

Minutes of the Regular Meeting of the
Review Committee
Zoom meeting
City of Plantation, Florida
Held July 13, 2021

Members Present:

Building: Bill Gale
Engineering: Samira Shalan
Planning & Zoning Department: Gayle Easterling
Fire Department: Tony Martins
Landscape: Indyli Brown
Utilities: John Adams
Police Daryl Radziwon

Also Present:

Thalein Rainford, Planner
Shameka Butts, Zoning Technician
Lisa Zelch, Principal Planner

The meeting was called to order at 2:23 p.m.

Roll Call indicated the above listed departments as being present.

The approval of minutes for the June 22, 2021 were approved as submitted.

- a. PP21-0018: CONSIDERATION OF A REQUEST FOR ASSIGNMENT OF LAC UNITS, SITE PLAN, ELEVATION, & LANDSCAPE PLAN APPROVAL FOR ARKHAM APARTMENTS. PROPERTY LOCATED AT 4281 PETERS ROAD AND ZONED B-HC (GATEWAY — HYBRID COMMERCIAL).

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.

ENGINEERING

1. Provide copy of the OR Book and Page or Instrument Number for the Drainage Easement.
2. Provide additional ROW dedication for NW 118th Avenue and NW 8th 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.

Rod Fiener, attorney, was present.

There was a consensus to move the project forward.

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- b. PP21-0019: CONSIDERATION OF A REQUEST FOR PLAT APPROVAL FOR THE ARKHAMAPARTMENTS PARCEL. PROPERTY LOCATED AT 4281 PETERS ROAD AND ZONED B-HC (GATEWAY - HYBRID COMMERCIAL).

STAFF COMMENTS

PLANNING & ZONING:

1. 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).
2. Correct the 'Dedication' signature block to reflect BY: LARRY A. PITTMAN, JR.
3. Amend the non-vehicular access line to provide for the proposed ingress/egress driveway.
4. Prior to City Council consideration the applicant must submit or obtain:
 - a. Finance letter from the City's Finance Department; and
 - b. 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.
5. City Council approval shall be obtained within 9 months of the Review Committee recommendation (Sec. 20-75).
6. A final Mylar reflecting all applicable signatures shall be submitted to the City Clerk's office after City Council consideration.
7. Payment of City Impact Fees are required at time of building permit, as adjusted annually (Sec. 19-85/86).

Note:

- D. Please Resolve Comments 1-4 Prior to City Council
E. Please Resolve Comments 6-7 Prior to Building Permit

LANDSCAPE

Staff has no objections to the Plat request.

1. Trees and palms may not be removed, relocated or trimmed without approved permits from Public Works – Environmental Landscape Division.
 - a) Please be Advised: For the purpose of Public Works- Environmental Landscape Division Tree Removal/ Relocation permit which is outside of the scope of the Building Department permit you will need to again adhere the following code reference: Sec. 27-262(a) Tree Removal – All properties “In the evaluation of a tree removal permit, all attempts shall be made to preserve, relocate, and(or) protect trees in lieu of replacement and(or) payment into the tree trust fund.”
2. Boundary and Topography Survey is incomplete as the Common Names within the Tree List are unclear or unidentified.

ENGINEERING

1. Please provide non-vehicular access lines on property (where applicable).
2. Please provide revised ROW dedication language to include the City of Plantation.

Note:

- A. Please Resolve Comments All Prior to City Attorney Review
- B. Please Resolve Comments All Prior to City Council
- C. Please Resolve Comments All Prior to Plat recordation
- D. Please Resolve Comments All Prior to Building Permit

BUILDING No objections.

FIRE No objections as to this plat approval request.

POLICE No objection to the Plat request.

UTILITIES

1. No objection to the Plat request, however, verification that Broward County can receive sewer from the proposed apartments is required prior to being able to approve this project. Water is provided from Plantation Utilities but the sewer is received and treated by Broward County. Contact with Broward County is Jeremy Seiden (jseiden@broward.org or 954-831-0799).

O.P.W.C.D. Please note the subject application lies outside of the OPWCD jurisdictional boundary. No comments.

WASTE MANAGEMENT: No comment.

Elizabeth Tsouroukdissian, the owner's representative was present.

There was consensus to move the project forward to the Planning and Zoning Board for approval subject to all comments being addressed prior to the meeting.

Meeting adjourned at 2:54 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.

April L. Beggerow, MPA, CMC, City Clerk