

Minutes of the Regular Meeting of the  
**Review Committee**  
Zoom meeting  
City of Plantation, Florida  
Held June 8, 2021

Members Present:

Building: Bill Gale  
Engineering: Samira Shalan  
Utilities: John Adams  
Planning & Zoning Department: Dan Holmes  
Police: Daryl Radziwon  
Fire Department: Tony Martins

Members Absent:

Landscape: Indyli Brown

Also Present:

Shawn Lamey, Principal Planner  
Lisa Zelch, Principal Planner

The meeting was called to order at 2:05 p.m.

Roll Call indicated the above listed departments as being present.

Minutes of the May 11, 2021 were approved as amended. Page 1, Item A, PP20-0031, second line, should read **Pulte Homes**.

\* \* \* \* \*

- a. PP21-0005: CONSIDERATION OF A USE VARIANCE, SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN APPROVAL FOR PDQ. PROPERTY LOCATED AT 10197 CLEARY BOULEVARD AND ZONED B-2P (CENTRAL BUSINESS).

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 to permit the use. The proposed use of a fast-food restaurant with double drive-thru lanes is inconsistent with the existing office oriented outparcels within the shopping center and may have significant impacts on surrounding roadways and circulation patterns as noted by the Engineering Department; therefore, the requested use variance is not supported by staff. It should be noted, however, that the applicant has made substantial changes to the site plan layout to improve the vehicular circulation and changes to the building architecture to ensure compatibility with the center.
2. 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 five years of the existing bank demolition. Impact fees do not include utility fees and capacity charges. **Comment acknowledged by the applicant.**

3. 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.) **Comment acknowledged by the applicant.**
4. When responding to staff comments, please bubble plan changes and specify the page number corrected in the written responses. **Comment acknowledged by the applicant.**
5. 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. **Comment acknowledged by the applicant and will be provided with P&Z submittal.**
6. 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). **Comment acknowledged by the applicant.**

Site Data:

7. Section 27-743 requires 932 parking spaces based on the overall master plan mixed uses (after previous waiver consideration for the Synagogue and Publix) with 933 spaces provided. Revise the parking data table to reflect a 34-space waiver granted to the shopping center on 2/5/20 which reduced the required parking for the center from 746 to 712 spaces.

Site Plan:

8. Spaces which are “reserved” or not available for general use of the public may not be counted as provided parking. State on site plan (Sheet 100.0) “No reserved parking / curbside pickup proposed for PDQ site”.
9. Provide a color site plan with the Planning and Zoning Board submittal.

Elevations:

10. Provide color elevations (Sheet A0.3) with the Planning and Zoning Board submittal.

Drive aisles, loading zones and parking areas:

11. 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 feet drive aisle width on the south side. *Staff has no objection to a waiver request.*

Lighting:


12. State under notes (Sheet E100.0) Light poles and lighting fixtures to match existing pole height, color and style found in the plaza.

Details:

13. Provide a decorative lighted bollard details on sheet E100.0 (sample below)

**CB12R – Contemporary Concrete Bollard – 12" Round** | TYPE

- Warm white (3000K), neutral white (4000K) or bright white (5000K)
- Body and cap are composed of precast concrete reinforced with an internal cage structure of steel
- Grilles are cast aluminum with stainless steel hardware
- Inner lens is sealed to the grille frame
- Integral prewired driver module
- Electrical module is silicone gasketed for weather tight operations
- Color of grilles feature TGIC polyester powder finish coating with choice of 13 standard colors.



1. MODEL	2. STYLE	3. LIGHT ENGINE	3. CONCRETE FINISH	5. GRILLE FINISH	6. OPTIONS	7. MOUNTING
CB12 R						

14. A Paint Color Approval form needs to be completed approved by the Zoning Department and submitted with the building permit to the Building Department. **Comment acknowledged by the applicant.**

Signage:

15. Signage is not part of this review. **Comment acknowledged by the applicant.**

Note:

- A. Please Resolve Comments \_\_\_\_\_ Prior to Final DRC Sign Off
- B. Please Resolve Comments 3-10, 12, 13 Prior to P & Z Board Application

C. Please Resolve Comments \_\_\_\_\_ Prior to City Council Submittal

D. Please Resolve Comments 2, 14 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 and approval is required at time of permitting.

### **Site Plan**

1. Please submit sheet L100.1 which is missing in the plan set.
2. Please provide Irrigation plans.

### **Planting Plan**

1. Please state the species of existing shrub "Jasmine" on SW corner of property to sheet # L100.0 as done in sheet # L200.0 for continuity.
2. Please move the Live Oak 3' to the NW so it won't grow to conflict with the placement of the light pole in the adjacent island to the East.
3. Please remove the contact number from #2 in the "City of Plantation Notes" and replace with "landscapeinfo@plantation.org"
4. LPZ width deficiencies are as followed:  
SOUTH LPZ width should be 11' - half of 22' wall height. Only 9' provided. WAIVER NEEDED.  
EAST LPZ width should be 11' - half of 22' wall height. Only 10' provided. WAIVER NEEDED.  
NORTH LPZ width should be 10' - half of 20' wall height. Only 7' provided. WAIVER NEEDED.  
WEST LPZ width should be 11' - half of 22' wall height. Only 6' provided. WAIVER NEEDED.
5. Please remove the 24" mulch strip in front of parking stalls which is not sustainable and replace with ground cover on sheet L200.0 as well as on L210.0 in "G Section - Parking Space/ Curb Planting" detail.
6. Please show all above ground equipment and its respective landscape screening on Landscape Plans if applicable.
7. Staff suggest more variety on the west facade to add color to the monotony of the proposed green vegetation. Pursuant Sec. 13-35(a)(1)(c)
8. Staff questions the sustainability of the mulch bed on SE corner adjacent to bicycle racks on the East LPZ. A more traffic tolerant low growing turf may be a better option. WAIVER MAY BE NEEDED.
9. LPZ tree count deficiencies are as followed:  
West LPZ minimum trees required - 4, Provided 0. WAIVER NEEDED.  
Correct North LPZ length reference from 70' to 59' requiring 2 trees, Provided 0. WAIVER NEEDED.
10. Environmental Landscape Division will not support waiver for inadequate tree heights within LPZ if the existing Queen palms are not relocated to help satisfy the required tree count. Staff suggests utilizing the six Queen palms proposed for removal according to sheet #L100.0 within the LPZ's and amending the Tree Disposition Plan accordingly.
  - a) The Queen palms proposed for removal would be candidates for relocation with pruning of dead fronds and periodic fertilization application.
11. LPZ tree height deficiencies are as followed:  
The Simpson stoppers (MF) of Southern LPZ are 12' Height. The Thatch palms (TR) of Eastern LPZ are 12' which is deficient as all palms need to be 14-18'. Pursuant 13-41(f) WAIVER REQUIRED.
12. Pursuant 13-41(d) palms shall be required at a rate of three (3) palms for each tree within LPZ. Thus, the four (4) proposed Thatch palms only count for one (1) required LPZ tree.
13. Perimeter Landscaping calculations of Sheet #L200.0 should correspond with calculation from the proposed site plan.
14. Please correct the Perimeter landscaping trees counts to reflect the following:  
North 179' = 5 trees

South 170' = 5 trees  
East 233' = 6 trees  
West 228' = 6 trees

15. Please be Advised: ISA tree values are required for all trees/palms proposed for removal and/or relocation. Provide the tree values in the Tree Disposition Table and attach a copy of the Table to the Tree Removal Permit application submitted to the City.
16. Provide height, spread and spacing for all shrubs and groundcovers in the Plant Schedule, including container grown plants, regardless of how the species will be used for landscaping (hedge, accent or mass planting).
17. Remove the abbreviation "Cont." from the Plant Schedule. Its meaning is not clear.
18. Staff recommends replacing CR with Clusia when used as a site perimeter hedge.
19. The LPZ is deficient along the north façade of the building. You have proposed a 12' long LPZ along a façade length of almost 40'. WAIVER REQUIRED.
20. Why are proposed HP plants superimposed on top of other shrubs and groundcovers on the landscape drawing? Please correct.
21. Provide all root barrier specifications on sheet L210. Thickness, material and length are not the only requirements. Please List ALL:
  1. Panel 0.085 Thick polypropylene
  2. Zipper Joint System
  3. Rounded edges
  4. 24" depth
  5. Anti-lift pads
22. In the Plant Schedule, please be clear about height and spread specifications. For example, writing 48"x 36" is insufficient. Sample Correction: 48" H x 36" Spread x 36" Spacing OC. With Recycled Mulch.
23. Planting shade intolerant species such as TF and CR under the canopy of Live Oak trees will not work. Each species proposed must be planted appropriately so that its light requirements are met.
24. In the Plant Schedule, change the caliper of 12' trees to minimum 2.5".
25. Why include all of the tree protection details on sheet L100 when no trees or palms require protection? These details can be removed from the submittal.

PLEASE BE ADVISED THAT OUR STAFF WILL BE OUT-OF-OFFICE DURING DRC. PLEASE CONTACT INDYLI BROWN IF YOU HAVE ANY QUESTIONS CONCERNING THIS STAFF REPORT. IBROWN@PLANTATIONN.ORG OR (954) 414-7395

Note:

- A. Please Resolve Comments #1-2 (Site Plan); #1-24 (Planting Plan) prior to Final DRC Sign Off.
- B. Please Resolve Comments #1-2 (Site Plan); #1-24 (Planting Plan) prior to P & Z Board Application.
- C. Please Resolve #1-2 (Site Plan); #1-24 (Planting Plan) prior to City Council.
- D. Please Resolve Comments #1-2 (Site Plan); #1-25 (Planting Plan) prior to Permit.

### **ENGINEERING:**

1. Please evaluate the dumpster location and orientation. It seems that the proposed location will conflict with traffic flow when waste management truck is collecting.
2. Please add a statement to the provided traffic methodology regarding adequate stacking distance provided for the use proposed. Statement shall include the location of ordering menu window and provided stacking.
3. Central Park Elementary School is located at the southeast corner of Nob Hill Road and Cleary Boulevard. Please add a statement to the provided traffic methodology identifying any impact to the school especially dismissal time and school zones.
4. Please identify the ownership of the existing stormwater management system and clarify if the unified document for the Promenade Shopping Center needs to be modified.

Note:

- A. Please Resolve Comments 1-4 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 and elevations.  
Section 10-4(a) requires a dedicated A/C garbage room.

**FIRE:**

Reviews:

- Comments #1 – 14 on the Staff Report to the Review Committee meeting of April 13, 2021.
- Applicant response on May 14, 2021 submittal.
- Fire Department reply on the Staff Report to the Review Committee meeting of June 8, 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.  
\*Applicant response – It is understood that all aspects of fire and life safety shall comply with Florida Fire Prevention Code 5th Edition.  
\*Fire Department reply – Complied.
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.  
\*Applicant response – Notes for the two-way radio communication enhancement system are added to the floor plan.  
\*Fire Department 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 – Notes for the fire sprinkler system are added to the floor plan.  
\*Fire Department 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 – Please refer to the Water and Sewer Plan, sheet C600.0, which illustrates the fire sprinkler system underground supply line having its own dedicated tap directly from the water main (not shared).  
\*Fire Department 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 – It is understood that 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).  
\*Fire Department reply – Complied.



6. Fire Department connection (FDC) and its adjacent fire hydrant (FH) shall face roadway and shall be located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.
  - \*Applicant response – Please refer to the Water and Sewer Plan, sheet C600.0, which illustrates the FDC and its adjacent FH facing the roadway. The FDC and FH are located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.
  - \*Fire Department 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 – Understood.
  - \*Fire Department 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 – Understood. Please refer to the Water and Sewer Plan and Details, sheets C600.0, C6001.0, and C601.1.
  - \*Fire Department 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 – Understood. Please refer to the Water and Sewer Plan, sheet C600.0.
  - \*Fire Department reply – Complied.
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.
  - \*Applicant response – The fire sprinkler riser location and clearance are added to the floor plan.
  - \*Fire Department reply – Complied.
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.
  - \*Applicant response – The fire sprinkler control panel is added to the floor plan.
  - \*Fire Department reply – Complied.
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.
  - \*Applicant response – Understood. Please refer to the Signing and Marking Plan and Details, sheets C700.0 and C701.0.
  - \*Fire Department reply – Complied.
13. A Knox 3200 series Key Vault shall be provided/installed at locations designated by the City of Plantation Fire Department.
  - \*Applicant response – Understood.
  - \*Fire Department reply – Complied.

14. Additional conditions may arise upon review of all required permitting plans.

\*Applicant response – Understood.

\*Fire Department reply – Complied.

**POLICE:** No objection to the Use Variance, Site Plan, Elevation, and Landscape plan.

No Trespassing on a Construction Site signs need to be displayed during all phases of construction.

**UTILITIES:** No objection.

1. Applicant 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. Prior to a Building Permit or Occupational License being issued, the following must be provided:
  1. \$500 review fee must be submitted to the Utilities Department.
  2. Water and Sewer Utilities plans must be submitted to the Utilities Department for review and approval.
  3. FDEP Water and Sewer permits must be approved.
  4. Utilities Agreement must be executed.
  5. Utilities Performance bond must be posted.
  6. Utilities Easements must be executed.
  7. Utilities Inspections fees must be paid (based off approved cost estimates).
  8. Capacity charges must be paid in **FULL**.
4. Contact: Johnathan Adams if you have any questions, 954.414.7352.

**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 1-8 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](mailto:akandy3@wm.com) or [amoore@wm.com](mailto:amoore@wm.com), respectively.

Stefano Viola, with Kimley-Horn, Greg Neblock, with Interplan LLC, and Andy Feldberg, with PDQ, were present.

*There was a consensus to move Item PP21-0005 forward to the August 3, 2021 Planning and Zoning Advisory Board as long as the applicant addresses the peak hour issue with Engineering and responds to the discussion regarding Stormwater Management.*

\* \* \* \* \*

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

DRAFT