



**Planning, Zoning & Economic Development
Memorandum**

DATE: June 1, 2021

TO: Members of the Planning and Zoning Board

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

FROM: Gayle Easterling, AICP, Senior Planner
Lisa Zelch, Principal Planner

I. PROJECT SUMMARY

- A. Project Name / Number: Sunrise Logistics Center / PP21-0003
- B. Requests:
1. Site plan approval to construct a 102,913 square foot warehouse/distribution building.
 2. The applicant has not requested any waivers at this time. Waivers will be provided in Exhibit E.
- C. Recommendation: **APPROVAL** subject to conditions noted in Section V. B. of this report.

II. APPLICATION SUMMARY

- A. Owner: 6801 W Sunrise Blvd LLC
- B. Agent: Adam Vaisman
- C. Location: 6801 W Sunrise Boulevard (See Exhibit B).
- D. Size: 5.9 +/- acres
- E. Folio: 494134100010
- F. Legal Description: See Exhibit D.

G. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

<u>Existing Use & Zoning</u>	<u>Future Land Use Map</u>
Subject Property: Vacant building zoned I-LP (Light Industrial)	Industrial
North: Warehouse zoned I-LP (Light Industrial)	Industrial
South: Industrial/office zoned I-LP (Light Industrial)	Industrial
East: Warehouse zoned I-LP (Light Industrial)	Industrial
West: Public school zoned CF-P (Community Facility)	Community Facilities

III. BACKGROUND

A. Subject Property/The Site

The subject site is approximately 6 acres in area and developed with a one-story office / industrial building previously occupied by Sears. The property is bound on the north, south, and east by light industrial uses zoned I-LP (Light Industrial). Directly to the west is Sunrise Boulevard, then a school zoned Community Facilities (CF-P). Refer to Exhibit C for the zoning map.

B. Synopsis

The applicant is proposing to demolish the existing building and construct a 102,913 square foot industrial warehouse building. The building has a contemporary design with scored and textured stucco panels in gray tones with a light blue/aqua accent color. Surface parking is provided at a distribution/storage parking ratio on the east side of the building with 20 loading docks provided on the west side of the building. With the exception of the loading zone area, the building meets the architectural design requirements of the Code.

The photographs below are a recently constructed building in Coconut Creek which has a very similar architectural style:



C. Applicable Criteria

Section 27-65 of the Zoning Ordinance states the change of a parcel of property's site plan approval requires an application for a development order to be considered at a city council hearing.

IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS

A. Comprehensive Plan Considerations

The request is consistent with the Industrial land use designation (Objective 1.10 of the Future Land Use Element of the Comprehensive Plan).

B. Zoning Considerations

The review of this application was initiated prior to the adoption of the new code on March 24, 2021. Therefore, this and subsequent reviews will be based on the code in effect prior to March 24, 2021.

Pursuant to Section 27-720, warehouse distribution is a permitted use in the I-LP zoning district.

C. Citizen Comments

To date, staff has not received any written citizen comments or phone calls about this application.

D. Concerns, Issues and other Pertinent Information

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

E. Waiver Approval Standards

The applicant has not requested any waivers. However, the standard for approving zoning waivers is found in Section 27-690(f)4 and must meet the following provision:

“That any waiver of standard zoning requirements serves public purposes to a degree at least equivalent to the general provisions of the ordinance establishing comprehensive zoning regulations and other applicable city ordinances and regulations or the actions, design and solutions proposed, and although not in accord with a literal interpretation with the zoning and other applicable regulations and ordinances, satisfy public purposes to at least an equivalent degree”.

V. RECOMMENDATIONS:

A. Boards and Committee Recommendations:

REVIEW COMMITTEE – Motion to **MOVE FORWARD** (March 23, 2021).

B. Staff Recommendation:

Staff recommends **APPROVAL** subject to staff comments noted below:

PLANNING AND ZONING:

In General:

1. 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 P & Z Board submittal. Copies have been provided. Please provide the original.
2. Note: The applicant is responsible for City impact fees, payable at the time of permitting.
3. Provide a platting/plat note amendment determination letter from Broward County prior to City Council consideration (even if there is not a note on the plat).
4. A written request for waivers and the applicable fee must be included with the submittal for City Council review. The applicant has not officially requested waivers. However, Zoning comment #9 may require a waiver, as well as Landscape comment # 8.
5. When responding to staff comments, please “bubble” plan changes and specify the page number corrected in the written responses.

Easements:

6. Note: The site plan shows easements in conflict with the development proposal. Please contact the Engineering Department regarding the vacation of easements, which must be processed prior the issuance of a building permit.

Lighting Plan:

7. Provide the height of the light poles.

Elevations:

8. All new buildings within the IL-P zoning district must comply with the Design Standards specified in Section 27-541.
 - Exterior wall planes should not exceed fifty (50) feet without a facade offset of eight (8) inches or more (Section 27-541(d)(4)a3).
 - Provide a dimension on the floor plan to indicate the façade offset on the south elevation. A minimum 8’ offset is required.
 - The north elevation does not comply with this requirement. Staff does not object to a waiver from this requirement as the north elevation does not face a public right of way and will not be visible to the public.
9. Sheet A4.3 is labeled incorrectly as the west elevation. The elevation shown appears to be the south elevation. Correct label.
10. Add an architectural element to the middle of the west elevation to break up the façade.

11. Consider a darker color than white on the north elevation from the bottom score line down. Staff is concerned the white walls and roll-up doors will become easily soiled within the loading zone area.
12. Note: Prior to building permit submittal, please obtain an approved “Paint Color Approval and Agreement” form from the Zoning Department. Applicant is aware, the agreement is in the PZED department.

Note:

- A. Please Resolve Comments 1, 3-5, & 7-11 Prior to City Council Submittal
- B. Please Resolve Comments 2, 6, & 12 Prior to Permit

LANDSCAPE:

In General:

- a. The applicant may be required to execute a developer agreement and post security for all engineering and landscaping related improvements at time of permitting.
- b. This review is preliminary. Full landscape plan & approval is required at time of permitting. In addition, any Sign, dumpster, generators etcetera, are not a part of this review.
- c. All site plan and planting plan comments from the Department of Public Works - Environmental Landscape Division must be responded to in writing.

Site Plan:

1. Please clarify the Holding area disposition instead of (location TBD) on plan sheet # TDP1. Also, add this note on Tree Disposition Plans: “The Relocated Tree Holding Area will be protected within fencing from all construction activity and not within any construction routes, ingress or egress access.” As such please outline the boundary on Plans.
2. Correct the site Address number within the Title Block on All Landscape Plans.
3. Please provide a color landscape plan as well as color illustrating all waivers requested.

Planting Plan:

1. Please remove the Tree Barricade Detail from All Landscape plans that reference Nylon or Polypropylene and only utilize City of Plantation Detail composed of wood rails found on plantation.org.
2. Please edit the Planting Criteria from referencing The Department of Planning Zoning & Economic Development, Landscape to state Public Works - Environmental Landscape Division. Contact: Landscapeinfo@plantation.org
3. Please show the corresponding illustration of proposed trees on A-4.5 as the eastern side of the South Elevation depicts trees and palms left of the entrance.
4. Clearly delineate Overhead Power Lines on all Landscape plans if possible to solidify the proposed Understory trees. Staff has taken into account the overhead wire notes on plans.
5. Please give a numerical spacing to reflect tip-to-tip touching on Plant Schedule to instead of the “AS SHOWN” statement.
6. Please Provide Irrigation Plans including schedule for the first 12 months that specifies the method and frequency of application plus the amount of water used for each application. (The note on LP4 should be moved to the Irrigation plans to satisfy this requirement.)
7. Please utilize higher resolution details and the verbiage on LP1 for Planting Pit & Planting Island are blurred.
8. Pursuant Sec. 13-41(a)(f): 75% of the required trees shall be 16-18’ X 9’ for Trees and 22-28’ for Palms. Please adjust Plans & Plant Schedule accordingly. **A waiver request is required if the code requirement is not met.**

9. In lieu of substitution for high maintenance species due to local environment demand such as but not limited to Pigmy Date Palm, please evaluate the soil for appropriate fertilization and pesticide regiment which should be included in Landscape notes to ensure establishment and sustainability.
10. Relocate the “Clean Mulch” note under the Plant Schedule pursuant Sec. 13-35(a)(1)(a) to replace the verbiage for Mulch application in the Planting Specifications on Page #LP4. Then specify “Clean Mulch” within the Ground Cover & annual Detail for continuity.
11. Remove 6-6-6 Fertilizer from Planting Specifications on sheet # LP4 due to the high levels of Phosphorus in our local soil. Please conduct a soil analysis to appropriately assist nutrient deficiencies with accurate data.
12. Reposition trees along Southern Bufferyard to stay 15’ clear of Light poles as depicted on sheet #LP4 “Sight Lighting Separation Details”.
13. Verify that the Tabebuia and Oaks proposed for removal are indeed at 30% Condition and are not candidates for relocation pursuant Sec. 13-44(a)(b)(6)(a) Every reasonable effort must be made to incorporate existing trees in the development project and to minimize the number of trees removed.
14. Write the height, DBH, spread, and condition rating for all existing trees and palms, not just for those to be removed, in the tree disposition table.
15. For all trees and palms to be relocated or removed, provide the justification for the proposed condition rating.
16. Draw and label the locations of all proposed tree planting pits and islands using structural soil.
17. Reconsider the placement of three relocated Cabbage Palms under the canopy of an existing Mahogany tree (#1020).
18. Provide a quantity in square feet of estimated SOD-A and SOD-B usage, in the Plant Schedule.
- 19 Staff will verify the dispositions of all existing trees and palms submitted in the Arborist Report.

Note:

- A. Please Resolve Comments #1-3 (Site Plan); #1-18 (Planting Plan) prior to City Council
- B. Please Resolve Comments #1-3 (Site Plan); #1-19 (Planting Plan) prior to Permit

BUILDING: No objections at this time.

ENGINEERING:

1. Previous Comment #1: Vacation of Easement Exhibit along with all easement vacation documentation to be provided to the City shall be provided at the time of Permitting. Engineering permit will NOT be approved prior to all applicable easement vacations and dedications are fully executed.
2. Previous Comment #2: response accepted.
3. Previous Comment #3: response accepted.
4. Previous Comment #4: Property to the North has sidewalk and should be connected to provide continuous pedestrian connectivity to Sunrise Blvd.
5. Previous Comment #5: response accepted

6. Previous Comment #6: prior to engineering permit please reevaluate section B-B for grading issues.
7. Previous Comment #7: response accepted
8. Previous Comment #8: response accepted
9. Previous Comment #9: response accepted
10. Previous Comment #10: response accepted
11. Previous Comment #11: response accepted

FIRE DEPARTMENT:

Reviews:

- Comments 1 – 21 on the Staff Report to the Review Committee meeting of March 23rd, 2020.
- Applicant submittal of April 29th, 2021 with May 21, 2021 correspondence to the City of Plantation Fire Department.
- Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of June 1st, 2020.

No objections as to this Site Plan 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.
*Applicant response – Will comply.
*Fire Dept reply – Complied.
2. Whole 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.
*Applicant response – Will comply.
*Fire Dept reply – Complied.
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.
*Applicant response – Will comply.
*Fire Dept reply – Complied.
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.
*Applicant response – Will comply.
*Fire Dept reply – Complied.
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).
*Applicant response – Will comply.
*Fire Dept reply – Complied.

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.
 *Applicant response – Will comply.
 *Fire Dept reply – Complied.
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.
 *Applicant response – Will comply.
 *Fire Dept reply – Complied.
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.
 *Applicant response – Will comply.
 *Fire Dept reply – Complied.
9. FH's shall comply with following:
 - a. No obstructions within 3'.
 - b. Unobstructed 6' wide area from FH to curb front.
 *Applicant response – Will comply.
 *Fire Dept reply – Complied.
10. FDC and its adjacent FH shall be located in landscape area next to NW stairs.
 *Applicant response – Will comply.
 *Fire Dept reply – Complied.
11. 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.
 *Applicant response – Will comply.
 *Fire Dept reply – Complied.
12. Fire pump room shall be sized to allow clear 3' access around fire pump.
 *Applicant response – Will comply.
 *Fire Dept reply – Complied.
13. Structure/building shall be protected but an approved commercial fire alarm system.
 *Applicant response – Will comply.
 *Fire Dept reply – Complied.

14. Fire alarm control panel room shall comply with following:
 - a. Common area properly accessible from exterior.
 - b. Location approved by the City of Plantation Fire Department.
 - c. Properly conditioned.
 - d. Sized to provide an unobstructed 3' access to the front and to the sides of the fire alarm control panel cabinet.

*Applicant response – Will comply.
*Fire Dept reply – Complied.
15. Emergency vehicle access roadways shall have a turning radii of 50' outside and 38' inside, compliant with City of Plantation Engineering Dept standard.

*Applicant response – Will comply.
*Fire Dept reply – Complied.
16. With the exception of drive-thru lanes, 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 – Will comply.
*Fire Dept reply – Complied.
17. A Knox 4400 series Key Vault shall be provided/installed at locations designated by the City of Plantation Fire Department.

*Applicant response – Will comply.
*Fire Dept reply – Complied.
18. All exterior doors shall have keyed access from exterior.

*Applicant response – Will comply.
*Fire Dept reply – Complied.
19. If installed, vehicle access gates shall be motorized/automatic and shall comply with the City of Plantation Fire Dept's standard requirements.

*Applicant response – Will comply.
*Fire Dept reply – Complied.
20. If installed, aboveground combustible fuel storage tank exceeding 250 gallons shall be "UL2085" compliant and in an approved location. City of Plantation Ordinance 8-3 permits a maximum of one (1) single aboveground fuel storage tank within a single property.

*Applicant response – Will comply.
*Fire Dept reply – Complied.
21. Additional conditions may arise upon review of all required permitting plans.

*Applicant response – Will comply.
*Fire Dept reply – Complied.

POLICE:

1. No objection to the site plan, elevation and landscape plan.
2. 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.

UTILITIES: No objection to the Site Plan, Elevations and Landscape Plan.

Applicant has noted, corrected or agreed to all previous comments during DRC review with the following exceptions:

- 1. All existing water and sewer lines to be abandoned back at source.
Response: Noted and shown on sheet C-2.1.
- 2. Review: Submittal indicates fire service to be capped at property line. This is unacceptable and must be plugged back at the source. Also, the water meter(s) and service(s) on the southern property are called to be removed but no mention of being plugged back at source. These corrections can be finalized if project is approved and becomes a Utilities project.

O.P.W.C.D.:

1. OPWCD (District) records reflect a 2001 permit issued to the subject property that was subsequently cancelled. The proposed development will require a District surface water management permit in accordance with current District Permit/License Procedures dated March 10, 2020. The applicant is advised to contact the District office at 954-472-5596 for guidance on the permitting process.

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

VI. EXHIBITS:

- A. Letter of Intent
- B. Aerial Map
- C. Zoning Map
- D. Legal Description
- E. Waiver Request

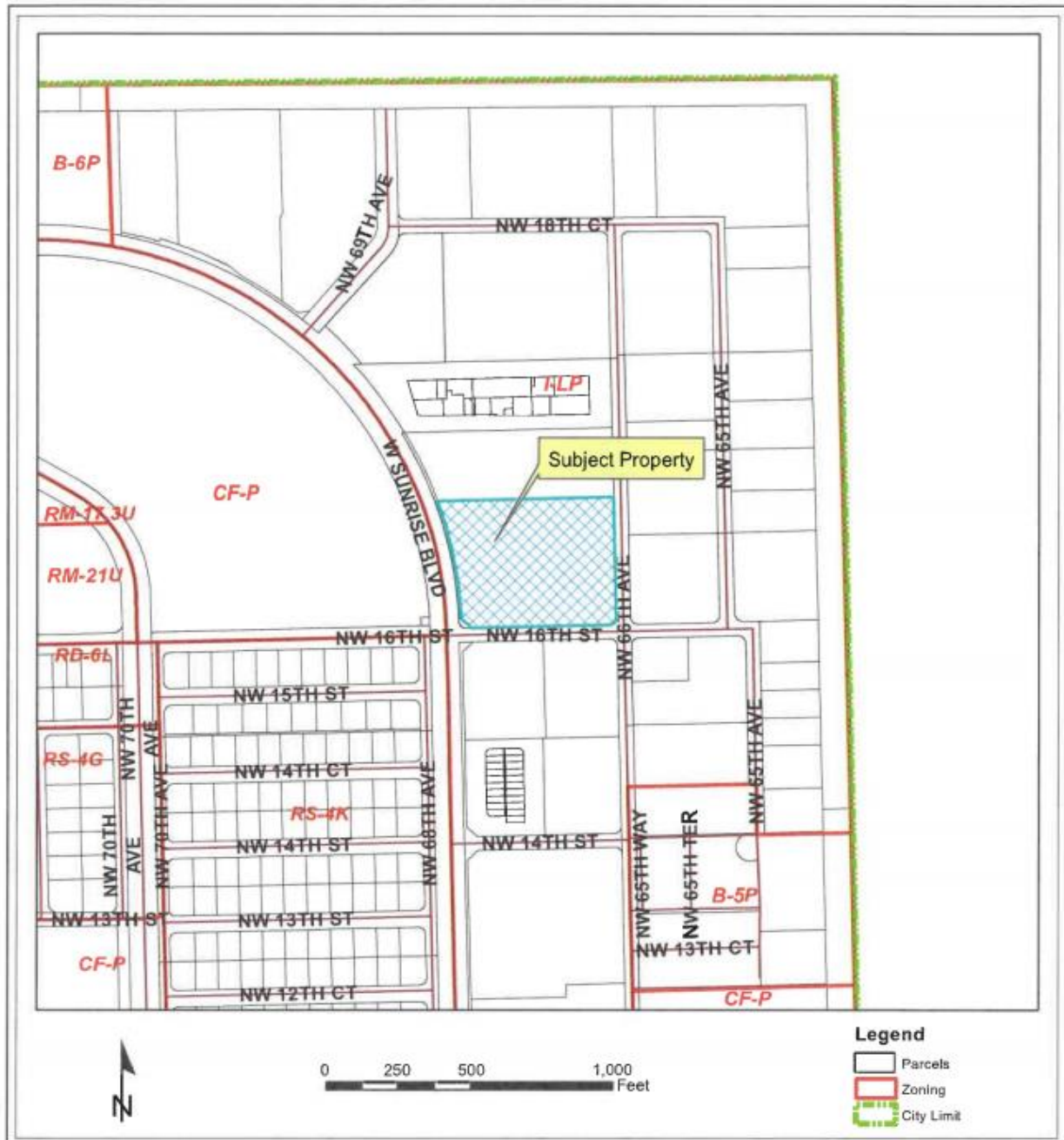
EXHIBIT A
Letter of Intent

Letter of Intent

It is our intent to develop a Class A Warehouse Facility of approximately 103,000 square feet with state of the art design and technology. The property will be designed to meet current and future needs of the business environment. It will also have architectural features that are designed to create an attractive façade, as the property has prominent visibility off of Sunrise Boulevard. The intent is to attract a technology, ecommerce, or other attractive business to the property, in order to enhance the surrounding area, and create new job opportunities.

**EXHIBIT C
Zoning Map**

ZONING MAP



6801 W. Sunrise Blvd.

CASE # PP21-0003

PLANTATION, FLORIDA

5/28/21



EXHIBIT D
Legal Description

Abbreviated Legal Description	AIRPAX ELECTRONICS INC 64-7 B TR A LESS PT DESC AS,BEG AT NW COR OF SAID PLAT,SE & SLY ALG WLY LINE ARC DIST 716.22 TO P/R/C,SLY,SE & ELY 38.85 TO PT ON S/L,ELY 19.8,NELY 48.92,NLY & NW ARC DIST 706.15,W 11.4 TO POB & LESS NLY 250 OF PAR A PER OR 37009/596
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EXHIBIT E
Waiver Request

1. From: Section 27-541, which requires architectural design standards for building in the I-LP zoning district;

To: Deviate from the design standards on the north elevation

Staff does not object to a waiver from this requirement as this area of the building is the loading zone (containing 20 truck loading docks) which does not face a public right of way and will not be visible to the public.