

Minutes of the Regular Meeting of the
Review Committee
City of Plantation, Florida
Held September 14, 2021

Members Present:

Building: Bill Gale
Planning & Zoning Department: Dan Holmes
Fire Department: Tony Martins
Landscape: Indyli Brown
Utilities: John Adams
Police Daryl Radziwon

The meeting was called to order at 2:00 p.m.

Roll Call indicated the above listed departments as being present.

The approval of minutes for the August 10, 2021 were approved as submitted.

a. PP21-0014: CONSIDERATION OF A REQUEST FOR SITE DATA RECORD APPROVAL FOR BLESSING PARCEL. PROPERTY LOCATED AT 11800 N.W. 8TH STREET AND ZONED RS-1EP (ESTATE/SINGLE FAMILY) REVIEW #2

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. Provide a hard copy of the OR Book and Page or Instrument Number for the newly created easements and ROW dedications. Please indicate the OR Book and Page or Instrument Number on the site data record.
3. Correct the gross acreage calculation on the site data record.
4. Verify the need for a corner chord right-of-way dedication at the northeast corner of the site with the Engineering Department.
5. 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.
6. City Council approval shall be obtained within 9 months of the Review Committee recommendation (Sec. 20-75).
7. 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- 5 Prior to City Attorney Review
- B. Please Resolve Comment 6 Prior to City Council
- C. Please Resolve Comment 7 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. This property (Site Data Record) is located within the central part of Plantation Acres which lies north of Southwest Third Street and south of Northwest 21st Court, therefore, Section 23-106.a.2 requires that the right-of-way for rural subdivision roads (NW 8th Street) shall be a sixty-foot (60') right-of-way. Please provide a 15 foot right of way dedication on the SDR first page.
2. Identify driveway opening and NVAL on the SDR.
3. Provide Plantation Acres Improvement District review and approval.

Note:

- A. Please Resolve Comments 1-3 Prior to City Attorney Review

BUILDING: No objections

FIRE: No objections as to this site data record approval request. 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 1st 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.

UTILITIES: No objection to the Site Data Record. Potable water is available at this address; however, sanitary sewer must be treated by an on-site, private septic tank.

WASTE MANAGEMENT: No comment.

OPWCD: No comment.

Kyle Blessing, property owner was present.

Consensus was reached to move the project forward.

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b. PP21-0032: CONSIDERATION OF A REQUEST FOR SITE DATA RECORD APPROVAL FOR KASBAH PARCEL. PROPERTY LOCATED AT 11311 NW 4TH STREET AND ZONED RS-1EP (ESTATE/SINGLE FAMILY)

PLANNING & ZONING:

8. Payment of City Impact Fees are required at time of building permit, as adjusted annually (Sec. 19-85/86).
9. 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).
10. Provide a hard copy of the OR Book and Page for existing easements and ROW dedications.
11. Provide a hard copy of the OR Book and Page or Instrument Number for the newly created easements and ROW dedications. Please indicate the OR Book and Page or Instrument Number on the site data record.

12. Staff recommends the applicant reconsider the location of the proposed lot split. The current proposal will require demolition of the existing garage and stable. If the MINIMUM required lot width of 125' is maintained for the eastern lot, the existing garage setback would be approximately 22' from the new property line (with 25' required). With the revised configuration, the garage may be able to remain if a setback reduction variance is granted to reduce the required side setback from 25' to 22' or the SDR provides a notch around the existing garage structure. Provide a current survey or site plan showing the lot split and setbacks to the existing structures adjacent to the proposed property line.
13. City code requires a 2-car garage be maintained with the existing single-family home. If the proposed lot split proceeds as proposed, the existing garage appears to "straddle" the proposed property line. What is the planned disposition of the existing garage? How will the requirement to maintain a 2-car garage for the existing home be addressed if the existing garage is demolished?
14. Structures for housing or feeding livestock require a 50 setback to all property lines. Demolition of the stable will be required to approve the requested lot split.
15. Correct the scale to reflect 1" = 20' on the survey.
16. Correct the spelling of the word "RANGE" on both sheets of the site data record.
17. Indicate "Jeffries Parcel Site Data Record" on the adjoining property to the north.
18. 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.
19. City Council approval shall be obtained within 9 months of the Review Committee recommendation (Sec. 20-75).
20. A final Mylar reflecting all applicable signatures shall be submitted to the Planning and Zoning Department after City Council consideration.

Note:

- D. Please Resolve Comment 3 - 10 Prior to City Attorney Review
- E. Please Resolve Comment 2, 11, 12 Prior to City Council
- F. Please Resolve Comment 1, 13 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.
2. Both the existing lot and the new created lot will be subject to the minimum landscape requirements set forth in the landscape code Sec. 27-257.

ENGINEERING: No objections to the site data record request

1. 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.
2. Provide review and approval from the Plantation Acres Improvement District (PAID)

BUILDING: No objection.

FIRE: No objections 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 1st 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. City sewer is not available for this lot. Owner/developer will be responsible to fund, design, install, certify and convey any Utilities infrastructure required to support this project.

WASTE MANAGEMENT: No comment.

OPWCD: No comment.

Mikki Ulrich, the owner's representative was present.

Consensus was reached to move the project forward.

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- c. **PP21-0033: CONSIDERATION OF REQUEST FOR PLAT APPROVAL FOR BESAY PARCEL. PROPERTY LOCATED AT 201 N STATE ROAD 7 AND ZONED B-HC (BUSINESS – HYBRID COMMERCIAL).**

PLANNING & ZONING

21. Payment of City Impact Fees are required at time of building permit, as adjusted annually (Sec. 19-85/86). The previous building on the site was demolished in 2005. Given a permit for construction of a new building has not been issued within 5 years of the demolition date, the credit for the impact fees associated with the previous building have expired.
22. 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).
23. Provide proof of ownership.
24. The legal description on the plat and survey does not match the delineation of the plat boundaries (specifically SOUTH 88° 50' 27" WEST).
25. 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.
26. City Council approval shall be obtained within 9 months of the Review Committee recommendation (Sec. 20-75).
27. A final Mylar reflecting all applicable signatures shall be submitted to the Planning and Zoning Department after City Council consideration.

Note:

- G. Please Resolve Comments 3, 4, 5 Prior to City Attorney Review
- H. Please Resolve Comments 2, 6 Prior to City Council
- I. Please Resolve Comments _____ Prior to Plat recordation
- J. Please Resolve Comments 1, 7 Prior to Building Permit

LANDSCAPE

Staff has no objections to the Plat request.

Please be advised:

1. A Tree Disposition and Landscape Plan will be needed before any activity on-site commences.
2. 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 Di-vision 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:
 - b) 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.”

Note:

A. Please Resolve Comments 1-2 Prior to City Attorney Review

ENGINEERING Staff has no objections to the Plat request.

1. Please show proposed driveway opening location. Dimension and identify the Non-Vehicular Access Line (NVAL) on the plat.

Note:

A. Please Resolve Comment 1 Prior to City Attorney Review

BUILDING No objection.

FIRE

Reviews:

- Comments 1 – 4 on the Staff Report to the Review Committee Meeting of September 14, 2021.

No objections as to this plat approval to construct a new retail building with the understanding that the applicant and/or owner are aware of following 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. Door full swing shall not impede more than 50% of the exit discharge to public way sidewalk width.
3. Emergency vehicle access roadways shall have a turning radius of 50’ outside and 38’ inside, compliant with City of Plantation Engineering Dept standard.
4. Additional conditions may arise upon review of all required permitting plans.

Note:

A. Please Resolve Comments 1 - 4 Prior to City Attorney Review

POLICE No objection to the Plat request.

UTILITIES No objection to the Plat request.

1. Owner/Developer will be required to fund, design, install, certify and convey any necessary water and sewer infrastructure to support this project.

Note:

A. Please Resolve Comment 1 Prior to Building Permit

O.P.W.C.D. No comment.

WASTE MANAGEMENT No comment.

Mohammed Baig, the owner’s representative was present.

Elizabeth Tsouroukdissian, the owner's representative was present.

Consensus was reached to move the project forward.

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- d. **PP21-0034: CONSIDERATION OF REQUEST TO APPROVE CONSITIONAL USE, SITE PLAN, ELEVATION, AND LANDSCAPE PLAN FOR WAWA. THE PROPERTY IS LOCATED AT 100 S. PINE ISLAND ROAD AND ZONED M-PM (MIXED USE – PLANTATION MIDTOWN).**

PLANNING & ZONING

PLANNING:

1. The proposed use is consistent with the Commercial land use designation on the adopted Future Land Use Map. Gasoline filling station use is permitted under Commercial land use.
2. The applicant is responsible for paying City Impact Fee due at time of permitting. Note: Impact Fees are adjusted every calendar year.
3. 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 City Council approval.

ZONING:

In General:

1. This site was master site planned with the adjacent retail building to the south. Subsequent to that site plan approval, the property has been subdivided which has rendered the south parcel non-conforming as to multiple city codes. The proposed site plan for WaWa includes only the northern parcel. The site plan must be revised to reflect a site plan modification to the master site plan, as compared to a stand-alone parcel, which includes updated site data information for both sites and recordation of a unified control document grouping the two parcels together for developmental regulation purposes. If the applicant intends to create two independent parcels, each parcel must stand-alone and meet all acceptable code requirements for the district (including setbacks to the new interior property line). The unified control document must be approved as to form by the City Attorney and recorded prior to issuance of a building permit. A trust account with a minimum deposit of \$5,000 for attorney review is required. All documents for City Attorney review must be submitted to the Zoning Department.
2. Staff does not support the rear of the building facing Broward Boulevard. The north elevation of the building shall be equal to or better than the south elevation. Staff does not support any waivers which do not fully implement the design requirements found in Sections 27-300(a)(4) of the code.
3. The gasoline filling station (service station) shall comply with Section 27-105(s)(10) of the City's zoning code. A separation requirement between service stations is required pursuant to Section 27-105(s)(10)(6). This site does not meet the required separation to one or more other service stations.
4. Verify if a delegation request is required to amend the restrictive note on the plat.
5. Provide a market study showing the need for the use at this location.
6. Please place the survey sheet at the front of the site plan package.
7. A written request for all waivers with justification and the applicable fee must be included with the submittal for Planning and Zoning Board review. The waiver request must include the waivers identified within this report with the submittal for Planning and Zoning Board consideration along with the applicable fee (\$500 per waiver).
8. A trust account shall be set up for City Attorney review fees with the submittal for Planning and Zoning Board review. A suggested deposit is \$1,000.
9. When responding to staff comments, please "bubble" any plan changes and specify the page number corrected in the written responses. This will help shorten staff review of revised plans.

10. Provide the entire submittal in PDF format, on a CD, flash drive, or other means of electronic transfer with each submittal. Submittal shall be separated into folders (e.g., site plan, landscape, civil, etc.).
11. Additional comments may be generated based on the resubmittal.

Conditional use:

12. Pursuant to Section 27-100, gasoline filling station use is permitted in the M-PM zoning district subject to conditional use approval. *The applicant has provided the written responses to the criteria identified in Section 27-45(d) of the Code.* Staff will evaluate further upon submittal for the Planning and Zoning Board.

Easement

13. Prior to issuance of the first development permit, any vacations of easements must be completed. Please contact the Engineering Department regarding the proposed vacation of easements.

Site Data:

14. Provide site data calculations for the overall master plan (including both the north and south parcels) AND separate calculations for each parcel.
15. Verify with the Engineering Department the use of permeable pavers up to 10% of the lot area. Required parking for the site is 20 spaces with 52 spaces provided. Staff recommends reducing the parking to meet the pervious requirements for the site without the use of permeable pavers.
16. Update the site data table to indicate the 20% minimum open space requirement and correct code sections.
17. Correct the site data to reflect the following (strikethroughs shall be removed from the site data table):

SPI-3 M-PM DISTRICT REGULATIONS SEC. 27-86		
BULK REQUIRE	REQUIRED	PROVIDED
MIN. LOT DEPTH	200 FT	
MIN. FRONT YARD SETBACK	100 FT 40	NORTH: 87.97 FT TO BUILDING
MIN. SIDE YARD SETBACK	20 FT 40	EAST: 35.14 FT TO BUILDING
MIN. STREET SIDE YARD SETBACK	40	WEST: 45.44 TO CANOPY
MIN. REAR YARD SETBACK	20 FT	SOUTH: 69.02 FT TO CANOPY
PARKING REQUIREMENTS TABLE		
USE	REFERENCE	
RETAIL BANK	SEC. 27-123(a) SEC. 27-743(26)	
OFF-STREET PARKING/LOADING REQUIREMENTS		
STANDARD	REFERENCE	
PARKING SPACE SIZE	SEC. 27-121(i) SEC. 27-742	
AISLE WIDTH (90° PARKING)	SEC. 27-122(b) SEC. 27-742	
OFF-STREET LOADING SPACE SIZE	SEC. 27-126(b) SEC. 27-747	
VEHICULAR OVERHANG	SEC. 27-121	

18. Correct the required setback on Pine Island and Broward Boulevard to reflect 40' based on 'C' Street designation. The side and rear setbacks are the same as the enfronting street.

19. The site data indicates the zoning designation as SPI-3. Correct the site data to reflect M-PM (Mixed-Use Plantation Midtown).

Site Plan:

20. Section 27-86(a)(7)(d)(2) requires an 8-foot minimum sidewalk width on all lot frontages. Five-foot sidewalks are proposed along Pine Island Road and Broward Boulevard. Increase the side walk width to 8 feet.
21. Section 27-121 (j)(1) Surface parking setback requirements and access limitations. No parking shall be allowed closer than forty (40) feet from the right-of-way of Sunrise Boulevard, N.W. 70th Avenue or Broward Boulevard east of Hiatus Road.
22. Section 27-121 (j)(2) No direct access shall be allowed to any property from Sunrise Boulevard, N.W. 70th Avenue or Broward Boulevard east of Hiatus Road. However, the parking and direct access restrictions may be waived by the city council where it deems these restrictions impractical for the proper and effective development of a parcel of land. The current Broward Boulevard access is ingress only. Verify with the Engineering Department possible conflicts for two-way traffic at this access point.
23. The site plan proposed three interior drive aisles aligning with the central Pine Island Road entrance. Verify with the Engineering Department possible conflicts for two-way traffic at this access point.
24. The proposed site plan should improve the existing non-conformities existing on the site. Reduce the excessive pavement widths throughout the site to meet the perimeter bufferyard requirements of 15' along Broward Boulevard and Pine Island Road.
25. Relocate the dry retention area to the south side of the site (in the area of the 6 parking spaces) in lieu of adjacent to Pine Island Road to allow for landscape plantings on the streetside.
26. Staff recommends replacing the landscape planters along the west and south side of the building with inground plantings and/or tree grates together with reducing the width of the 12' concrete walkway along the south west side of the building to 5' and providing a 7' planting area.
27. If the permeable pavers remain, locate the pavers in areas where they appear as a aesthetic upgrade (such as the parking spaces immediately abutting the building) versus a random pattern.
28. Remove the east/west dimension 114.5' from the canopy footprint.
29. Provide an open space diagram showing what areas are being counted as provided open space.
30. Provide a color site plan at time of the Planning and Zoning Board submittal.
31. Provide a site plan overlaid on an aerial in color with the next submittal.
32. Remove the proposed icebox and propane gas storage. This is not permitted outside of the building (Sec. 14-69).
33. Outdoor seating is not permitted for service stations. Remove any reference to outdoor seating or request a waiver.

Loading zones and parking areas:

34. The proposed turning lane on Pine Island Road removes the existing 15' landscape buffer and places the sidewalk abutting the parking without intervening landscape screening. Remove the parking spaces in this area to maintain the required 15' bufferyard or request a waiver. Staff will not support a waiver that offers no mitigation for the turn lane impact (i.e removing two or more spaces to provide an oversized landscape island with a canopy tree exceeding the size requirements of the code with shrubs near the impacted area.
35. Section 27-123 requires 20 parking spaces for the retail use. The site plan indicates 52 parking spaces provided. Staff does not support providing more than double the code required parking. Staff recommends the following:
 - remove the proposed stamped concrete borders from all landscape islands;
 - reduce the size of the parking stalls abutting the building to 9' X 18';
 - remove the 6 parking spaces on the west side of the dumpster enclosure; and
 - remove the 2 parking spaces east of the northwest monument sign
36. Section 27-122(b) requires two-way access drive aisles be a minimum of 25 feet in width for 90-degree angle parking. Correct or request a waiver.

Floor Plan:

37. Provide a labeled floor plan identifying areas such as: self-service & retail walk-in refrigerators, retail areas, restrooms, food service, etc.... Food service establishments require an interior air-conditioned garbage room. Label the room on the floor plan.
38. Provide the floor plan on a separate sheet and at a larger scale.

Building Elevations:

39. Provide design and material calculations (percentages) verifying compliance with Section 27-300(a)(4).
40. Storefront glass shall be clear and interior view of the store unobstructed from signs, counters, display racks and merchandise. Please note on plans "Reflective or mirrored glass is not permitted on windows." Minimal tinting to meet energy code requirements may be permitted.
41. The floor plan and site plan are inconsistent with the building north/rear elevations. Correct for consistency.
42. Relocate the wall pack generator from the Broward Boulevard frontage and place it on the east side of the building.
43. Provide an Architectural – Exterior Finish Schedule with black and white elevations for both the building and canopy. Indicate the building and canopy heights.
44. Note on plan: Downspouts and scuppers shall be painted to match the building.
45. Provide color, product, and material samples for staff review with the Planning and Zoning Board submittal.

Dumpsters:

46. Provide a letter from Waste Management indicating there is sufficient trash capacity based on the proposed use.
47. The trash compound elevations (left and right) and site plan are inconsistent. Revise for consistency.

Details:

48. The outdoor seating layout and design on the floor plan and site plan are inconsistent. Correct for consistency. Remove the outdoor seating from the site plan and submit for separate review and approval OR provide a detail of the outdoor seating area with a dimensioned seating layout plan and material specifications. See submittal requirements in Section 27-105(k)(4)(10) of the code.
49. Review the bike rack location as it appears to conflict with the exterior door. Relocate the bike rack to an area close to one of the primary entrances.
50. Indicate and 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.
51. Provide a *decorative* bollard type adjacent to the building. Standard bollards, painted to match the building, may be used in service type areas (such as adjacent to the dumpster enclosure).
52. Note: Outdoor storage of equipment, materials, or supplies (i.e. ice storage, propane gas, etc.) is not permitted.

Lighting

53. The intensity of illumination under the canopy shall be no more than fifteen (15) footcandles. Light levels under the canopy are shown at 48+.
54. Provide wall mounted fixture types and details (D1, D2, W1, W2, and W3).
55. Wall packs shall match the wall fixtures on the main entrance to the building.
56. Note on Sheet C-07: "Hours of illumination. All required illumination shall be controlled by automatic timing devices which will assure that the required illumination shall be provided at dusk until at least 9:00 p.m. each day and at least one-half (½) the required illumination from 9:00 p.m. to 11:00 p.m. or thirty (30) minutes after the closing time of the establishment served by the parking facility, if later than 11:00 p.m., after which the illumination will be required in areas adjacent to buildings of the establishment and at driveways where needed for security." Section 27-293(g)

Signage:

57. Signage is not part of this review. State the following on the elevations: "Signage is for reference only. All final signage sizes, quantities, locations, fabrication, and installation details are to be done under separate permit."

58. Note: Permitted signage-

As a service station:

- one wall sign 18 square feet in area is permitted on the building. Logos are limited to no more than 10% of the allowable sign area (1.8 sf).
- two ground signs at 36 square feet each. Grounds signs may have 2 service listings (i.e. deli, car wash) and pricing information.

As a center establishment (joined with the retail building):

- two wall signs are permitted, one a maximum of 60 square feet and the other a maximum of 30 square feet. Logos are limited to no more than 10% of the allowable sign area (6 sf and 3 sf).
- two ground signs at 48 square feet each. The top ½ of the sign must have a principal message (ie BPI Plaza) and the bottom ½ may have tenant panels for any tenant on the overall site (ie WaWa, Starbucks, Chim). Pricing information would not be permitted.

59. Note: Building up-lighting (including rooftop fixtures/LED tape lighting/flood lights) designed to flood the building elevations in light are not permitted by the sign code. Provide a note indicating such on the photometric lighting plan.

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 Building 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.
- All site plan and planting plan comments from the Department of Public Works - Environmental Landscape Division must be responded to in writing and corrections bubbled on plans with Correction clouds and labeled with numbered Revision Triangle by review.

Site Plan

1. Contact Mr. Indyli Brown @ ibrown@plantation.org to request Article X - Landscape Standards (PDF) to appropriately revise the Landscape Plan series.
2. Irrigation Plans - Pursuant Sec. 27-254(c) Provide Irrigation Plans.
3. Irrigation Schedule - Provide a tree Irrigation Schedule for the first 12 months that specifies the method and frequency of application, and amount of water used for each application.
4. Landscape Details - Provide a Landscape Detail sheet which shall include root pruning.
5. LPZ Length - Pursuant to Sec. 27-255(d)(1) Principal buildings shall contain a landscape pedestrian zone along the FULL length of each building façade that fronts parking, drive aisles or other vehicular use areas (excluding truck courts/loading areas, drive-thru and escape lanes).
 - a. LPZ Length Deficiencies are as followed:
 - i. North LPZ: 80.10' required - 72.27' proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - ii. West LPZ: 57.44' required - 0' proposed (**planter boxes only**). WAIVER REQUIRED IF NOT CORRECTED.
 - iii. South LPZ: 77.10' required - 51.50' proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - b. Amend the LPZ Shrub and Groundcover quantities accordingly, and include quantities on the Landscape Code Compliance Chart to show compliance.
 - c. Show compliance with Sec. 27-255(d)(6) and Table 255-3 - minimum amounts and sizes of trees and shrubs in relation to building height.

6. LPZ Width - Pursuant Sec. 27-255(d)(2) Landscape Pedestrian Zone shall be 50% of the height of the building or 10 feet, whichever is greater.
 - a. Staff recommends adjusting the proposed Bldg. footprint to satisfy the required LPZ's either by proposing a smaller footprint or moving entire building towards the South.
 - b. Sec. 27-255(d)(2) LPZ Width Deficiencies are as followed:
 - i. NORTH LPZ width: 11'-11" required - Only 8' provided. WAIVER REQUIRED IF NOT CORRECTED.
 - ii. WEST LPZ width: 11'-11" required - 0' provided (planter boxes) WAIVER REQUIRED IF NOT CORRECTED.
 - iii. SOUTH LPZ width: 11'-11" required - Only 7'-4" and 0' (planter boxes) provided. WAIVER REQUIRED IF NOT CORRECTED.
 - c. Pursuant Sec. 27-255(d)(3) Sidewalks cannot be counted towards meeting required LPZ.
7. Perimeter Buffer yard Width - Pursuant Sec. 27-255(b)(1) All properties shall comply with Perimeter Buffer yard requirements provided in Table 255-1.
 - a. Perimeter Buffer yard Width Deficiencies are as followed:
 - i. North Buffer yard 20' required - 12' proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - ii. West Buffer yard (North Parcel): 20' required – 11.5' proposed (at narrowest point). WAIVER REQUIRED IF NOT CORRECTED.
 - iii. West Buffer yard (South Parcel): 20' required - <5' proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - iv.

Planting Plan

1. Tree Trimming and(or) Removal/Relocation Permits - Pursuant Sec. 27-261 & 27-262
 - a. Landscape permits applied directly to Public Works - Environmental Landscape Division. Contact: Landscapeinfo@plantation.org
 - b. Attach a copy of the Tree Disposition and Landscape Plan with the Permit Application for continuity.
 - c. 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. Fertilizer - Staff suggest revising the Fertilizer reference on L-2.3 as our local South Florida soils are high in Phosphorus.
 - a. Please conduct a site soil analysis to determine the appropriate fertilizer regiment as our soils in the City of Plantation lack certain elements for establishment.
3. Tree dimension - Pursuant Sec. 27-255(a) Shade trees shall be planted at a minimum of twelve (12) feet overall height with a spread of six (6) feet, 2.5-inch caliper and a minimum of four and one half (4-1/2) feet clear trunk immediately after installation.
4. Correct Plant ID Tags within Landscape Plan to appropriately correspond with Plant Schedule. Suggest shading back existing plant material and labelling existing plant material to make plans more clear.
5. LPZ Tree Quantity - Pursuant Sec. 27-255(d)(5) One shade tree (or group of three palms), 15 shrubs, and 40 groundcover plants are required for every 30 lineal feet of the Landscape Pedestrian Zone.
 - a. LPZ Tree Count Deficiencies are as followed:
 - i. West LPZ: 2 Trees required - 0 proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - ii. Please provide shrub and groundcover quantities in Landscape Code Compliance Chart on sheet L-2.1.
 - b. LPZ Waiver Objection - Pursuant Sec. 27-255(d)(5) The Environmental Landscape Division will not support a waiver for inadequate tree heights within LPZ if the existing trees/palms in good condition are not relocated to help satisfy the required tree count.
6. Street Tree Quantity - Pursuant Sec. 27-255(a) Street trees are required in addition to all other landscaping requirements for every 40 feet of street frontage, less driveway openings.

- a. Street Tree Count Deficiencies are as followed:
 - i. North property line: 3 trees required (104.94 lf, = 3 shade) - 0 proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - ii. West property line: 7 trees required (247.12 lf = 7 shade) - 0 proposed. WAIVER REQUIRED IF NOT CORRECTED.
7. Perimeter Buffer yard Tree Quantity - Pursuant Sec. 27-255(b)(2) All properties shall provide Perimeter Landscaping to consist of three trees (one shade tree and two ornamental trees) for every 40 lineal feet.

****Lengths below exclude accessways**

 - b. Perimeter Buffer yard Tree Count Deficiencies are as followed:
 - i. North Buffer yard 9 trees required (104.94 lf, = 3 shade trees + 6 ornamental trees) - 3 proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - ii. East Buffer yard 27 trees required (341.33 lf = 9 shade trees + 18 ornamental trees) - 9 proposed. Existing Canal Maintenance Easement along entire length of east buffer yard - recommend locating required trees elsewhere on site. WAIVER REQUIRED IF NOT CORRECTED.
 - iii. West Buffer yard 21 trees required (247.12 lf = 7 shade trees + 14 ornamental trees) - 12 proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - iv. South Buffer yard 12 trees required (157.61 lf = 4 shade trees + 8 ornamental trees) - 4 proposed. WAIVER REQUIRED IF NOT CORRECTED.
8. Landscape Islands - Pursuant Sec. 27-255(c)(1) Landscape Islands shall be located at the ends of all parking rows and interspersed throughout the entire parking lot.
 - a. Interior Landscape Islands shall be a minimum of 12 feet wide from inside curb to inside curb.
 - i. Sec. 27-254(a)(22) Shade trees shall be a minimum spread of six (6) feet at time of installation.
 - b. Terminal Landscape Islands shall be a minimum of 7 feet wide from inside of curb to inside curb and require Medium trees.
 - i. Terminal island at furthest southwest stall is not a minimum 7' wide.
 - ii. Terminal island at northwest corner of proposed building does not have a tree due to utility conflicts. Pursuant to Sec. 27-255(c)(1)(a), islands created to accommodate utilities and fire safety equipment must be at least 16 feet wide measured from inside curb to inside curb, and the water line to the appurtenance must be routed immediately behind the curb to accommodate tree planting. WAIVER REQUIRED IF NOT CORRECTED.
 - c. Pursuant Sec. 27-255(c)(2) Fifteen percent (15%) of the total paved vehicular use area must contain landscaped green space. Please provide calculations in Landscape Code Compliance Chart on sheet L-2.1 to show compliance.
9. Pursuant to Sec. 27-255(c)(4), no landscape area shall have a dimension less than five (5) feet. Please modify plans to correct areas that are less than 5'.
10. Root Barriers - Pursuant Sec. 27-254(a)(10) Draw and label Root Barriers in locations where trees and palms are within fifteen (15) feet of infrastructure, adjacent to sidewalks and walkways.
 - a. Root barriers are not required where type "D" curbing is proposed. Tree planted in parking islands with type D curbing and an adjacent sidewalk require a root barrier along the sidewalk portion.
11. Landscape Details
 - a. Include a detail for Root Pruning.
 - b. Also include a 12-month Fertilizer schedule for survivability of plantings.
12. Mulch Application - Pursuant Sec. 27-254(b)(1)(2) Organic mulch shall be installed around all trees and planting beds surrounding groundcover, shrubs, and hedges at a minimum depth of three (3) inches. Each tree shall have a ring of organic mulch at the perimeter of the root ball. No mulch shall be installed on top of the root ball. The mulch ring shall be minimum of six (6) feet in diameter.
13. Hurricane-pruned Sabal palms - Pursuant Sec. 27-254(a)(23) Hurricane-pruned palms are prohibited. Exceptions, for good cause, may be granted by the Public Works Department in writing.
14. Sod - Please provide square footage of Sod on Plant Schedule

15. Please remove any reference of The Department of Planning, Zoning & Economic Development from Landscape Plans and replace with Public Works - Environmental Landscape Division. Email: landscapeinfo@plantation.org Office: (954) 414-7395.
16. Please show adjacent property tree canopy, hedges and(or) vegetation to scale on Landscape Plans for transparency as well as to ensure no conflict with surrounding landscapes.
17. Please correct tree conflict with proposed concrete flume at north end of stormwater retention area (relocated Bald Cypress #27).
18. Pursuant to Sec. 27-254(a)(25), a minimum of 25% of the required trees shall be water-conserving, native material indigenous to South Florida. A minimum of 255 of the required shrubs shall be native plant material. Please include calculations showing compliance on Landscape Code Compliance Chart.
19. Pursuant to Sec. 27-259, provide applicable Landscaping for the proposed monument sign to show compliance with planting requirements in Table 259-1.

Note:

- A. Please Resolve Comments #1-7 (Site Plan); #1-19 (Planting Plan) prior to Final DRC Sign Off.
- B. Please Resolve Comments #1-7 (Site Plan); #1-19 (Planting Plan) prior to P & Z Board Application.
- C. Please Resolve Comments #1-7 (Site Plan); #1-19 (Planting Plan) prior to City Council.
- D. Please Resolve Comments #1-7 (Site Plan); #1-19 (Planting Plan) prior to Permit.

ENGINEERING

1. The stormwater management regulation for this property is subject to the regulations of the Old Plantation Drainage District in addition to Chapter 9 of City of Plantation Land Development Code. Please ensure that the stormwater management design adheres and meets both regulations. Drainage calculations need to be provided to justify the pipe sizing and adequacy of the system to serve the site.
2. 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.
3. The stormwater management system for this stage of the development discharges into the adjacent property stormwater management system. Please provide a narrative identifying the stormwater management maintenance responsibility and identify it in the Unified Control Document if applicable.
4. Section 9-29-d of the land development code requires development to restrict the percentage of site area that is impervious to sixty-five (65) percent. The proposed development is allocating 10% of the total impervious area as pervious pavers. Please provide drainage calculations to support the proposed stormwater management system and ensure water quality and quantity is met.
5. Provide traffic statement identifying the total number of trips generated from the proposed use, adequacy of egress ingress and turn lanes to support the proposed gas station use, and site traffic circulation adequacy.
6. Please verify if the transition from 2-way drive to one way at the eastern property line will be accessible by the public or restricted to the delivery only.
7. Sheet L2.0 show 15’X15’ sight triangle for Broward Boulevard and Pine Island Road. Please ensure site visibility for all property entrances are fully investigated to ensure no conflict with monument signs, trees or any features that cause sight visibility obstruction.
8. Please identify the fuel truck delivery route throughout the site to ensure proper maneuver without conflict in traffic circulation on site or Broward Boulevard or Pine Island Road.
9. The driveway entrance to the site is not aligned with the adjacent plaza driveway which may cause confusion. Please clarify
10. The demolition plan showing the removal of the fire access and several parking spaces. Please clarify that this removal is not negatively impacting the adjacent plaza
11. The demolition plan identifies existing easement to be vacated. Please apply for a vacation of easement.

Note:

- A. Please Resolve Comments 1-11 Prior to Final DRC Sign Off

BUILDING

No objections at this time

FIRE

Reviews:

- Comments 1 – 15 on the Staff Report to the Review Committee meeting of September 14, 2021.

No objections as to this conditional use and site/elevation/landscape plans 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 Florida Fire Prevention Code edition.
2. 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.
3. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main; as such, the point of service shall be the valve at the water main tap.
4. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall be relocated away from structure, possibly adjacent to dry retention area.
5. FDC and FH shall be located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.
6. 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.
7. 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.
8. FH's shall comply with following:
 - a. No obstructions within 3'.
 - b. Unobstructed 6' wide area from FH to curb front.
9. 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.
10. Fire alarm control panel (FACP) shall be adjacent to main entry doorway, provided with an unobstructed 3' access to the front and to the sides of the cabinet.
11. A Knox 3200 series Key Vault shall be provided/installed at locations designated by the City of Plantation Fire Department.
12. Fueling canopy shall have a minimum 13'6" vertical clearance.
13. 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.
14. City Ordinance 8-3 only permits one (1) single aboveground fuel storage tank, of which it cannot exceed 250 gallons. As such, the depicted AmeriGas caged storage of 20-lbs (5-gal) LP-Gas tanks for sale, like

those for BBQ's, is not permitted.

15. The applicant and/or owner are aware that conditions may arise upon review of all required permitting plans.

Note:

A. Please Resolve Comments 1 - 15 Prior to Final DRC Sign Off

POLICE

1. No objection to the photometric survey.
2. Lighting: On sheet L-2.0 tree #39 is too close to the light pole. The tree will obstruct the light output. Move either the tree or the light.
3. Natural Surveillance: Sheet L-2.4 depicts trees in front of the windows. The windows need to be free of obstructions. Please remove the trees or move them to another area on the property.
4. Natural Surveillance: Lower the actual window in the office to allow for natural surveillance.

Note:

A. Please Resolve Comments 2-4 Prior to Final DRC Sign Off

UTILITIES OBJECTION

Objection, while Utilities has no issues with the project conceptually, there are items which need to be addressed and discussed with the design team prior to moving through DRC in regards to the 12" water main on Pine Island Road.

The creation of a turning lane as shown on the plan will be installed the length of the property and records indicate that is an AC water main, the installation of a turning lane will trigger the replacement of that main as discussed during the first phase of development for this site. **Should the main be determined to be Ductile Iron Pipe, the replacement requirement may be removed and dependent upon the condition of the main.** This will require pot holing of the main at 50'-100' intervals and will be a requirement of the contractor/developer.

This was required during the phase 1 construction of this site however the requirement of the turning lane was eliminated by the County eliminating the need for replacement. The main was also found to be D.I.P. at the tapping location.

1. **A pre-design meeting is required with the Utilities Department.**
2. **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**
3. 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.
4. A Trust account must be maintained with Utilities during the entire project
5. **Plans are incomplete, please show all new and existing water and sewer lines and easements on landscaping and drainage plans before a proper review can be completed**
6. Show all existing water and wastewater facilities on site plan
7. Provide plan for vacating easements as necessary if applicable
8. Maintain all utilities and utilities easements for water and wastewater system access
9. Full Utilities plan review & approval is required prior to permitting. No plans are for construction until marked "FINAL".
10. No structures are allowed to be installed in Utility easements.

11. All existing sewer mains (to remain) shall be video recorded by developer and reviewed by City
12. All existing sewer manholes (to remain) shall be inspected by City. At discretion of City, any such mains shall be lined or replaced by developer and all manholes shall be interior coated with Mainstay (or approved equal) as needed. This may also include offsite gravity mains to lift station.
13. Label & dimension all proposed and existing utility easements to remain and include recording information.
- 14. If approved and prior to a Building Permit or Occupational License being issued, the following must be provided:**
 - \$500.00 review fee must be submitted to the Utilities Department
 - Water and Sewer Utility plans must be submitted to the Utilities dept. for review and approval.
 - BCHD and BC EPD Permits must be approved
 - Utilities Agreement must be executed
 - Utilities Performance Bond must be posted
 - Utility Easements must be executed
 - Utility Inspection fees must be paid
 - **Capacity Charges must be paid in FULL.**

Contact: Danny Pollio if you have any questions, 954.797.2159

Note:

A. Please Resolve Comments 1, 2, 5, Prior to Final DRC Sign Off

O.P.W.C.D. An OPWCD permit for surface water management will be required. Contact the OPWCD at 954-472-5596 for further instruction.

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

John Voigt and Max Kaplan, the owner’s representatives were present.

Consensus was reached to have the applicant address staff comments and resubmit.

Meeting adjourned at 3:00 p.m.

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, MMC, City Clerk