its location in relation to similar uses, necessity of turning movements in relation to its access to public roads or intersections, or its location in relation to other buildings or proposed buildings on or near the site or the traffic pattern from such buildings, or by reason of its location near a vehicular or pedestrian entrance or crossing to a public or private school, park, playground or hospital, or other public use or place of public assembly (where such use variance involves heavy vehicular traffic ingressing or egressing from adjacent roadways or on-site, or is deemed a trip generating use, a traffic analysis shall be submitted by the applicant with suggested means of ameliorating such traffic impact);**

**Applicant response:**

The Applicant will ensure that traffic concerns are addressed. The proposed drive-throughs will be constructed and located in a manner that ensures there will not be stacking out onto Sunrise Boulevard. As noted previously, it is also anticipated that many patrons to the restaurant will walk over from the proposed residential community and office building and thereby help reduce the amount of new traffic created.

**Staff response:**

The volume of drive thru traffic will likely create a traffic hazard or traffic nuisance because of its location in relation to the proposed buildings on the site. Given the lack of site and occupancy details for the proposed fast-food restaurants, staff cannot determine if these impacts can be addressed. A traffic analysis has been submitted by the applicant and found to be unacceptable to the Engineering Department.

10. **The use variance will not be detrimental to the use, peaceful enjoyment, economic value, or development of the subject property, district, surrounding property, or the neighborhood, and will cause no objectionable noise, vibration, fumes, odors, dust, glare, or physical activity;**

**Applicant response:**

The proposed use will in no way cause objectionable noise, vibrations, fumes, odor, dust, glare, or any outside physical activity. Similarly, the proposed use will not in any way be detrimental to the use, peaceful enjoyment, economic value, or development of the surrounding property or the existence of other businesses in the area. It is anticipated this use will complement the proposed residential community, office building, and other uses in the surrounding area.

**Staff response:**

Approval of the use variance could have detrimental impacts on the proposed adjacent residential uses given residential Building No. 3 is located approximately 5' from the drive thru lanes.

11. **The use variance will not adversely affect the health, safety, security, morals, or general welfare of the residents, visitors, or workers of the subject property, the surrounding property, or the neighborhood; and**

**Applicant response:**

The proposed use will in no way adversely affect the health, safety, security, morals, or general welfare of the residents, visitors, or workers in the neighborhood. Due to the COVID-19 pandemic, drive-throughs have become an increasingly needed means to safely order food and beverages from restaurants. Many residents remain uncomfortable with dining in as the uncertainty surrounding the virus continues. Therefore, the Applicant submits that the proposed use will actually promote the health and safety of the Plantation residents to some level.

**Staff response:**

Given the tight site constraints, the proposed fast-food uses could adversely affect safety due to traffic impacts and the general welfare of residents especially in the planned community.

12. **The use variance will not, in conjunction with existing development in the neighborhood, or surrounding property, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements, and will not create a hazard by virtue of its size and location to residents, visitors, or workers in the neighborhood or surrounding property.**

**Applicant response:**

All necessary public service facilities will be analyzed thoroughly to ensure that they are able to provide service to the proposed use. Although vehicular traffic may slightly increase, it is anticipated that many patrons will walk to the restaurant from the new residential community and office building instead of drive.

**Staff response:**

The developer will need to provide additional infrastructure to support the proposed development including the fast-food restaurants.

E. **Site plan, elevations and landscape plan approval to permit the development of 442 multi-family dwelling units, 150,000 square feet of office use, and 2,500 square feet of retail/restaurant use (2 fast food restaurant with drive-thrus):**

Staff is concerned over the lack of detailed dimensions on the site plan; the inconsistencies that still remain in the site plan, floor plans, and elevations; the need for amendments to the flexibility rules contained in Policy 1.8.8 of the comprehensive plan and the flexibility rules contained in Section 19-67 of the code (to implement the multi-family residential use proposed for the property through the assignment of flexibility units); the proposed parking reduction to 33% below code affecting primarily the proposed residential use; the lack of site and occupancy details provided for the proposed fast food with drive-thru uses and the uses potentially detrimental traffic and parking impacts; and that the architectural design of the project does not meet the quality housing or architectural design requirements of the code.

Staff recommends a comprehensive review of the current comprehensive plan and zoning code policies and regulations regarding the assignment of flexibility or reserve units (and the bonus density associated with affordable housing), inclusive of the changes previously approved and currently in review at Broward County, and, therefore, does not support the applicant's proposed amendments to the flexibility provisions

Due to the lack of site and occupancy details for the proposed fast-food restaurants and unaddressed concerns regarding traffic, review of the use variance at this time is premature.

The site plan cannot be implemented given two (residential and fast food) of the three proposed uses for the site are not permitted.

F. **Citizen Comments**

The City of Plantation posts signage on properties and sends out notices to surrounding property owners when planning and zoning actions are requested. In this case, the Planning, Zoning & Economic Development Department posted signs on or before on November 2, 2020 and sent out notices on November 3, 2020. This provides an opportunity for citizen participation in the zoning process. Staff has not received written objections from citizens regarding this application.

G. **Concerns, Issues and other Pertinent Information**

Code Violation: There are no violations issued for the subject site at this time.

V. **RECOMMENDATIONS:**

A. **Board and Committee Recommendations:**

August 11, 2020	DRC Agenda, Deferred
September 22, 2020	DRC Agenda, No objection to the project moving forward

B. Staff Recommendation:

1. Assignment of 147 flex units – **DENIAL**. Staff recommends a comprehensive review of the current comprehensive plan and zoning code policies and regulations regarding the assignment of flexibility or reserve units and, therefore, cannot support the applicant's proposed amendments to the flexibility provision which addresses residential development on the commercially land use designated parcel.
2. Assignment of 161 reserve units – **DENIAL**. Staff recommends a comprehensive review of the current comprehensive plan and zoning code policies and regulations regarding the assignment of flexibility or reserve units and, therefore, cannot support the applicant's proposed amendments to the flexibility provision which addresses residential development on the commercially land use designated parcel.
3. Rezoning from B-7Q Planned Commercial Development District to B-8Q Planned Residential Commercial Development District – **APPROVAL**. The applicable development regulations are the same under the current B-7Q zoning district and the proposed B-8Q zoning district.
4. Conditional use approval to allow multi-family residential development in a B-8Q zoning district – **DENIAL**. Under the current regulations, residential use of the property is not permitted with the use of flexibility reserve units as requested.
5. Use Variance approval to allow two (2) fast food restaurants – **DENIAL**. Given the lack of site and occupancy details for the proposed fast-food restaurants, Staff feels review of the use variance at this time is premature.
6. Site plan, elevations and landscape plan approval to permit the development of 442 multi-family dwelling units, 150,000 square feet of office use, and 2,500 square feet of retail/fast food restaurant use – **DENIAL**. The site plan cannot be implemented given two (residential and fast food) of the three proposed uses for the site are not permitted.

**STAFF COMMENTS:**

**PLANNING & ZONING:**

General comments:

1. The site plan, floor plans, building elevations, and renderings are inconsistent throughout the plan set which does not allow staff to do a complete review.
2. Given the lack of detail for the proposed high intensity fast food use, Phase 5 should not be included in the site plan, if approved. This phase should be considered at a later date when more detail regarding the site design and occupancy can be provided.
3. The proposed multi-family use is planned for development prior to developing any non-residential uses for the site. The office building and parking garage, the primary non-residential use of the property, is planned for last phase of development. Staff is concerned that development of the property will stop after completion of the residential use, if approved, as there are no assurances that the non-residential component of the property will be developed. Staff recommends development of the non-residential uses be completed prior to issuance of a

Certificate of occupancy for the last residential building pursuant to a legally binding agreement reviewed by the City attorney prior to issuance of a building permit should the residential use be approved.

Plat:

4. A plat note amendment to accommodate the proposed uses is required prior to issuance of a building permit.

Easements:

5. Multiple easements appear to be in conflict with the proposed plan. The applicant has indicated the existing easements will be vacated with new easements dedicated prior to issuance of a C.O.

Phasing plan:

6. Clarify whether the parking area at the northeast corner of the site is located in Phase 1 or Phase 4.
7. The proposed multi-family use is planned for development prior to any non-residential uses (with the office being constructed last). What assurances can be provided to ensure that the non-residential components of the project are constructed?

Site plan:

8. The site plan lacks dimensions and is lacking the detail needed to do a complete review. Provide a well dimensioned site plan.
9. A setback equal to 1.5 times the building height is required adjacent to all property line. Building 1 and 3, and the office building do not meet the required setbacks. The applicant is requesting a waiver.
10. Provide sidewalk dimensions for various areas of the site plan (showing the width with or without a vehicle overhang). Widths seem to vary from 3 to 6 feet.
11. In some areas, the common area sidewalk appears to directly abut resident patios. Provide an appropriate separation of spaces on the west side of Building 2. Consider removal of the 3 adjacent parking spaces abutting the sidewalk to the west.
12. The drive aisle / drive thru lanes for the retail/fast food building appear to be approximately 5 feet from the west side of Building 3. Provide an appropriate separation of spaces (suggested minimum of 15 feet).
13. The parking field on the north side of Phase 2 is a substantial walking distance to the entrances of Building 1 and 2 which it will likely support. Staff recommends a rear access entrance be provided for Building 2.
14. Connect the sidewalk from the parking area to the south entrance of Building 1.
15. Two-way drive aisles are required to be 25 feet in width. Staff will not object to a minimum two-way drive aisle of 24 feet. A waiver has not been requested.
16. The floor plans indicate trash rooms on the ground floor of each residential building; however, the location of the trash rooms do not allow vehicular access for pick-up. How will waste management access the dumpsters? If additional paved areas are provided, the site will fall below the minimum open space requirement.

Floor plans:

17. The residential floor plans are inconsistent with the site plan, elevations, and renderings provided in the site plan package.
18. The ground floor plate square footages shown for the residential building are incorrect. The floor plates for levels 2 thru 6 should be larger than the floor plate for level 1.
19. The "interior paint to paint" square footages appear to be incorrect. Based on floor plan dimensions, the unit sizes are smaller than labeled (i.e. the studio detail shows the unit size as

505 square feet but based on floor plan dimensions appears to be 467 square feet in area. The requested waiver must reflect the smallest unit size for each unit type (based on # of bedrooms). Approximately 61% of the dwelling units (efficiencies and 1 bedrooms) are below the minimum code requirement. The applicant is requesting a waiver.

20. Indicate the location of storage areas for residents in each residential building as required by the quality housing standards. Many bedrooms do not appear to have closets. Where will residents store their clothing?
21. Provide a floor plan for Level 7 of the garage as it is not typical with Levels 2 thru 6.

Elevations:

22. Section 27-688(h) requires all building designs be of substantial construction using high quality materials and workmanship, be site responsive, recognize local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian. The design criteria addresses building and roofing materials, massing, step backs, notches and bump outs, glazing requirements, building design and other elements. The buildings do not appear to meet the design criteria; however, given the lack of detail on the site plan submittal, staff cannot do an accurate assessment of each design element. The buildings do not meet the design elements.
23. Provide material and paint color sample boards with the Planning and Zoning Board submittal. Staff has concerns with the proposed residential balcony materials and color, the corrugated metal panels on the office building, and the garage mesh wall panels on the garage.
24. Section 27-687(b)(2)(c) limits the height of all buildings containing residential uses in the B-7Q zoning district which are located outside of Central Plantation to five (5) stories with a maximum height of sixty-five (65) feet. The applicant is requesting a waiver.
25. The renderings provided are inconsistent with the site plan, floor plans, and building elevations. Correct for consistency.
26. The office building elevations are inconsistent with the site plan, floor plan, and renderings provided in the site plan package (i.e. entrances on the south elevation, angled corners at the southwest corner, loading or service doors on the north elevation).
27. The retail/fast food restaurant elevations are inconsistent with the site plan.
28. Reconsider the orientation of the retail/ fast food building elevations. Staff objects to the back of the building facing Sunrise Boulevard.
29. Provide a note on the plans that rain gutters and downspouts will be internal to the buildings.

Residential use:

30. Should the residential use be permitted, the project fails to meet the quality housing standards as it does not provide for cement tile roofs with staggered rooflines, a perimeter wall of fence, and has not demonstrated compliance with resident storage facilities.

Fast food / retail use:

31. Freestanding fast-food restaurants with drive thru facilities are not permitted at this location. The applicant has filed for a use variance. If approved, the building design does not meet the architectural requirements of Section 27-721(53).

Parking and Loading:

32. The current submittal requires 1,618 parking spaces with 1,326 spaces provided on the site plan. Of the 1,326 spaces proposed, 756 spaces are located in the garage which is the last phase planned for construction. Prior to construction of the garage, 561 spaces will be available to residents resulting in an average of 1.3 spaces per unit. Subsequent to construction of the parking garage, 631 spaces will be available resulting in 1.4 spaces per unit. It should be noted that the residential area will be 33% below code and the office building will be slightly below

code resulting in an overall reduction in parking 27% below code. Staff cannot support the proposed parking ratio provided for the residential use and recommends a ratio of 1.75 spaces per dwelling unit.

33. Correct the loading zone calculations based on the code requirement of 1 zone for each 40K square feet plus 1 space for each 60K square feet over 40K square feet or major fraction thereof for office use and 1 space for each 50 dwelling units. Staff calculates 12 loading zones are required (9 for the residential use and 3 for the office use). Three loading zones are provided for the office building only. The applicant is requesting a waiver.

Lighting:

34. Parking lot lighting must meet the requirements of Section 27-750(2) and may not create light spillover onto adjacent properties or right-of-ways. A photometric lighting plan was previously provided but is not included in this submittal. The previous plan, fixture labels and plans were inconsistent (i.e. Type B fixtures are shown on the schedule but not in the details or plan, fixture type XL are shown on the plan and details but not included in the schedule. Correct for consistency and provide photometric lighting plan in the City Council submittal.
35. If wall lighting fixtures are proposed, indicate fixture locations on the building elevations. Provide lighting fixture details.

Details:

36. Provide a bike rack location for the retail/fast food building. Consider providing a bike rack near the main pool entrance.
37. A solid vehicular gate detail has been provided for the residential access gates. The solid gate requires review and approval of the Engineering and Fire Departments.
38. Lake slopes must meet the requirements of Section 27-689(f).
39. This request must undergo a local concurrency review for parks, water, sewer, streets, drainage, and solid waste. The standard single-page form is available in the Planning and Zoning Department. The applicant must present the form to the appropriate City departments for sign off prior to Planning and Zoning approval.
40. The applicant must contact the Broward County School Board regarding school impact/mitigation fees prior to City Council consideration.
41. The applicant is responsible for City impact fees, payable at the time of permitting
42. Update and provide the entire submittal in PDF format on a CD, flash drive, or other means of electronic transfer. Submittal shall be separated into folders (e.g. site plan, elevations, landscape, civil, etc...).
43. Establish a Unified Control document for the site. City Attorney approval is required prior to issuance of a building permit. Establish a trust account for legal review costs with a minimum deposit of \$2,000.
44. When responding to staff comments, please “bubble” any plan changes and specify the page number corrected in the written responses. This will help shorten staff review of revised plans.
45. Additional comments may be generated based on the resubmittal.

Note:

- A. Please Resolve Comments \_\_\_\_\_ Prior to City Council Application
- B. Please Resolve Comments \_\_\_\_\_ Prior to Building Permit

**LANDSCAPING:**

Please note:

- A. Comments # 1-2 (Notes); comments # 1-11 (Site plan), & comments #1-12 (Planting Plan) must be addressed at time of City Council submittal.



B. Comments # 1, 3, & 4 (Notes) & comments # 13-25 (Planting Plan) must be addressed at time of building permit.

Landscape:

Notes:

1. All site plan and planting plan comments from the Department of Planning, Zoning & Economic Development – Landscape - must be responded to in writing.
2. The applicant may be required to execute a developer agreement and post security for all engineering and landscape related improvements at time of permitting. *Please note: Only the perimeter and off-site landscape shall be included in the landscape portion of the bond.*
3. Tree/palm trimming, removal and relocation must be obtained directly through the Department of Planning, Zoning & Economic Development – Landscape - at the time of permitting.
4. This review is preliminary. Full landscape plan review & approval is required at time of permitting.

Site Plan:

1. Section 13-40(c)(5)(a) requires landscape islands be provided for every 5<sup>th</sup> space, on average in multi-family residential sites. Approximately 1 island every 7<sup>th</sup>/8<sup>th</sup> space has been provided. ***Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.***
2. Section 13-40(c)(2)(a) requires parking islands on multi-family residential sites to be a minimum of 9' wide inside curb to inside curb. Provide is 7.5'. ***Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.***
3. Section 13-40(c)(3) requires islands separating parking bays from major internal access drives to have a minimum width of 10', not including curbing. Provided is 7'. ***Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.***
4. Section 13-40(c)(4)(b)(c) requires medians between double parking bays in multi-family residential to be a minimum width of 10' in green area not including curbing or vehicular overhang. Provided is a range of 2' to 8'. ***A waiver has been requested (but not the correct dimension).***
5. Section 13.40(c)(1). Interior landscaping for parking areas. No landscaped area shall have any dimension less than 5'. Provided is 2'. ***Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting***
6. Section 13-41(a)(b) requires landscape pedestrian zones (lpz) to extend the full width of each façade. (Paved areas in the lpz may not constitute more than 5' of required lpz). ***Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.***

Building 1:

- A minimum 20.4' landscape pedestrian zone is required on all sides of the proposed building.

Building 2:

- A minimum 20.4' landscape pedestrian zone is required on all sides of the proposed building.

Building 3:

- A minimum 20.4' landscape pedestrian zone is required on all sides of the proposed building.

Retail:

- A minimum 10' landscape pedestrian zone is required on all sides of the proposed building.

Office:

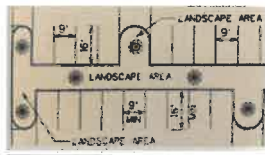
- A minimum 25.8' landscape pedestrian zone is required on all sides of the proposed building.

Garage:

- A minimum 21.7' landscape pedestrian zone is required on all sides of the proposed building.

Provide the roof overhang and all upper floor porches and ground floor slabs on the landscape plans. These areas cannot conflict with proposed or City code required plantings.

7. Please dimension all green spaces (i.e. medians, islands, landscape pedestrian zones, etc.). Example: dimensions of parking medians and islands are not provided on any of the sheets in the L series.
8. Stagger planting islands throughout the site. This will allow for maximum growth of required trees. Please see example below for the staggering of planting islands as well as placement of code required trees.



9. Provide 16' deep parking stalls with a 2' vehicular overhang in lieu of 18' deep parking stalls along the western parking area along Residential building #3. **Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.**
10. Water & Sewer lines (sanitary sewer pipes, FCD & Fire hydrants, domestic service lines, backflow preventers, the existing water main, etc.) shall not be placed in locations where they will conflict with required trees/palms.
11. Lighting shall not be placed in landscape islands where trees are required by code; light poles must be a minimum of 15' from any planting to avoid interference as the tree/s mature.

Planting Plan:

1. Chapter 27, Article XIV as per Broward County code of ordinances and Section 13-44(a)(b)(6)(a) as per city codes requires every reasonable effort to incorporate existing trees in the development project and to minimize the number of trees removed.
2. Section 13.41(c) requires one tree be installed in the landscape pedestrian zone (lpz) per each 30 linear feet of façade width. Palms may be substituted for trees in a lpz of limited width at the rate of three palms for each tree that would otherwise be required. **Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.**

Building 1:

N façade requires 12 trees – 10 provided  
 E façades requires 2 trees – 2 provided  
 S façade requires 10 – 5 provided  
 W façade requires 2 trees – 2 provided

Building 2:

N façade requires 13 trees – 9 provided  
 E façades requires 2 trees – 2 provided  
 S façade requires 11 – 5 provided  
 W façade requires 2 trees – 0 provided

Building 3:

N façade requires 11 trees – 6 provided  
 E façades requires 2 trees – 0 provided  
 S façade requires 10 trees – 10 provided

W façade requires 2 trees – 0 provided

Retail:

N façade requires 2 trees – 0 provided  
 E façades requires 1 tree – 0 provided  
 S façade requires 2 trees – 0 provided  
 W façade requires 1 tree – 1 provided

Office:

N façade requires 4 trees – 2 provided  
 E façades requires 7 trees – 7 provided  
 S façade requires 4 trees – 4 provided  
 W façade requires 7 trees – 7 provided

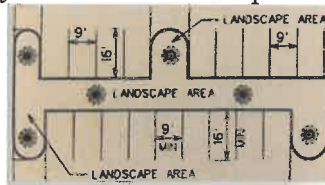
Garage:

N façade requires 4 trees – 4 provided  
 E façades requires 9 trees – 9 provided

S façade requires 4 trees – 2 provided

W façade requires 9 trees – 9 provided

3. Section 13-35(a) – Landscape installation and maintenance. All landscaping shall be installed in a sound workmanship-like manner and according to accepted and proper planting procedures.
  - Planting spaces should be appropriate for the proposed plant material.
  - Planting should be adequately spaced to assure maximum growth. Example: No trees to be planted within 30’ of Category 1 tree; Category 2 trees (including NUT trees) to be planted minimum 20’ apart and palms minimum 7-10’ apart.
  - Do not plant ground cover or hedge material within the dripline of new or existing trees.
  - Do not plant trees under the canopy of existing trees unless they are understory trees.
4. Canopy diameter of each existing tree/palm canopy on the planting plan (including trees off-site) must be drawn to scale and consistent with the dimensions in the tree disposition table.
5. Include trees and/or palms on properties adjacent to this site to assure the existing tree canopy does not conflict with the proposed trees. Eastern perimeter of property has existing trees on the neighboring property adjacent to 8601.
6. Section 13-42(c)(1) requires that the proposed layout plan show existing and proposed site lighting, fire hydrants and associated equipment, above and below ground utilities, etc. Please include locations on the Landscape Plans.
7. Section 13-40(f). Interior landscaping for parking areas: Large shade trees shall be installed in all parking areas at a minimum spacing of 40’ in all parking areas. The trees shall be planted in landscaped areas which conform to the dimensional requirements as per City codes (planting islands & medians). Large canopy shade trees are required throughout planting islands.



8. Staff has a concern with the placement of paving, curbing, etc. within the dripline of existing trees. Staff requests an assessment of the impacts the proposed pavement/curbing will have on the critical root systems of affected tree(s).
9. Where tree planting is proposed in restricted areas where soil volume is limited, underground tree vaults are required to ensure that adequate soil volume is available to support the eventual size of the planted tree(s). Provide construction/engineering details for the tree vaults and specify soil composition/mixture and soil volume.
10. Include height, spread, and spacing on all proposed plant material (including shrubs, groundcovers, and aquatics) under specifications in the Plant List.
11. Remove the container size on proposed plant material – trees, shrubs, groundcovers.
12. All trees and palms shall be field grown/balled & burlapped (FG/BB); container grown trees and palms are not acceptable; under specifications on the Plant List please make a note to this effect. The proposed Plant List proposes container grown palms.
13. Staff recommends the placement of relocated Royal Palms away from vehicular parking areas, pedestrian walkways, etc. as the fronds when they fall can be up to 40-50 pounds. Example: See relocated palms 244-252 placed around retail building adjacent to parking areas.
14. Section 13-44(a)(b)(9) requires any persons conducting a permitted tree relocation must post a bond to insure the survival of tree(s) designated for preservation.
15. Section 13-44(a)(b)(7)(b)(c)(d) requires that all proposed trees to be removed to be mitigated for as per City codes.

16. For relocated and/or newly planted trees/palms (if applicable), provide a tree irrigation schedule for the first 12 months that specifies the method and frequency of application, and amount of water used for each application.
17. Provide a tree and palm relocation plan that details excavation (including root pruning), transport, and replanting of the relocated trees/palms. Include written details on hole preparation, post-relocation maintenance, watering schedule, tree bracing/staking, and tree protection.
18. Section 13-35(1)(e) requires a root barrier system to be installed in situations where a tree or palm is planted within 10' of a paved surface or infrastructure. Write the root barrier specifications on sheet L450 as follows: 1) Panel 0.085 thick polypropylene, 2) Zipper join system, 3) Rounded edges, 4) 24" depth, 5) anti-lift pads. Draw and label root barrier locations on the landscape drawings.
19. Section 13-45(b) requires all trees retained on a site to be protectively barricaded before and during construction activities. Draw and label locations of tree protection barricades on the Tree Disposition and Demo plans.
20. Show St. Augustine Grass as sod in square feet. Plugs will not be accepted.
21. TD sheets are not readable and trees are not identified to match disposition table.
22. Each individual NUT tree (all Category 2 trees) must be identified by species on the landscape plan.
23. Section 13-44(d) requires that all removed trees be replaced by providing equivalent monetary value to the city's tree fund. Monetary value shall be determined using the ISA appraisal methods described in *Guide for Plant Appraisal* or other standard acceptable to the city. Provide ISA tree values for all trees in the Tree Disposition Table.

**ENGINEERING:**

1. None of the site plan sheets or civil drawings identify the various surface treatments. Please revise all affected plan sheets with notes and a legend accordingly. The proposed application of a pervious paver system shall be consistent with what was agreed to with the applicant and their consultant in the September 30, 2020 3:30 PM Zoom meeting. The plans as submitted do not appear to reflect what was discussed and agreed to.
2. Revise the site data calculations to include the impervious area data.
3. Revise the site plan and civil sheet C1 to include directional arrows on the pavement at the proposed retail building.
4. The submittal proposes two (2) separate retail operations with independent drive-through windows. It appears both drive-through operations rely upon the same one-way ingress lane(s). How is this expected to work?

Note:

- A. Please Resolve Comments 1-4 Prior to City Council Application
- B. Please Resolve Comments \_\_\_\_\_ Prior to Building Permit

**TRAFFIC CONSULTANT:**

A traffic impact study and queue analysis dated September 2020 prepared by DC Engineers, Inc. was received by the Engineering Department on October 19, 2020 and reviewed by Department staff.

1. The traffic impact study concludes 2, 290 net new vehicle trips per day, yet concludes essentially no net impacts to NW 85<sup>th</sup> Avenue (a/k/a Lauderdale West Drive). Staff is having difficulty accepting this conclusion. Lauderdale West Drive provides a convenient and direct connection

to the Plantation Midtown development district to avoid using the County or FDOT roadways. Please explain.

2. The retail queue analysis concludes with a one (1) vehicle queue for the proposed fast-food restaurant and a two (2) vehicle queue for the proposed coffee/donut shop. Staff believes these conclusions are unrealistic based upon readily available observation of similar existing retail operations with drive-through in the City of Plantation. Staff is concerned that queuing may result in impacts to the west project entrance and possibly onto Sunrise Blvd.

Note:

- A. Please Resolve Comments 1-2 Prior to City Council Application
- B. Please Resolve Comments \_\_\_\_\_ Prior to Building Permit

**BUILDING:** No objection.

**FIRE:**

Reviews:

- Comments 1 – 29 on the Staff Report to the Review Committee meeting of August 11<sup>th</sup>, 2020.
- Applicant response on September 1<sup>st</sup>, 2020 submittal.
- Comment 30 and Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of September 22<sup>nd</sup>, 2020.
- Applicant response on October 12<sup>th</sup>, 2020 submittal.
- Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of November 17<sup>th</sup>, 2020.

No objections as to this Use Variance, Conditional Use, Flex Assignment, Site Plan, Elevations, and Landscape Plan approval with the understanding that the applicant and/or owner are aware of following Plantation Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.

1. All aspects of fire and life safety shall comply with the current edition of the Florida Fire Prevention Code at time of permitting.
  - \*Applicant response – Agreed.
  - \*Fire Dept reply – Complied.
2. All structures/buildings shall be able to provide a maintained minimum, as determined by Plantation Fire Department, radio signal strength for fire department communications during in-building operations. A two-way radio communication enhancement system may be necessary to comply with this requirement.
  - \*Applicant response – Agreed.
  - \*Fire Dept reply – Complied.
3. All structures/buildings, with the exception of retail, shall be provided with the following features:
  - a. Fire command room.
  - b. Voice evacuation system supervised by the fire alarm control panel.
  - c. Engineered automatic pressurization system for all vertical shafts (i.e. stair, elevator) with its control panel in the fire command room.
  - d. Emergency generator.
  - \*Applicant response – Agreed.
  - \*Fire Dept reply – Complied.
4. A minimum 10' by 10' fire command room shall be provided with access directly from exterior and access directly to interior.

- \*Applicant response – Agreed.
- \*Fire Dept reply – Complied.
- 5. Means of egress, as preliminarily depicted on this submittal, may not comply with current applicable codes. Means of egress features for all structures/buildings shall be re-evaluated with the Plantation Fire Department to verify proper compliance.
  - \*Applicant response – Agreed.
  - \*Fire Dept reply – Complied.
- 6. Egress components (i.e. doors, stairs) for the business occupancy structure/building shall be capable of handling a high-density occupant load of 1 person per 50 sq. ft. and a conference room load of 1 per 15 sq. ft.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 7. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main, not shared; as such, the point of service shall be the valve at the water main tap.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 8. Structures/buildings shall be entirely protected by an approved, supervised automatic fire sprinkler system hydraulically calculated to City of Plantation drought standard of 50-PSI static, 45-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 9. Standpipe fire hose valves shall be provided on the inside and the outside of each stair floor landing and within 115’ of any point as hose is deployed.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 10. Retail structure/building fire sprinkler monitoring alarm control panel shall be located in a properly conditioned room that provides an unobstructed 3’ access to the front and to the sides of the cabinet.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 11. Fire sprinkler risers shall be located in a room/area that provides an unobstructed 3’ access to the front and to the sides of the appliances.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 12. Fire pump rooms shall be sized to allow clear 3’ access around fire pump.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 13. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall face roadway, shall be located on same side of roadway, within 6’ to 25’ of each other, and within 6’ of curb front.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 14. FDC’s shall comply with following:
  - a. Free standing.
  - b. Single 4” screened Storz coupling on a 30-degree bend.
  - c. Intake between 24” to 36” above grade.
  - d. No obstructions within 3’ of sides.
  - e. Unobstructed 6’ wide area from FDC to curb front.

- f. Posted “NO PARKING - FIRE DEPARTMENT CONNECTION” sign behind it, compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.  
 \*Applicant response – Agreed, we will comply with request.  
 \*Fire Dept reply – Complied.
15. FH’s shall comply with following:  
 a. No obstructions within 3’.  
 b. Unobstructed 6’ wide area from FH to curb front.  
 \*Applicant response – Agreed, we will comply with request.  
 \*Fire Dept reply – Complied.
16. The same Florida Fire Protection Contractor I, II or V shall be responsible for the installation of the fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building, the DDCV and the FDC (if connected to supply line prior to the 12” above grade stub).  
 \*Applicant response – Agreed, we will comply with request.  
 \*Fire Dept reply – Complied.
17. The following shall be permitted separately:  
 a. All fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building and the FDC (if connected to supply line prior to the 12” above grade stub).  
 b. DDCV.  
 c. Whole fire sprinkler system installations after the 12” above grade stub outside of building.  
 \*Applicant response – Agreed, we will comply with request.  
 \*Fire Dept reply – Complied.
18. Electrical generator fuel supply shall comply with City of Plantation Fire Department standard as to type, location and containment. For above ground combustible fuel storage tank exceeding 250 gallons, an “UL2085” compliant aboveground combustible fuel storage tank is an approved installation. Whole property shall comply with City of Plantation Ordinance 8-3, which permits a maximum of one (1) single aboveground fuel storage tank within a single property.  
 \*Applicant response – Agreed, we will comply with request.  
 \*Fire Dept reply – Complied.
19. If business occupancy structure/building is designated limited access per FFPC NFPA-101 11.7 (no operable openings on upper floors), it shall be provided with smoke evacuation openings on each side of upper floors near separate corners and identified by a 12’x12’ reflective red square on both sides.  
 \*Applicant response – Agreed, we will comply with request.  
 \*Fire Dept reply – Complied.
20. Parking garage structure/building may require mechanical ventilation as per approved calculations provided at time of permitting.  
 \*Applicant response – We are maintaining a 50% open air ratio to provide natural ventilation.  
 \*Fire Dept reply – Complied.
21. Trash containers shall always be contained and maintained in dedicated trash room when not in trash holding area on day of trash pick-up.  
 \*Applicant response – Agreed, we will comply with request.  
 \*Fire Dept reply – Complied.
22. All structures/buildings shall be established with a master keyed system approved by Plantation Fire Department.

- \*Applicant response – Agreed, we will comply with request.
- \*Fire Dept reply – Complied.
- 23. All exterior doors shall have keyed access from exterior.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 24. A Knox Box 4400 series Key Vault shall be provided/installed at locations designated by Plantation Fire Department.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 25. Vehicle gates shall be motorized/automatic and shall comply with the City of Plantation Fire Dept’s standard requirements.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 26. Emergency vehicle access roadways shall have a turning radius of 50’ outside and 38’ inside, compliant with City of Plantation Engineering Dept standard.
  - \*Applicant response – Applicant has adjusted drawings and shows firetruck turning radius, see sheet A1.7 fire truck site plan and maneuverability.
  - \*Fire Dept reply – Not complied; sheet A1.7 does not depict emergency vehicle access throughout all roadways, especially adjacent to all buildings, and does not identify the turning radius at all turns; using a 40’ template, there are areas that may not comply with requirement; affirm to these specifications in written reply and/or plan submittal.
  - \*Applicant response – See sheet A1.3 for Fire truck diagrams showing turning radius and auto-turn study.
  - \*Fire Dept reply – Complied.
- 27. Any straight curbing in excess of 4’ shall be designated "NO PARKING - FIRE LANE", compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 28. Contact City of Plantation Engineering Dept for proper addressing of all buildings.
  - \*Applicant response – Agreed, we will comply with request.
  - \*Fire Dept reply – Complied.
- 29. Additional conditions may arise upon review of all required permitting plans.
  - \*Applicant response – Agreed.
  - \*Fire Dept reply – Complied.
- 30. Fire department access roads shall be no less than 20’ in width for two way / 16’ for one way.
  - \*Applicant response – Plan submittal: C-1.
  - \*Fire Dept reply – Complied.

**POLICE:**

1. The photometric survey for the parking garage is acceptable.
2. I need a photometric survey and raw data measurements for the sidewalks leading to and from the pool area.

**Note:**

A. Please Resolve Comments   2   Prior to City Council Application



**UTILITIES:** Major offsite improvements would be required to support the proposed densities. Should this project be approved, it must be a condition of approval that any developer who chooses to develop this site with these proposed densities, agree that any infrastructure required to support the site will be required to fund, design, permit and install any infrastructure needed. The full impact of required offsite improvement are still being analyzed by our consultants. A pre-design meeting is recommended.

If approved and prior to any Building Permit being issued, the following must be provided:

1. Capacity charges must be paid in FULL for the entire project
2. \$500.00 review fee must be submitted to the Utilities Department
3. Water and Sewer Utilities plans must be submitted to the Utilities Dept. for review and approval
4. FDEP Water and Sewer permits must be approved
5. Utilities Agreement must be executed
6. Utilities Performance Bond must be posted
7. Utility Easements must be executed
8. Utilities inspection fees must be paid

Contact: Johnathan Adams if you have any questions, 954-414-7352

Note:

- A. Please Resolve Comments \_\_\_\_\_ Prior to City Council Application
- B. Please Resolve Comments 1-8 Prior to Building Permit

**O.P.W.C.D.**

1. Old Plantation Water Control requires an acceptable drainage plan with retention and runoff calculations and a construction drawing prior to issuance of a building permit. Calculations are to include the master storm water system and include an as-built of the existing features.
2. Acceptance of As-built drawings and Certified Storm Water Inspection Report will be required prior to issuance of a Certificate of Occupancy.

**WASTE MANAGEMENT** Contact Andrew Kandy or Adrian Moore at [akandy3@wm.com](mailto:akandy3@wm.com) or [amoore@wm.com](mailto:amoore@wm.com).

**VI. EXHIBITS:**

- A. Letter of Intent
- B. Aerial Map
- C. Zoning Map
- D. Legal Description
- E. Waiver Request
- F. Code requirements not met

**EXHIBIT A**  
**Letter of Intent**

Re: 8601 W. Sunrise Blvd. Redevelopment  
Fifteen Group

Date: November 13, 2020

**LETTER OF INTENT**

The Applicant, Fifteen Group, hereby respectfully requests approval of site plan, conditional use, use variance, rezoning, flex and reserve unit allocation, land development code amendment, and comprehensive plan amendment applications to allow for its new development project to be located at 8601 W. Sunrise Blvd., Plantation, FL 33137.

The site plan proposes a new mixed-use community containing a 150,000 square foot office building, multifamily residential buildings consisting of 484,590 square feet, a 2,500 square foot retail building, and a 238,739 square foot parking garage. The Applicant seeks a use variance in order to allow the fast food restaurant use with two drive-throughs. The Applicant seeks flexibility and reserve units in order to develop 442 dwelling units for the residential component of the community. The Applicant seeks amendments to both the City's comprehensive plan and the land development code to achieve the amount of flexibility requested and to establish a zoning district that will be best suited for this development project. The Applicant seeks rezoning to the newly developed B-8Q district that is proposed under the land development code amendment. The B-8Q zoning district will require that all uses be approved on a conditional use basis so the Applicant seeks conditional use approval as well.

The proposed applications offer the chance to revitalize an aging site in the City into a healthy new mixed-use community. The proposed community will provide a home for many

Plantation residents while also providing retail and office uses that will create jobs within the City. The proposed residential units will be new, safe, and updated with modern amenities for those that reside there. Residents of the proposed community will be excellently positioned to obtain expedient fast food dining services at the retail building and work at the office building at the site without needing to drive. Furthermore, the retail and office components will create new jobs in the City and the project as a whole will be taxed as commercial property increasing the City's tax base.

Wherefore, The Applicant respectfully requests that the Plantation City Council approve these applications.

Respectfully submitted this 10th day of October, 2020 by C. William Laystrom Jr.





**EXHIBIT D**  
**Legal Description**

**LEGAL DESCRIPTION-EXHIBIT "A"**

*Tracts C and D, of JACARANDA PARCEL 320, according to the Plat thereof, as recorded in Plat Book 115, Page 16, of the Public Records of Broward County, Florida.*

*TOGETHER WITH a perpetual, non-exclusive easement on, over and across the lands described in Exhibit "B" of that Reciprocal Access Easement Agreement by and between Sunrise Office Associates, Ltd. and Sunrise Boulevard Limited Partnership recorded on February 21, 1985 in Official Record Book 12339, Page 267, and recorded on September 4, 1985 in Official Record Book 12799, Page 34, both of the Public Records of Broward County, Florida, for the purposes therein expressed.*

**EXHIBIT E**  
**Waiver requests**

**Zoning:**

1. **From:** Section 27-641 which states that minimum setbacks need to be 1.5 times the height of the building.

**To:** Our dimensions vary throughout the project from 15'-0" to 60'-0".

**To (Staff):** Reduce the required setbacks from 94.9' for the residential buildings to 63.1' on the west side of Building 1 and 73.4' on the south side of Building 3. Reduce the required setback from 99.8' for the office building to 28.9 feet on the east side.

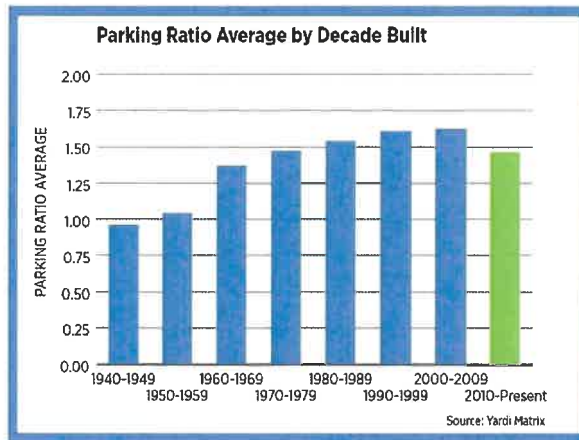
**Applicant justification:** The Code would require our setbacks to be 96'-0" which would have a substantial impact on the amount of buildable space and park area the Applicant would be able to provide. With this waiver, a larger green area and a larger amenity area can be provided. Additionally, parking ratios, pedestrian walking paths, amenity areas, and circulation would also be negatively impacted if the Applicant was required to meet the Code.

2. **From:** Section 27-743 which requires 1,816 parking spaces (based on 1.5 spaces for studio units, 1.75 spaces for 1-bedroom units, 2.25 for 2 bedrooms units, 2.5 for 3 bedrooms units, 1 per 200 gsf for office, and 1 per 85 gsf for fast food restaurant respectively);

**To:** 1,326 parking spaces which includes 631 residential spaces, 9 retail spaces, and 686 office spaces.

**Applicant justification:** The Applicant submits that in today's market, future tenant and other users are relying more on ride sharing and alternative forms of transportation, which reduces the need for parking onsite. Additionally, reduced parking areas will allow the Applicant to provide for larger green spaces.

The National Apartment Association (NAA) released a report in 2018 ("The Transformation of Parking") that examined, among other parking related topics, demand for parking in the rental housing industry. NAA's report noted that, "After rising consistently through the decades, the 2010s witnessed a decrease in parking ratios in newly constructed buildings across the United States. Average parking ratios for apartment properties with 50 or more units peaked at 1.62 in the 2000s before declining to 1.46 in the current decade, its lowest rate since the 1960s." The shift "reflects the increasing urban nature of residential development versus the overwhelming suburban character of residential developments in decades past."



The Applicant has provided a parking ratio of 1.45 for the residential component. The Applicant has included a copy of the NAA report with this letter for reference.

**Staff recommendation:** Staff does not support this waiver that primarily affects the residential use which falls approximately 33% below code. Staff recommends a ration of 1.75 spaces per unit minimum.

3. **From:** Section 27-741 which requires that the proposed project have a total of 12 loading zones.

**To:** 4 loading zones.

**To (Staff):** 3 loading zones (at the office building).

**Applicant justification:** The Applicant submits that today's market dictates that only one loading space per building is necessary for buildings of this size.

4. **From:** Sec. 27-229 which requires that the minimum floor area per dwelling unit shall be 600 square feet for studios and 750 square feet for one-bedroom units;

**To:** Studio units at 565 sq. ft. to 595 sq. ft. and one-bedroom units at 716 sq. ft.

**To (Staff):** Studio units are reflected at a minimum of 505 square feet on the site plan; however, based on floor plan dimensions, staff calculates the smallest floor area for the studios at approximately 467 square feet. One-bedroom units are reflected at a minimum of 681 square feet on the site plan; however, based on floor plan dimensions, staff calculates the smallest floor area for the one-bedroom units at approximately 596 square feet. Sixty-one (61) percent of the units are below code as to minimum unit sizes (269 of 442 units).

**Applicant's justification:** The Applicant submits that today's market is demanding smaller unit sizes with heavy modern amenities which will allow for more affordable rent pricing.



**Staff recommendation:** Staff does not support this waiver that reduces the minimum unit size to approximately 22% below code and affects approximately 61% of the overall unit count proposed.

5. **From:** Section 27-687(b)(2)(c) which limits the height of all buildings containing residential uses in the B-7Q zoning district which are located outside of Central Plantation to five (5) stories with a maximum height of sixty-five (65) feet.

**To:** A 6 story building that meets Code height requirements.

**Applicant justification:** The Applicant has provided a 6-story building but with an overall height of 64'-7" which is lower than the Code's 65'-0" height maximum.

6. **From:** Section 27-478 which requires maximum F.A.R. of 1.14 for six-story buildings and 1.16 for seven-story buildings.

**To:** F.A.R. of 1.43 for the 6-story residential and office buildings and 1.65 for the 7-story parking garage.

**Applicants justification:** The Applicant has provided (3) 6-story residential buildings, and a 6-story office building. In order to park these, we have included a 7-story parking garage which increases our F.A.R. above allowable for the 6-story buildings.

**Staff recommendation:** Staff does not support this waiver. Significant reductions in parking combined with substantial increases in floor area ratios above code are typical indicators of overdevelopment.

#### **LANDSCAPE WAIVERS:**

7. **From:** Section 13-40(c)(4)(b)(c) and
8. Section 13-40(c)(3) which require that medians between double parking bays in multi-family residential to be a minimum width of 10' in green area not including curbing or vehicular overhang and that medians separating parking bays from major internal access drives to have a minimum width of 10' not including curbing or vehicular overhang respectively.

**To:** 9'-0" medians.

**To (Staff):** Provided medians ranging between 2 and 8 feet in width and terminal islands 7' in width.

**Applicants justification:** The Applicant's landscape architect has developed a plan that will allow an excellent variety of landscape elements to be provided on the islands at their requested sizes. Adjusting our median width to 10' would reduce our parking by an additional 27 spaces. Furthermore, the Applicant has provided a large "central park" area that includes large green spaces to supplement the off-street areas that are provided at a small percentage.

9. **From:** Section 13-41(a)(b) which requires for landscape pedestrian zones (lpz's) to extend the full width of each façade. (Paved areas in the lpz may not constitute more than 5' of required lpz).

Residential: A 20.4'-34' landscape pedestrian zone is required.

Retail: A 10' landscape pedestrian zone is required.

Office: A 25.8'- 43' landscape pedestrian zone is required.

Garage: A 21.7'-36.25' landscape pedestrian zone is required.

- Provide the roof overhang and all upper floor porches and ground floor slabs on the landscape plans. These areas cannot conflict with proposed or City code required plantings.

**To:** Our landscape pedestrian zones do extend the length of each building façade, however we are providing width.

Residential: Dimensions vary from 11'-0" to 68'-0"

Retail: No landscape area provided.

Office: Dimensions vary from 18'-0", 48'-0", and 29'-0"

Garage: Dimensions vary from 9'-9" to 28'-9", and 14'-6".

**To (Staff):**

Building 1:

N façade requires 20.4' landscape pedestrian zone; 11' provided  
E façades requires 20.4' landscape pedestrian zone; 8' provided  
S façade requires 20.4' landscape pedestrian zone; 12' provided  
W façade requires 20.4' landscape pedestrian zone; 12.5 provided

Building 2:

N façade requires 20.4' landscape pedestrian zone; 14' provided  
E façades requires 20.4' landscape pedestrian zone; 8' provided  
S façade requires 20.4' landscape pedestrian zone; 10' provided  
W façade requires 20.4' landscape pedestrian zone; 0' provided

Building 3:

N façade requires 20.4' landscape pedestrian zone; 10' provided  
E façades requires 20.4' landscape pedestrian zone; 11' provided  
S façade requires 20.4' landscape pedestrian zone; compliant  
W façade requires 20.4' landscape pedestrian zone; 5' provided

Retail:

N façade requires 10' landscape pedestrian zone; 0' provided  
E façades requires 10' landscape pedestrian zone; 0' provided  
S façade requires 10' landscape pedestrian zone; 0' provided  
W façade requires 10' landscape pedestrian zone; 0' provided

Office:

N façade requires 25.8' landscape pedestrian zone; 17' provided

E façades requires 25.8' landscape pedestrian zone; compliant  
S façade requires 25.8' landscape pedestrian zone; 15' provided  
W façade requires 25.8' landscape pedestrian zone; 19' provided

Garage:

N façade requires 21.7' landscape pedestrian zone; 7' provided  
E façades requires 21.7' landscape pedestrian zone; compliant  
S façade requires 21.7' landscape pedestrian zone; 4' provided  
W façade requires 21.7' landscape pedestrian zone; 10' provided

Applicants justification: Our landscape architect has developed a plan that will allow an excellent variety of landscape elements to be provided on the islands at their requested size. Additionally, The Applicant has provided a large "central park" area that includes large green spaces to supplement the off-street areas that are provided at a small percentage.

**EXHIBIT F**  
**Code requirements not met**  
**(waivers not requested by applicant)**

**Staff has identified the following items that do not meet the code requirement. If the applicant does not obtain waiver approval for these items, the plans must be revised to meet the code requirement at time of permitting. These changes could cause substantial revisions to the site plan and may require subsequent consideration of a site plan modification.**

**Zoning:**

1. Section 27-742. Two-way drive aisles are required to be 25 feet in width. Drive aisle widths are indicated at 24 feet.
2. Section 19-67(b) requires properties utilizing flexibility reserve units to meet the quality housing standards. The project does not provide for cement tile roofs with staggered rooflines, a perimeter wall of fence, and has not demonstrated compliance with resident storage facilities.
3. Section 27-688(h) requires all building designs be of substantial construction using high quality materials and workmanship, be site responsive, recognize local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian. The design criteria addresses building and roofing materials, massing, step backs, notches and bump outs, glazing requirements, building design and other elements. The buildings do not appear to meet the design criteria; however, given the lack of detail on the site plan submittal, staff cannot do an accurate assessment of each design element. The buildings do not meet the majority of the design element requirements.
4. Section 27-721(53) requires fast food building with drive-thrus to provide certain architectural design elements. These design elements have not been provided for the fast-food building.
5. Section 27-721(53) requires a 200' separation between fast food drive-thru lanes (etc.) and residential uses. The fast-food drive thru lanes appear to be approximately 5' from residential Building 3.

**Landscaping:**

1. Section 13-40(c)(5)(a) requires where multiple perpendicular or angular parking spaces are provided to driveways, landscape islands will be preserved in every 5<sup>th</sup> space, on average in multi-family residential sites. Approximately 1 island every 7<sup>th</sup>/8<sup>th</sup> space has been provided.
2. Section 13-40(c)(2)(a) requires islands in parking islands on multi-family residential sites to be a minimum of 9' wide inside curb to inside curb. 7.5' has been provided.
3. From: Section 13.41(c) requires one tree be installed in the landscape pedestrian zone (lpz) per each 30 linear feet of façade width. Palms may be substituted for trees in a lpz of limited width at the rate of three palms for each tree.

**Building 1:**

N façade requires 12 trees – 10 provided

E façades requires 2 trees – 2 provided  
S façade requires 10 – 5 provided  
W façade requires 2 trees – 2 provided

Building 2:

N façade requires 13 trees – 9 provided  
E façades requires 2 trees – 2 provided  
S façade requires 11 – 5 provided  
W façade requires 2 trees – 0 provided

Building 3:

N façade requires 11 trees – 6 provided  
E façades requires 2 trees – 0 provided  
S façade requires 10 trees – 10 provided  
W façade requires 2 trees – 0 provided

Retail:

N façade requires 2 trees – 0 provided  
E façades requires 1 tree – 0 provided  
S façade requires 2 trees – 0 provided  
W façade requires 1 tree – 1 provided

Office:

N façade requires 4 trees – 2 provided  
E façades requires 7 trees – 7 provided  
S façade requires 4 trees – 4 provided  
W façade requires 7 trees – 7 provided

Garage:

N façade requires 4 trees – 4 provided  
E façades requires 9 trees – 9 provided  
S façade requires 4 trees – 2 provided  
W façade requires 9 trees – 9 provided