



**DEVELOPMENT REVIEW COMMITTEE
COMMENT REPORT**

Meeting Date: April 13, 2021

Project Name: Cunningham/Rodriquez Parcel – Site Data Record

Applicant: Mikki Ulrich, Representative / Anthony & Jacqueline Mastrangelo, Owners

Case Number: PP21-0004

Request: Site Data Record approval to construct two single family homes

Location: Generally located on the southwest corner of N.W. 118th Avenue & N.W. 17th Court

Zoning: RS-1EP (Single Family)

Land Use: Estate

A handwritten signature in blue ink, appearing to be "K. S. A.", is located in the bottom left corner of the page.

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STAFF COMMENTS

PLANNING & ZONING:

1. Payment of City Impact Fees are required for each parcel at time of building permit, as adjusted annually (Sec. 19-85).
2. The applicant must submit the required concurrency review form for parks, water, sewer, streets, drainage, and solid waste prior to City Council consideration. The standard single-page form is available in the Planning and Zoning Department and must be presented to the appropriate departments for sign-off and returned to the Planning and Zoning Department prior to City Council consideration (Sec. 20-61).
3. Provide a hard copy of the OR Book and Page or Instrument Number for the newly created easements. Please indicate the OR Book and Page or Instrument Number on the site data record.
4. Provide a hard copy of the OR Book and Page for existing easements and ROW dedications.
5. Provide and indicate gross and net acreage for each lot/site on Sheet 2 of 2 on the site data record. The drainage easements can be counted towards the required net lot area but excludes easements or dedications of rights-of way for public or private roads.
6. Indicate "Camlin Parcel Site Data Record" on the adjoining property to the north.
7. Correct the OR Book and Page, and Instrument Number in the 'Plantation Acres Improvement District' block.
8. Correct the OR Book and Page in the 'Engineering Department' block.
9. Prior to City Council consideration the applicant must submit or obtain:
 - a) Approval letter from the Plantation Acres Improvement District (P.A.I.D.);
 - b) Finance letter from the City's Finance Department; and,
 - c) Approval by the City Attorney's Office. The proposal requires an updated Title Opinion dated within 60 - 90 days at time of City Attorney review.
10. City Council approval shall be obtained within 9 months of the Review Committee recommendation (Sec. 20-75).
11. A final Mylar reflecting all applicable signatures shall be submitted to the Planning and Zoning Department after City Council consideration.

Note:

- A. Please Resolve Comments 3 - 8 Prior to City Attorney Review
- B. Please Resolve Comments 2, 10& 11 Prior to City Council
- C. Please Resolve Comments 1 Prior to Building Permit

LANDSCAPE: Staff has no objections to the Site Data record request.

At Time of Permitting please submit the following:

1. Section 13-42(c)(3) requires a tree survey for existing trees and/or palms in the immediate vicinity of construction that may be impacted with the construction of the pergola. Existing trees and/or palms on site shall be shown on the survey with a tabular list of the existing trees which shall include botanical name, common name, caliper, spread, height, general condition and disposition of tree(s).

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2. Section 13-45(b) requires that all trees and/or palms in the immediate vicinity of construction retained be protectively barricaded before and during construction activities. Details and locations for placement shall be shown on the survey.
3. This review is preliminary. Full landscape plan review & approval is required at time of permitting.

Please Note:

4. If any tree or palm is to be removed, relocated, or trimmed Section 13-44 requires separate permits which must be obtained directly through the Public Works Department – Environmental Landscape Division prior to any work being done.

Note:

- A. Please Resolve Comments _____ Prior to City Attorney Review
- B. Please Resolve Comments _____ Prior to City Council
- C. Please Resolve Comments 1-4 Prior to Building Permit

ENGINEERING:

1. Provide copy all existing and proposed easements and ROW dedications.
2. Approval letter from the Plantation Acres Improvement District (P.A.I.D.)

Note:

- A. Please Resolve Comments _____ Prior to City Attorney Review
- B. Please Resolve Comments 1-2 Prior to City Council
- C. Please Resolve Comments _____ Prior to Building Permit

BUILDING: No objection.

FIRE:

Reviews:

- Comments 1 – 6 on the Staff Report to the Review Committee Meeting of April 13, 2021.

No objections as to this site data record approval request with the understanding that the applicant and/or owner are aware of following Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.

1. Approved fire department access road shall be provided for every new structure/building.
2. Fire department access roads shall be no less than 20' in width.
3. Any dead-end fire department access road in excess of 150' shall be provided with an approved provision for the fire apparatus to turn around, such as one of the following:
 - a. Cul-de-sac with a turning radii of 50' outside and 38' inside.
 - b. T-turn with each end being no less than 40' length, as measured by the interior straight curb.
 - c. Y-turn with each end being no less than 40' length, as measured by the interior straight curb.
4. Fire department access road shall be within 50' of any exterior door (that can be opened from outside and that provides access to the interior) for any new structure/building.

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- 5. Fire department access road shall be within 150' of any portion of an exterior wall (as measured by an approved route around the exterior) of the 1st floor for any new structure/building.
- 6. The installation of an approved automatic fire sprinkler system extends the maximum length above as follows:
 - a. Dead end to 300'.
 - b. Door hose reach to 150'.
 - c. Any point hose reach to 450'.

Note:

- A. Please Resolve Comments 1 - 6 Prior to City Attorney Review
- B. Please Resolve Comments _____ Prior to City Council
- C. Please Resolve Comments _____ Prior to Building Permit

POLICE: No objection to the Site Data Record request. It should be noted and corrected that the location is actually generally located on the northwest corner of N.W. 118 Avenue and N.W. 17th Place.

UTILITIES: No objection to the Site Data Record request.

- 1. Capacity charges may apply at time of Building permit. Any water or sewer (not currently available for these lots) needed to support the development of these lots will the responsibility of the owner/builder.

Note:

- A. Please Resolve Comments _____ Prior to City Attorney Review
- B. Please Resolve Comments _____ Prior to City Council
- C. Please Resolve Comments 1 Prior to Building Permit

O.P.W.C.D.: No comment.

Note:

- A. Please Resolve Comments _____ Prior to City Attorney Review
- B. Please Resolve Comments _____ Prior to City Council
- C. Please Resolve Comments _____ Prior to Building Permit

WASTE MANAGEMENT: No comment.

Note:

- A. Please Resolve Comments _____ Prior to City Attorney Review
- B. Please Resolve Comments _____ Prior to City Council
- C. Please Resolve Comments _____ Prior to Building Permit

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STAFF CONTACT INFORMATION

Department/Section	Employee Name	Contact Information
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