



**DEVELOPMENT REVIEW COMMITTEE
COMMENT REPORT**

Meeting Date: April 13, 2021

Project Name: PDQ Plantation

Applicant: Hope W. Calhoun, Representative / Optimum Bank.Com, Owner

Case Number: PP21-0005

Request #1: Use Variance approval to allow a 2,837 square foot fast food restaurant (PDQ) with double drive-through.

Request #2: Site plan, elevation, and landscape plan approval to construct a 2,837 square foot fast food establishment.

Location: 10197 Cleary Boulevard

Zoning: B-2P (Central Business)

Land Use: Commercial

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STAFF COMMENTS

PLANNING & ZONING

In General:

1. The proposed fast-food restaurant use with drive thru is not permitted in the B-2P (Central Business District) zoning district. The applicant has applied for a use variance. The proposed use of a fast-food restaurant with double drive-thru lanes is inconsistent with both the surrounding uses and architectural design of the retail shopping center (Plantation Promenade); therefore, the proposal is not supported by staff. The request may also have significant impacts on surrounding roadways and circulation patterns within the Plantation Promenade development as noted by the Engineering Department.
2. Staff objects to the orientation of the building on the site. The rear of the building fronts Cleary Boulevard and the secondary side of the building fronts the primary entrance into the center from Cleary Boulevard. The existing outparcel orientation is indicated below.



Subject site

3. To accommodate the drive-thru circulation and bypass, the proposal includes two northbound drive aisles and three southbound drive aisles leaving minimal planting areas adjacent to the building. Provide justification as to why two drive through stacking lanes accommodating approximately 12 vehicles is warranted. The majority of fast-food restaurants in the City provide one lane for stacking, two stations at the menu board, and one lane to the pay and pick-up windows.

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4. This request must undergo a local concurrency review for 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 Board approval.
5. Given the existing bank is larger in square footage than the proposed restaurant, City impact fees will not be assessed if the construction of the restaurant is commenced within 5 years of the existing bank demolition. Impact fees do not include utility fees and capacity charges.
6. 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.)
7. When responding to staff comments, please bubble plan changes and specify the page number corrected in the written responses.
8. Update the letter of intent (project narrative) to reference the hours of operation. State if any portion of the business (i.e. drive thru) will be open 24 hours.
9. Provide a legal opinion confirming the change of use from an office (bank) to a fast-food restaurant is not in conflict with any provision of the unified control document / restrictive covenant.
10. A written request for all waivers with justification and the applicable fee must be included with the submittal for City Council review. The waiver request must include the waivers identified within this report with the submittal for City Council consideration along with the applicable fee (\$500 per waiver).
11. Please place the survey sheet at the front of the site plan package upon re-submittal.
12. Additional comments may be generated based on the resubmittal.

Site Data:

13. Indicate the required, and proposed development standards. The minimum open space requirement is 20%, maximum building coverage is 30%, and maximum FAR is 0.30.
14. Provide a parking table and parking counts for the entire plaza. A parking waiver may be required. Provide an updated tenant listing along with required and provided parking counts for staff to review.

Site Plan:

15. Staff objects to the building orientation on the site. Flip (to have the front facing Cleary Boulevard) and reverse (to have the entrance side of the building facing east) the floor plan. This may allow the one-way southbound drive aisle (with angled parking) to serve as the bypass lane thereby eliminating one 16' drive aisle and improving the green areas adjacent to the building.
16. Provide additional building dimensions (including the drive-thru canopy) on the site plan (Sheet C100.0).
17. Staff cannot confirm the site plans and floor plans are consistent with the building elevations due to lack of dimensions. Provide demarcations and dimensions on the site plan including building step backs/staggers.
18. Will curbside pick-up be allowed at this location? If so, designate which parking spaces will be utilized. Any spaces which are "reserved" or not available for general use of the public may not be counted as provided parking.

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19. Clarify the surface material inside the equipment cage at the southwest corner of the building. Is this grass or concrete? Correct pervious/impervious calculations, if applicable.
20. Remove the outdoor seating from the site plan or provide a detail of the outdoor seating area to be included as part of this approval.
21. Provide a color site plan with the next submittal.

Floor plans:

22. Provide full dimensions including step backs/staggers on the floor plan.
23. Provide a roof plan.

Elevations:

24. Staff objects to the orientation of the building which proposes the rear elevation facing Cleary Boulevard and the secondary (less detailed) side facing the shopping center entrance.
25. Staff does not support the use of “Bengali Red”. The architectural design of the center is primarily earthtones (off-whites, beiges, soft grays) with a blended flat tile roof (recently approved). The outparcels are typically earthtones with barrel tile roofing material. Staff recommends “Bengali Red” and “Carnival Red” be muted to a softer red tone such as “Bengali Cherry”.



Bengali Cherry
SKU BEN 10158 140



Bengali Red
SKU BEN 10159 140



26. Staff recommends the metal awnings over the building entrances be changed to a Bahama style awnings to match those found throughout the center.



27. Provide general horizontal dimensions on the building elevations to verify consistency with the site plan and floor plan.
28. Ghost in roof top equipment on the building elevations. The equipment must be screened from view by a parapet or architectural feature of the building as high or higher than the equipment.

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29. Create a general notes section on the elevations. (Sheet A0.2). State: (1) "Flat roof to be a built-up or membrane roofing system", (2) "Mirrored or reflective glass is not permitted nor proposed", (3) "Exit doors shall be painted to match the building" and (4) "Rain gutters, downspouts and scuppers: Painted to match or compliment the building", (5) "Building up-lighting (including rooftop fixtures/LED/neon tape lighting, brow and canopy and ground lighting), designed to flood the building elevations in light are not proposed", (6) "All transformers, fire pumps, FPL boxes, utility and mechanical equipment, etc. locations must be screened from public view by a fence, wall, or hedge" and (7) "Outdoor storage is prohibited".
30. Provide a 24" x 36" material board to include material samples, colors and other finishes for staff review with the next re-submittal.

Drive aisles, loading zones and parking areas:

31. Section 27-742(e) requires drive aisles to be a minimum of 25-feet in width for 90-degree parking. The site plan depicts a 24-foot drive aisle width on the south side. Correct to comply or request a waiver. Staff does not object to this waiver.
32. Section 27-742(e) requires drive aisles to be a minimum width of 20 feet for 60-degree angled parking. Revise to comply.
33. Provide a 5' accessible path for the entire length of the handicap parking stalls.

Lighting:

34. Confirm the proposed light poles and lighting fixtures match the existing pole height, color and style found in the plaza.
35. The building elevations depict "Wall Sconce" Note: G.1 on Sheet A0.2. Indicate the wall sconce locations on the photometric lighting plan sheet E100.0 and revise the light levels, if appropriate. Confirm the sconce reflect down as to not light the building elevation.

Details:

36. Approval for outdoor seating may be included as part of the site plan review or can be reviewed administratively by staff at a later date prior to opening. If included as part of the site plan, provide a detail of the area that demonstrates compliance with the outdoor seating standards in Section 27-721(61).
37. Provide a metal canopy detail. Is the fascia of the canopy bronze and the structural elements bright red?
38. If applicable, provide generator and screening details.
39. Depict bollard locations on the site plan; if applicable.
40. Dumpster enclosures require a minimum depth of 12'. Indicate the enclosure doors in the open position on the site plan. Doors may not encroach into the adjacent drive aisle. Revise accordingly.
41. Provide a bike rack and detail.
42. Indicate or label, if applicable, transformers, utility and mechanical equipment locations on the site plan. Demonstrate all ground equipment must be screened from public view by a fence, wall, or hedge.
43. A Paint Color Approval form needs to be completed approved by the Zoning Department and submitted with the building permit to the Building Department.

Signage:

44. Signage is not part of this review. Remove from elevations.

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For reference:

Building immediately west of the subject site (front faces Cleary Boulevard)



Architectural detail on the multi-tenant building (awnings, brows, tile, earthtones)



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Building immediately north of the subject site (front faces center interior)



Note:

- A. Please Resolve Comments 1-3,5-9,11-42,44 Prior to Final DRC Sign Off
- B. Please Resolve Comments 4 Prior to P & Z Board Application
- C. Please Resolve Comments 10 Prior to City Council Submittal
- D. Please Resolve Comments 43 Prior to Permit

LANDSCAPE:

In General:

- The applicant may be required to execute a developer agreement and post security for all engineering and landscaping related improvements at time of permitting.
- This review is preliminary. Full landscape plan & approval is required at time of permitting.

Tree Disposition Plan:

1. Please include Tree Condition % for clarity as the existing Live Oaks #8 and #13 state the condition as "POOR". Staff is concerned with the sustainability of these trees. (Be advised: Section 13-44(b)(7)(d) states that tree(s)/palms(s), if destroyed, will be replaced by the applicant by providing the equivalent monetary value to the city's tree fund.)
2. Include "ISA" before each mention of a "Certified Arborist" in your "Root Pruning" verbiage.
3. Permits for all tree trimming and/or removals shall be applied through Public Works -

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Environmental Landscape Division. Contact Matt Rogers at mrogers@plantation.org.

4. Correct Disposition inconsistencies of Tree #14 and #18.
5. Amend Tree Disposition Plan & Tree Disposition Summary accordingly to reflect any Landscape changes.

Site Plan:

1. Section 13-41(a)(b) requires (LPZ) Landscaped Pedestrian zones - 1/2 Height of the building or 10' width, whichever is greater. Staff does not support two drive through lanes in lieu of appropriate LPZ width. North facade: Required 10', Provided 9.2'; West facade: Required 10', Provided: 10'; East facade: Required 10' Provided 0'; South facade: Required 10' Provided 0'.
 - a. Staff recommends moving building footprint to the west to incorporate Tree #14 in lieu of proposed removal. (Amend Tree Disposition Plan & Tree Disposition Summary accordingly)
2. Sec. 13-41(b) Landscape pedestrian zones shall extend the full width of each facade which abuts a parking or vehicular use area.
3. All site plan, and planting plan comments from the Public Work Department - Environment Landscape Division must be responded to in writing.
4. Sec. 13-35(a)(1)(a) requires a max of 3" clean mulch to be installed around all new and existing trees/palms throughout planting beds. Mulched areas around trees shall have a minimum of a two-foot radius. Mulch shall be kept 3" away from tree trunks and stems of plants. Cypress and Red mulch are prohibited.
5. Written request for Landscape Waivers and applicable fees must be included with submittal for the Planning and Zoning Board.
6. Please add Top of Deck (T.O.D.) Dimension to the Landscape Elevation Plan.
7. Applicant proposed seven (7) parking spaces over code. Thus, staff suggest removing the following parking spaces if not more and retaining the closest tree proposed for removal:
 - a. Remove parking space adjacent SE corner of lot to create additional landscape area to allow tree #11 to remain which is proposed for removal. (Amend Tree Disposition Plan & Tree Disposition Summary accordingly)
 - b. Remove parking space adjacent NE corner and create additional landscape area to allow tree # 29 to be relocated within that add. area in lieu of proposed removal. (Amend Tree Disposition Plan & Tree Disposition Summary accordingly)
8. Consider reducing the sidewalk adjacent to the west side of the proposed building from 5' to 4' to allow 1' of additional landscape area within the western LPZ.
9. Eastern Bufferyard can be minimized from 11.9' to 10' in order to provide 1.9' additional landscape area for western LPZ.

Planting Plan:

1. Pursuant Sec.13-35(a)(1)(c) Please provide Irrigation plans.
2. Pursuant Sec. 13-38 Sight triangle needs to be clearly delineated on Landscape plans.
3. Staff suggest to utilize ground cover or turf within the ingress/egress sight triangle areas in lieu of shrubs.
4. Transition the ingress/egress turf within the sight triangle with a more subtle meandering borderline before the shrub area.
5. Perimeter Landscape: Proposed trees/ palms cannot be within 15 feet of light poles.

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6. Show ALL light poles from Photometrics Plan Sheet on the Landscape Plans for continuity.
7. Plant Schedule: Please correct shrub sizes to reflect equal Height to Spread and Spacing for leaf tip contact at planting.
 - a. Increase shrub dimensions of (FG) Green Island Ficus, (LM) lirioppe, (CM) Mammy Croton or any future proposed shrubs in LPZ to Minimum 24" X 24" X 24" O.C.
8. Sec. 13-39(b) Perimeter Landscaping: If shrubs are chosen to be the durable landscape barrier, they shall have a minimum installed height of four (4) feet and shall be spaced to form an immediate and continuous hedge or screen.
9. LPZ: West facade requires 3 trees - 1 provided, South facade requires 2 trees - 0 provided (East and North are adequate)
 - a. Queen palms 14' or greater which are proposed for removal on Tree Disposition Plan Sheet - L100: should be relocated within LPZ's adjacent side of building to meet the deficient 12'-14' tree height requirement and soften the structure. (Amend Tree Disposition Plan & Tree Disposition Summary accordingly)
10. Please plant additional trees in the suggested increased LPZ landscape area from site plan staff comment #9 to meet 12'-14' tree height required or a combination of trees/palms.
11. Pursuant Sec 13-42(c)(4) Please correct the Landscape Elevation Plan to show accurate scale for Landscape material and its proportionate "Fifth year of growth" line.
12. Please identify species and dimension of the existing hedge material to remain on the SW corner of the perimeter bufferyard.
13. Staff suggest more variety be added to the Shrub Plant List to avoid creating a monoculture i.e. 752 (FG) Green Island Ficus.
14. Maintain appropriate distance between the trees behind the dumpster enclosure on SW Perimeter to facilitate normal growth patterns for maturity (OR) Remove one of the proposed trees adjacent to the dumpster enclosure.
15. Relocate light pole SW of the dumpster enclosure to another area within the landscape bed or adjacent landscape area if applicable.
16. The 25' Utility easement arrow at the SE corner is incorrectly placed and does not match the one on SW corner nor other plans sheets.
17. Correct the Perimeter Landscape Table as the Linear feet are incorrect.
 - a. Thus, please adjust tree requirements accordingly.
18. Vehicular Use Area (VUA): Interior landscape calculation does not appear to be accurate. Please provide an adequate landscaping area to correct the calculations.
 - a. Excess parking spaces can be removed to provide add. open space for VUA requirements.
19. Within the Easter Bufferyard please be advised that the three (3) palms proposed can equal one (1) required tree which would satisfy the last tree requirement for that location in lieu of planting a tree within the canopy of another tree which is not advised.
20. Pursuant 13-34(k) Indicate "SOD" and(or) coordinating symbol on Landscape plans in every landscape area not covered by tree, shrub or ground cover. (Subtract berm

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area around trees and shrub planting beds)

a. Please confirm the Plant Schedule sum of SOD square footage.

21. Change Sec.13-41: "Pedestrian Zone Landscape" to "Landscape Pedestrian Zone"

22. Planting Notes: Change #13 from The Department of Design, Landscape & Construction Management to The Department of Public Works - Environmental Landscape Division.

23. If applicable please show all above ground equipment and its respective landscape screening on Landscape Plans.

24. Staff suggest to use a ground cover pursuant Sec.13-34(i) in lieu of the proposed 24" mulch strip which is not sustainable. (Amend the Landscape Detail sheet accordingly)

Landscape Details:

1. Pursuant 13-35(a)(1)(e) Root Barrier System requirement.

Staff recommends amending the Root Barrier Detail to specify the following: A. Panel 0.085 thick polypropylene, B. Zipper Joint System, C. Rounded edges, D. 24" Depth, E. Anti-lift pads

2. Pursuant 13-35(1)(d) Please specify on Landscape Notes Sheet the following verbiage: "All plantings shall be fertilized at time of installation with an appropriate fertilizer consistent with site conditions or at such higher standard as may be determined by the city landscape architect."

Note:

A. Please Resolve Comments #4 (Tree Disposition); #3,7-10 (Site Plan); #1-3,5-6,9,15-16,18-20 (Planting Plan) prior to Final DRC Sign Off

B. Please Resolve Comments #2,4 (Tree Disposition); #2-10 (Site Plan); #4,6,8,11-24 (Planting Plan) prior to P & Z Board Application.

C. Please Resolve Comments #2,4 (Tree Disposition); #3, 7-10 (Site Plan); #1-3,5-6,9,15-16,18-20 (Planting Plan) prior to City Council

D. Please Resolve Comments #1-5 (Tree Disposition); #1-10 (Site Plan); #1-24 (Planting Plan); #1,2 (Landscape Details) prior to Permit

ENGINEERING:

1. The property is located within Old Plantation Water Control District (OPWCD) Please provide the district's approval prior to any Engineering Permit.

2. Please indicate if this property is within a master stormwater permit. If so, a modification to the permit shall be applied. Please provide an assessment of the condition of the existing stormwater management infrastructure and indicate to remain or to be replaced.

3. Please provide cross sections across the boundary of the property to ensure no adverse stormwater runoff to adjacent properties or public roads.

4. Please provide the proper pervious impervious calculations needed to adjust the stormwater utility fee for the property. According to Article VII of Section 9-103 – stormwater Management Utility. The city shall determine the ERUs for each non-exempt non-residential property based upon the number of square feet of impervious surface area of a customer's property divided by four thousand four hundred eighty-nine (4,489) square feet (the ERU), rounded to the nearest tenth (the "non-residential factor"). The property is currently being assessed 5.8 Equivalent Residential Units

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(ERUs)

5. Please clearly and properly label Cleary Boulevard on the plans. It appears in different places and noted as public and private. Please clarify.
6. Section 27-742(e) requires drive aisle to be a minimum of 25-feet in width. The site plan depicts ingress and egress drive isles of 24-foot width. Please clarify.
7. Please provide traffic statement identifying the impact of the proposed use on the traffic circulation of the overall Promenade Shopping Center and the immediate surrounding public Roads. Cleary Boulevard and Nob Hill Road.
8. Please provide the location of the ordering window and clearly label the proposed stacking distance according to Code Section to ensure the stacking will not cause any adverse impact on the traffic circulation of the Promenade Shopping Center or adjacent Public Roads.

Note:

- A. Please Resolve Comments 1-8 Prior to Final DRC Sign Off
- B. Please Resolve Comments _____ Prior to P & Z Board Application
- C. Please Resolve Comments _____ Prior to City Council Submittal
- D. Please Resolve Comments _____ Prior to Permit

BUILDING: No objections to site plan/elevations at this time

FIRE:

Reviews:

- Comments 1 – 14 on the Staff Report to the Review Committee meeting of April 13, 2021.

No objections as to Use Variance approval with the understanding that the applicant and/or owner are aware of following City of 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.
2. Structure/building shall be able to provide a maintained minimum, as determined by City of 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.
3. 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.
4. 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.
5. 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).

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6. 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.
7. 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.
8. 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.
9. FH's shall comply with following:
 - a. No obstructions within 3'.
 - b. Unobstructed 6' wide area from FH to curb front.
10. 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.
11. 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.
12. 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.
13. A Knox 3200 series Key Vault shall be provided/installed at locations designated by the City of Plantation Fire Department.
14. Additional conditions may arise upon review of all required permitting plans.

Note:

- A. Please Resolve Comments 1 - 14 Prior to Final DRC Sign Off
- B. Please Resolve Comments _____ Prior to P & Z Board Application
- C. Please Resolve Comments _____ Prior to City Council Submittal
- D. Please Resolve Comments _____ Prior to Permit

POLICE:

1. No objection to the site plan, elevation, and landscape plan.
2. Please be mindful of current and future tree canopy growth when placing the light poles. Avoid any shadows and obstructions from the trees to allow for optimal lighting from the source. The lighting should be installed with little to no glare.

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3. Trespass signs during all phases of construction. Below is the Florida State Statute for Trespassing on a construction site FSS 810.09(2) (d).

Construction sites. Trespassing on a construction site is a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084, if the property trespassed is a construction site that is:

- A. Greater than 1 acre in area and is legally posted and identified in substantially the following manner: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY."; or
- B. One acre or less in area and is identified as such with a sign that appears prominently, in letters of not less than 2 inches in height, and reads in substantially the following manner: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY." The sign shall be placed at the location on the property where the permits for construction are located. For construction sites of 1 acre or less as provided in this subparagraph, it shall not be necessary to give notice by posting as defined in s. 810.011(5).
- C. It shall not be necessary to give notice by posting on any enclosed land or place not exceeding 5 acres in area on which there is a dwelling house in order to obtain the benefits of Florida State Statutes 810.09 and 810.12 pertaining to trespass on enclosed lands.
- D. "Posted land" is that land upon which:
 1. Signs are placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words "no trespassing" and in addition thereto the name of the owner, lessee, or occupant of said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line; or
 2. Conspicuous no trespassing notice is painted on trees or posts on the property, provided that the notice is:
 - a. Painted in an international orange color and displaying the stenciled words "No Trespassing" in letters no less than 2 inches high and 1 inch wide either vertically or horizontally.
 - b. Placed so that the bottom of the painted notice is not less than 3 feet from the ground or more than 5 feet from the ground; and
 - c. Placed at locations that are readily visible to any person approaching the property and no more than 500 feet apart on agricultural land.
 - d. Beginning October 1, 2007, when a landowner uses the painted no trespassing posting to identify a "no trespassing" area, those painted notices shall be accompanied by signs complying with subparagraph 1 and placed conspicuously at all places where entry to the property is normally expected or known to occur.

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Note:

- A. Please Resolve Comments _____ Prior to Final DRC Sign Off
- B. Please Resolve Comments _____ Prior to P & Z Board Application
- C. Please Resolve Comments _____ Prior to City Council Submittal
- D. Please Resolve Comments _____ Prior to Permit

UTILITIES: No objection to the Use Variance, Site Plan, Elevation and Landscape Plan at this time.

1. Proponent must **AGREE** to all on and offsite improvements needed to support the development of this project. This will include design, funding, permitting, installation and conveyance to the City of Plantation
2. This review is preliminary and considered conceptual. Final comments will be provided at time of Construction plan submittal and subject to outside agency approvals/comments. The final review could generate additional comments.
3. Additional capacity charges may apply
4. Offsite and onsite improvements and equipment may be required at proponent's expense to support project
5. Complete Water and Wastewater Utilities must be shown on plan before a proper review can be completed.
6. Show all existing water and wastewater facilities on site plan
7. No structures are allowed to be installed in Utilities Easements
8. Provide plan for vacating easements as necessary
9. Show all new and existing water and sewer lines and easements on landscaping and drainage plan
10. Maintain all utilities and utilities easements for water and wastewater system access.
11. Full Utilities plan review & approval is required prior to permitting. No plans are for construction until marked "FINAL".
12. Existing Utilities infrastructure to be abandoned must be plugged at main
13. Prior to a Building Permit or Occupational License being issued, the following must be provided:
 14. \$500.00 review fee must be submitted to the Utilities Department
 15. Water and Sewer Utility plans must be submitted to the Utilities dept. for review and approval.
 16. A Trust account must be maintained with Utilities during the entire project
 17. FDEP Water and Sewer Permits must be approved
 18. Utilities Agreement must be executed
 19. Utilities Performance Bond must be posted
 20. Utility Easements must be executed
 21. Utility Inspection fees must be paid
 22. Capacity Charges must be paid in FULL.
 23. Contact: John Adams if you have any questions, 954.414.7352

Note:

- A. Please Resolve Comments 1-12 Prior to Final DRC Sign Off

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B. Please Resolve Comments _____ Prior to P & Z Board Application

C. Please Resolve Comments 13-22 Prior to Permit

O.P.W.C.D.:

The applicant shall contact the OPWCD (District) at 954-472-5596 to discuss their project for a determination if a District permit will be required.

WASTE MANAGEMENT:

Contact Andrew Kandy or Adrian Moore at akandy3@wm.com or amoore@wm.com , respectively.

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STAFF CONTACT INFORMATION

Department/Section	Employee Name	Contact Information
Zoning 954-797-2225	Gayle Easterling	geasterling@plantation.org
	Shawn Lamey	slamey@plantation.org
Landscape 954-414-7395	Indyli Brown	ibrown@plantation.org
Engineering 954-797-2282	Samira Shalan	sshalan@plantation.org
Building 954-797-2257	Bill Gale	wgale@plantation.org
Fire 954-797-2150	Tony Martins	tmartins@psd.plantation.org
Police 954-916-5602	Daryl Radziwon	dradziwon@psd.plantation.org
Utilities 954-797-2290	John Adam	jadam@plantation.org
OPWCD	Pat O'Quinn	oldplantation@bellsouth.net
Waste Management	Brett W. Butler	
	Andrew Kandy Adrian Moore	akandy3@wm.com amoore@wm.com