

Minutes of the Regular Meeting of the  
**Review Committee**  
Zoom meeting  
City of Plantation, Florida  
Held June 22, 2021

Members Present:

Building: Michael Charnin  
Engineering: Brian Farrow  
Planning & Zoning Department: Dan Holmes  
Fire Department: Tony Martins

Members Absent:

Landscape: Indyli Brown  
Utilities: John Adams  
Police Daryl Radziwon

Also Present:

Thalein Rainford, Principal Planner  
Brian Law, Assistant Public Works Director

The meeting was called to order at 2:10 p.m.

Roll Call indicated the above listed departments as being present.

The approval of minutes for the June 8, 2021 were not considered.

- a. PP21-0014: CONSIDERATION OF A REQUEST FOR SITE DATA RECORD APPROVAL FOR BLESSING PARCEL. PROPERTY IS LOCATED AT 11800 NW 8<sup>TH</sup> STREET AND ZONED RS-1EP (ESTATE/SINGLE FAMILY)

**STAFF COMMENTS**

**PLANNING & ZONING:**

1. Payment of City Impact Fees for the single-family dwelling is required at time of permitting (Sec. 19-85). Please note the impact fees are adjusted annually per calendar year.
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 (Sec. 20-61).
3. Provide a hard copy of the OR Book and Page for existing easements and ROW dedications.
4. 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.
5. Provide gross and net acres on Page 2 of 2 of the site data record. Drainage easements can be counted towards the required net lot area however private roadway easements or rights-of-way cannot count towards the required lot area.
6. The 'Consent by Owner' signature block requires two witnesses with signatures and printed name of each.
7. Verify the need for additional right-of-way dedication with the Engineering Department. It appears a 25' dedication may be needed on the east side and a 38' dedication may be needed on the north side.
8. Remove the following from the site data record:
  - Reference to 140' DEED and 130' DEED
  - Utility line demarcations and labels

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 Comment 2 - 9 Prior to City Attorney Review
- B. Please Resolve Comment 10 Prior to City Council
- C. Please Resolve Comment 1, 11 Prior to Building Permit

**LANDSCAPE** No objections to the site data record request

1. Trees and palms may not be removed, relocated or trimmed without approved permits from the Landscape Division. To obtain a tree removal/relocation permit contact Matt Rogers at [MRogers@plantation.org](mailto:MRogers@plantation.org).

**ENGINEERING**

1. Provide copy of the OR Book and Page or Instrument Number for the Drainage Easement.
2. Provide additional ROW dedication for NW 118<sup>th</sup> Avenue and NW 8<sup>th</sup> Street.
3. Provide any applicable legal description revisions due to additional ROW dedication.
4. Provide any non-vehicular access boundaries on site data record (if applicable).

Note:

- A. Please Resolve Comments 1-3 Prior to City Attorney Review
- B. Please Resolve Comments \_\_\_\_\_ Prior to City Council
- C. Please Resolve Comments \_\_\_\_\_ Prior to Building Permit

**BUILDING** No objection.

**FIRE** No objection as to this site data record approval request.

1. The applicant and/or owner are aware that a 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) and within 150' of any portion of an exterior wall (as measured by an approved route around the exterior) of the first floor for any new structure built upon this property. The installation of an automatic fire sprinkler system extends these measurements to 150' and 450', respectfully.

**POLICE** No objection to the Site Data Record request.

**UTILITIES** No objection to the Site Data Record request.

1. Potable water is available; however, sanitary sewer will be treated by an on-site, private septic tank.

**WASTE MANAGEMENT:** No comment.

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Kyle M. Blessing, owner, was present.

*There was a consensus for the applicant to fill out the required concurrency form and submit it for sign-off from the various departments and address Engineering Comment #2 regarding the additional right-of-way dedication for NW 118<sup>th</sup> Avenue and NW 8<sup>th</sup> Street. The applicant will return for a final Review Committee meeting.*

\* \* \* \* \*

Meeting adjourned at 2:35 p.m.

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RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing document was received by the office of the City Clerk and entered into the Public Record this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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April L. Beggerow, MPA, CMC, City Clerk