



STAFF REPORT TO THE PLAN ADJUSTMENT COMMITTEE

Planning, Zoning and Economic Development Department

MEETING DATE: April 14, 2021

SUBJECT: PM21-0006: West Broward Shopping Center – Site Plan Modification

APPLICANT: Erina R. Ford, representative / RPT Realty LP, owner

ADDRESS: 3809 W. Broward Boulevard & 3895 W. Broward Boulevard

LOCATION: Located on the northeast corner of Broward Boulevard and State Road 7.

LAND USE / ZONING: Commercial / B-FCC (Gateway Four Corners Commercial)

REQUEST: Site plan modification approval to create two (2) new outparcels for 3809 W. Broward Boulevard (Broward Wash House) and 3895 W. Broward Boulevard (Walgreens) subject to a unified control document.

ANALYSIS:

The subject property is zoned B-FCC (Gateway Four Corners Commercial) and developed with a +/- 169,000 square foot shopping center on +/- 12 acres. The site is bound by commercial uses to the north, Broward Boulevard to the south, church use to the east and North State Road 7 to the west.

The applicant requests approval to subdivide the property creating two new outparcels; Walgreen's and the Broward Wash House. A proposed unified control document is currently under review which will avoid creating non-conformities within the subdivided lots and allow the overall site to be reviewed as a single combined development in accordance with the most recent master plan approved with regards to land development regulations.

RECOMMENDATION: The Planning and Zoning Department recommends APPROVAL subject to staff comments.

STAFF COMMENTS:

PLANNING AND ZONING:

- 1) The unified control document shall be reviewed, fully executed and recorded prior to the issuance of any further building permits or City of Plantation business tax receipts for the two parcels involved.

LANDSCAPE: Staff has no objections to the Revised Site Plan request.

1. Please be advised of the Landscaping Maintenance requirements pursuant Article X - Landscape Standards:
 Section 27-253. Issuance of Certificate of Occupancy
 - (b) The City has the right to inspect all properties to ensure that landscape has been installed, maintained, and irrigated in accordance with the landscape plan approved by the city and the provisions of this article and may require the property owner to make all appropriate corrections.
 Section 27-260. Tree Care and Maintenance Standards - All Properties
 - (a) All landowners, or their agents, shall be responsible for the maintenance of all landscaping including abutting rights-of-way, swales, lakes and canal banks. It shall be the responsibility of the adjacent property owner to maintain the swale area to the edge of pavement or the edge of water. Landscaping shall be maintained in accordance with the following standards: #1-13
 Section 27-254 Implementation Standards
 - (c)(1) All landscaped areas, including adjacent rights-of-way and street medians where they exist, shall be provided with an automatically operating underground irrigation system. The irrigation system must be designed to have a minimum of 100 percent coverage, with 50 percent minimum overlap.
2. Please be advised: Our soils in the City of Plantation lack certain elements; therefore, we suggest conducting a site soil analysis to determine the appropriate fertilizer regiment if landscape has declined.

ENGINEERING:

1. The stormwater utility fee for the existing (overall) parcel was based on 105.1 ERUs. Please provide calculation of pervious/ impervious site plan data required for any stormwater utility adjustments for (the new two parcels and the remainder of the parcel.)
2. The declaration of unity control document should reference Article VII- Stormwater Management Utility. The document shall identify any stormwater utility fee adjustments.

BUILDING: No objection.

FIRE DEPARTMENT:

Reviews:

- Comments 1 – 2 on the Staff Report to the Plan Adjustment Committee Meeting of April 14, 2021. No objections as to this minor adjustment to the approved site plan with the understanding that the applicant and/or owner are aware of following items:
 1. Prior to any change in ownership of 3809 W Broward Blvd (“The Wash House”, “Broward Wash House”) from the current owner (RPT Realty, LP), this structure/building shall comply with following items as it pertains to the its fire protection being integrated with the fire protection system for 3908 to 3863 W Broward Blvd:
 - a. All aspects of the automatic fire sprinkler system shall comply with the current edition of the Florida Fire Prevention Code and NFPA-13 at time of permitting.
 - b. Structure/building 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.
 - c. 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.

- d. 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 and the Double Detector Check Valve (DDCV) (backflow preventer).
 - e. 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.
 - f. The following shall be permitted separately:
 - i. 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).
 - ii. DDCV.
 - iii. Whole fire sprinkler system installations after the 12" above grade stub outside of building.
 - g. FDC's shall comply with following:
 - i. Free standing.
 - ii. Single 4" screened Storz coupling on a 30-degree bend.
 - iii. Intake between 24" to 36" above grade.
 - iv. No obstructions within 3' of sides.
 - v. Unobstructed 6' wide area from FDC to curb front.
 - vi. 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.
 - h. FH's shall comply with following:
 - i. No obstructions within 3'.
 - ii. Unobstructed 6' wide area from FH to curb front.
 - i. Fire sprinkler riser(s) shall be in an area that provides an unobstructed 3' access to the front and to the sides of the appliances.
 - j. 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.
 - k. Current fire sprinkler system shall terminate inside 3821 W Broward Blvd (Badcock Home Furniture) prior to exiting exterior wall.
 - l. Current fire sprinkler system exterior supply pipe to 3809 W Broward Blvd (Wash House) shall be removed.
 - m. Current fire sprinkler monitoring alarm control panel shall be changed from dispatching "3809 to 3863 W Broward Blvd" to dispatching "3821 to 3863 W Broward Blvd).
2. Conditions may arise upon review of any and all required permitting plans.

UTILITIES: No objection to the Site Plan Modification. The site is located within Plantation; however, the water and sewer service are provided by Broward County.

POLICE: No objection to the Site Plan Modification.

Plan Review Contacts

Planning and Zoning: (954) 797-2225
 Engineering Department: (954) 797-2282
 Landscape: (954) 797-2248
 Building Department: (954) 797-2250
 Fire Department: (954) 797-2150
 Utilities Department: (954) 797-2209