




**Planning, Zoning & Economic Development
Memorandum**

DATE: October 5, 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 

I. PROJECT SUMMARY

A. Project Name / Number: 8601 W. Sunrise Redevelopment / PP20-0016

B. Requests:

1. Assignment of 367 flexibility / reserve units; and
2. Allowance of 25 affordable housing bonus units; and
3. Rezoning from B-7Q Planned Commercial Development District to B-8Q Planned Residential Commercial Development District; and
4. Conditional use approval to allow multi-family residential development, office, and retail uses in a B-8Q zoning district; and
5. Site plan, elevations and landscape plan approval to permit the development of 392 multi-family dwelling units, 150,000 square feet of office use, and 5,000 square feet of commercial use.
6. The applicant is requesting **5** zoning waivers from Chapter 27 of the City Code and 1 landscape waivers from Chapter 13 of the City Code. See Exhibit E.

Staff has identified **1 possible additional zoning item and 3 additional landscape areas** that do not meet the code requirement. If the applicant does not obtain waiver approval for these items, the plans must be revised to meet the code requirement at time of permitting. These changes could cause substantial revisions to the site plan and may require subsequent consideration of a site plan modification. See Exhibit E.

- C. Recommendation: Staff recommends **APPROVAL** subject to the conditions noted in Section V. B. of this report.

II. APPLICATION SUMMARY

- A. Owner: 8601 West Sunrise Owner L.L.C.
- B. Agent: C. William Laystrom, Esq.
- C. Location: 8601 W. Sunrise Boulevard (See Exhibit B)
- D. Size: 13.723 net acres, 14.739 gross acres
- E. Folio: 494133230030
- F. Legal Description: See Exhibit “D”.
- H. 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: Office use zoned B-7Q	Commercial
North: Canal then City of Sunrise	Not applicable
South: Sunrise Boulevard then multi-family/assisted living residential uses zoned PRD-16Q	Residential (16 du/ac)
West: Canal then commercial uses zoned B-2P & B-7Q	Commercial
East: Office use zoned B-7Q	Commercial

III. BACKGROUND

1. Subject Property / The Site / Background

The subject site is located on the north side of Sunrise Boulevard approximately ¼ mile east of Pine Island Road. The site is 13.7 net acres in area, zoned B-7Q (Planned Commercial Development District), and developed with a 130,550 square foot office building previously used as a training facility for AT&T. The site enjoys a Commercial land use designation and is bound by a canal and then single-family homes located in the City of Sunrise on the north, Sunrise Boulevard and then multi-family/assisted living residential uses to the south, office buildings to the east, and a canal then various commercial uses to the west.

2. Synopsis

The applicant requests approval to demolish the existing office building and construct 392 multi-family residential dwelling units in two 5 story buildings and one 6 story building, a 150,000 square foot 6 story office building, a 7-story parking garage, and a 5,000 square foot single story retail building. The applicant also proposes phased development with the multi-family residential uses being constructed first (Phases 1 thru 4), the retail use second (Phase 5), and the office building and parking garage constructed last (Phase 6).

The applicant is requesting the assignment of 367 flexibility / reserve units and a bonus density of 25 units (based on allocating 13 units as affordable housing units) for an overall unit count of 392 units. The assignment of flexibility units for residential use over the Commercial land use designation is not currently permitted in this area of the city (north of Sunrise Boulevard between University Drive and Pine Island Road).

-The applicant is proposing an amendment to the Code to allow the use of flexibility in this area of the City (north of Sunrise Boulevard between University Drive and Pine Island Road).

If residential use were permitted in the area north of Sunrise Boulevard through the assignment of flexibility units, the maximum allowable density under the comprehensive plan (which intends to keep the primary use of the commercially land use designated site as Commercial) would be 222 dwelling units. It should also be noted that there are only 308 flex or reserve units available in this flex zone.

-An amendment to consolidate flex zones for a majority of the City has been initiated by staff and is in concurrent review. If approved, the flex zone consolidation would increase the number of units available to support the applicant's request.

-The applicant is proposing an amendment to the Comprehensive Plan that would allow 25 dwelling units per gross acre for the overall site. This change would increase the maximum allowable density to 367 dwelling units.

-The applicant is also proposing a change to utilize bonus dwelling unit density through the provision of affordable housing units (as permitted by the Broward County Comprehensive Plan without requiring amendment to the Local Plan). The Broward County Comprehensive Plan allows a bonus of 2 dwelling units for every affordable unit provided. By providing 13 affordable units, the applicant proposes to increase the number of dwelling units by 25 for a total of 392 units. Should the flex zone consolidation be denied, the applicant will need to provide 42 affordable housing unit to obtain 84 bonus units to maintain the requested 392 units.

The applicant's proposal for 392 units on the 14.7-acre (gross) site equates to a density of 27 dwelling units per acre which exceeds the City's maximum allowable density of 25 dwelling units per acre.

-The applicant is also proposing an amendment to the Comprehensive Plan which removes any limitation on density when utilizing bonus dwelling units through the provision of affordable housing units.

C. Applicable Criteria

1. The review of a request for flex/reserve unit assignment should include consideration of the criteria noted in Section 19-67 of the Land Development Code and criteria found in Policy 1.8.8 of the Comprehensive Plan.
2. Affordable housing bonus units – Allocations of bonus residential density does not require an amendment to the Broward County Land Use Plan or the local land use plan; however, policy decisions regarding the allowable densities associated with the allocation of bonus residential units has not been determined by the City Council at this time.
3. The review of a rezoning request should include consideration of the criteria noted in Policy 1.16.1 of the Comprehensive Plan.
4. The review of a conditional use request should include consideration of the criteria noted in Section 27-768 of the Land Development Code.
5. Section 27-65 of the Zoning Ordinance states that site plan approval requires an application for a development order be agendized for City Council consideration after review by the Review Committee and Planning and Zoning Board. The City Council is the regulatory body rendering the final decision.

IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS

A. Flex and reserve unit assignment for Residential use:

Residential use of sites with a Commercial land use designation are not permitted without the assignment of flexibility reserve units OR approval of a land use plan amendment. Given its location, the site does not qualify under the current land use and zoning regulations for utilization of flex or reserve units. In lieu of applying for a land use plan amendment, the applicant has filed an application to amend the flexibility rules contained in Section 19-67 of the Code and the flexibility rules contained in Policy 1.8.8 of the Comprehensive Plan.

It should also be noted that the applicant is requesting the assignment of 367 flex or reserve units. Currently, there are only 308 flex or reserve units available in this flex zone. An amendment to consolidate flex zones for a majority of the City has been initiated by staff and is in concurrent review. If approved, the flex zone consolidation would increase the number of units available to support the applicant's request. Should the flex zone consolidation be denied, the applicant will need to provide 42 affordable housing units to obtain 84 bonus units to maintain the requested 392 units.

It should also be noted that assignment of flexibility reserve units for affordable housing, when permitted, requires compliance with the quality housing standards found in Section 19-67 of the Code. The project does not meet the quality housing standards as it does not provide for cement tile roofs with staggered rooflines, a perimeter wall or fence, and has

not demonstrated compliance with adequate resident storage facilities. The applicant is requesting a waiver of these standards.

Should the applicant's application to amend the flexibility rules contained in Policy 1.8.8 of the comprehensive plan OR the flexibility rules contained in Section 19-67 be denied, residential use of the property is not permitted and this component of the site plan cannot be approved. Should the applicant's application to amend the flexibility rules contained in Policy 1.8.8 of the comprehensive plan and the flexibility rules contained in Section 19-67 be approved, the project should be evaluated against the flexibility criteria found in Section 19-67(c) as follows:

Sec. 19-67 (c). Policy considerations to be reviewed when utilizing the various types of city flexibility.

(1) If a project meets the limitations of subsection (b) above to qualify for flexibility, the following are the guiding policy considerations that the city will evaluate in its legislative review when deciding whether to allocate or utilize its flexibility:

- a. **Whether there is a change in population, socio-economic factors, or physical development of property near or affecting the subject property, which change was unforeseen or unanticipated, and which change has created a present problem or opportunity that justifies utilizing the flexibility;**

Applicant Response: The existing commercial building at the site has aged significantly over the years and is not in a condition that will allow it to be viable much further into the future. The proposed residential development has the potential and opportunity to revitalize this site and create a healthy new community for the City. The proposed residential development will appeal to the employees that work in the numerous businesses in proximity to the site. The units requested with this application will likely help to generate additional customers for the nearby commercial plazas such as Jacaranda Square and Jacaranda Plaza among many other local businesses.

Staff Response: *While there has been no significant changes in the City's population and socioeconomic factors, there has been changes in the development or properties near the subject site which have created an opportunity to consider utilizing flexibility for this site.*

- b. **Whether the project as proposed offers significant benefits not otherwise available to the city if the city's land development regulations were otherwise followed (for example, does the planning, design, and development of the property exceed the minimum otherwise required land development requirements in terms of reserving appropriate open space, development themes, taking advantage of natural and manmade conditions or environments, controlling pedestrian and vehicular traffic systems, substantially intensifying landscape or providing landscape contributions to the city, improving or maintaining public infrastructure or giving the city a contribution in aid of infrastructure improvements or maintenance, exceeding setbacks and building separations, and reflecting an orderly and creative arrangement of buildings and land uses as appropriate?);**

Applicant's Response: The proposed residential development will feature optimized design and amenities. The site will be transformed from an aging and underutilized site into a viable and modern home for many Plantation residents that is attractive, updated, and safe.

Staff Response: *The applicant is requesting two code revisions to the City's land development regulations and a text amendment to the City's Comprehensive Plan. The proposal still needs multiple waivers for parking, unit size, lot coverage, and landscaping. Along with this criterion, the proposed units are required to meet the quality housing criteria as well. There site plan does not comply with the architectural design requirement for residential buildings which requires a sloped roof with cement tile, a perimeter wall or metal picket fence surrounding the property, and adequate storage facilities for the future residents.*

- c. The extent to which the project contributes to the tax base, adds employment, and provides other positive economic impacts;**

Applicant's Response: The proposed residential development will increase the City of Plantation's tax base and impact fee revenues. The development will employ a team of people for management and operations and residents of the building may choose to work nearby in the City to alleviate much of the hassle of the weekday commute to work in South Florida.

Staff Response: *The mixed-use project as proposed has the potential to contribute to the City's tax base, add employment, and provide positive economic impacts to surrounding businesses.*

- d. The extent to which the project impacts public services (e.g., fire, EMS, school, police, water, wastewater, and other services), and generates negative secondary effects of odors, fumes, noise, traffic, or crime;**

Applicant's Response: The residential units requested should have a minimal impact on public services and the Applicant will work with city officials and staff to alleviate any potential concerns in this regard. The units should not generate negative secondary effects such as odors, fumes, noise, or crime.

Staff Response: *While the project will not generate major impacts on the city's overall public service infrastructure capacity, it will require significant improvements to the city's sewage infrastructure. In addition, the project will require modifications to the proposed drainage plans. Please see staff comments provided by the Utilities and Engineering Departments.*

- e. The extent to which the property has potential to be developed in a desirable manner under its present land use and zoning scheme without the application of flexibility and whether such foreseeable development is or is not more beneficial to the community;**

Applicant's Response: The current trend in development is towards having a wide variety of uses in close proximity to one another to create viable and walkable local communities. The site of the proposed development is very large encompassing an area of 13.723 acres which creates an excellent opportunity for the mix of residential, commercial, and office uses proposed at the site. As a part of the residential component proposed for the site, the Applicant will need the flexibility units requested to create a unit mix that will allow the site to be economically feasible and sustainable.

Staff Response: *The project as proposed could not be developed under its present land use and zoning scheme without the application of flexibility and changes to the city's Future Land Use Element and Land Development Regulations. The city has only two areas where mixed-use is encouraged; Plantation Gateway and Plantation Midtown.*

f. The nature and types of uses surrounding the subject property and whether the development proposal is compatible and complements those uses;

Applicant's Response: The proposed development is surrounded by a wide variety of commercial and residential uses. The proposed residential development will compliment commercial uses in the area being that residents of the proposed community will likely shop at businesses located within the nearby commercial plazas such as Jacaranda Square and Jacaranda Plaza and many other proximate businesses. Furthermore, the proposed development will only add to the variety of other types of residential communities and neighborhoods existing within the district including the Terraces Apartments, Parc Village Condominiums, and Lauderdale West.

Staff Response: *The development proposal is compatible with the surrounding uses and does compliment those uses. There is are two office buildings to the east and retail uses to the west, with assisted living to the south.*

g. Specific goals, objectives or policies of the city comprehensive plan and other city plans that are consistent or inconsistent with the development proposed;

Applicant's Response: The development addresses the Housing Element of the Comprehensive Plan Objective 1.1 which indicates that the City of Plantation shall continue to assist the private sector in providing additional housing units for Plantation residents. This policy applies similarly to the assignment of flexibility units. The proposed allocation of units is not in conflict with the goals, objectives, and policies of the City's comprehensive plan and is compatible with the adjacent uses.

Staff Response: *The current code does not permit the assignment of flexibility units nor reserve units north of Sunrise Boulevard. The applicant is proposing a code amendment to open up the assignment of these units to the city's northern limit.*

- h. The extent to which the type of flexibility proposed to be utilized will remain available for future use by the city under this section's requirements and under any possible regulatory scheme;**

Applicant's Response: The allocation of the additional flexibility units will reduce the City's available pool of such units but these units will be put to excellent use by providing additional new housing opportunities for Plantation residents as they were intended.

Staff Response: *Under the City's existing regulatory scheme, the allocation of the flex and reserve units will remove the flex and reserve units that will be available outside of the Plantation Midtown district. The City is, however, considering the adoption of a "unified flexibility zone". Should the City approve this new regulatory scheme, additional units would be available throughout the City.*

- i. The extent to which the utilization of flexibility serves or does not serve the public's health, safety, or welfare;**

Applicant's Response: The use of flexibility units in this location will provide the community with benefits by redeveloping an aging and underutilized site and creating a new, updated, and safe residential community.

Staff Response: *Please see the Utilities Department staff comments. The Utilities Department does have concerns regarding the availability of services, which does affect the public health and welfare. Without necessary improvement to the City's sewage infrastructure, the application of flexibility units in this location has the potential to affect the public health, safety, or welfare. See Utility Department comments.*

- j. The future land use and needs of the community; and**

Applicant's Response: The proposed residential development will provide a home for many Plantation residents and will also provide retail and office elements as well to contribute to the City's need for commercial and business uses. As single-family homes continue to decline in obtainability, it is important for the City to provide housing opportunities for residents that are not ready and/or able to obtain a single-family home but still wish to reside in a new, safe, and updated residence within the City.

Staff Response: *The proposed development has the potential to contribute to the future land use needs of the community.*

- k. Such other policy considerations that may not be set forth above but which are nonetheless considered by the city governing body to be reasonable and appropriate under the circumstances.**

Applicant's Response: The proposed residential development will transform and reinvigorate an aging and underutilized site into an excellent home for Plantation

residents. The additional units will contribute to the City by providing more customers, potential employees, and revenue for business in the area.

Staff Response: Utilizing the existing land use, flexibility and reserve unit rules, comprehensive plan limitations to flexibility and reserve unit allocations, this project cannot be built. The applicant is requesting amendments to Chapter 27 of the City Code and a text amendment to the City's Comprehensive Plan that will not just affect this property, but will be city wide. If one of these proposed components is denied, the project is not buildable.

Also, there is not enough flex and reserve units to cover the amount requested. There are 307 flex and reserve units available in Flex Zone 75X to be allocated outside of the Plantation Midtown district.

B. Rezoning from B-7Q to B-8Q:

There are currently two zoning districts, the PRD (Planned Residential Development) and B-7Q (Planned Commercial Development) under the “umbrella” of Planned Community Developments (PCD). Prior to a code amendment adopted in September of 2016 (Ord. 2550, the PCD contained a B-8Q Planned Residential Commercial Development district that provided for mixed-use development outside of the Plantation Midtown and Plantation Gateway areas.

The applicant proposes a code amendment to restore the B-8Q district within the Planned Community Development section of the code. Staff has no objection to the proposed code amendment (with some suggested revisions) which will allow the residential components of the PRD district and the commercial components of the B-7Q district in a new mixed-use B-8Q district. If the applicant's proposed code amendment is approved, staff recommends deleting residential use as a conditional use within the B-7Q Planned Commercial Development district. This would support residential uses in the PRD district, commercial uses in the B-7Q district, and mixed-uses in the B-8Q district.

The review of a rezoning request should include consideration of the criteria noted in Policy 1.16.1 of the Comprehensive Plan.

COMPREHENSIVE PLAN POLICY 1.16.1

The City shall consider the following policy considerations, in addition to all other appropriate policy considerations stated elsewhere in this Plan, when making a decision on whether to change the zoning classifications for a parcel of property or change the future land use designation on a parcel of property:

- 1) Whether there is a change in population, socioeconomic factors, or physical development of property nearby or affecting the subject property, which change was unforeseen or unanticipated, and which change has created a present problem or opportunity that justifies a change of land use designation or zoning classification on the subject property; and further, the extent to which the proposed land use or zoning**

would result in action towards mitigating any problem, or capitalizing on any opportunity identified above (the established character of predominantly developed areas should be a primary consideration when a change of zoning classification or of future land use designation is proposed);

Applicant Response: The existing commercial building at the site has aged significantly over the years and is not in a condition that will allow it to be reused. The proposed rezoning will allow for the revitalization of this site into a healthy new mixed-use community for the City that will include residential, office, and retail uses. The proposed residential development will appeal to the employees that work in the numerous businesses in close proximity to the site and the residents of the project will patronize nearby commercial and retail businesses.

Staff Response: *While there have been no significant changes in the City's population and socioeconomic factors, there has been changes in the development of properties near the subject property. The existing building was owned by AT&T and was used as a training center. The current zoning is B-7Q, which will allow office uses. The proposed rezoning allows for development of multi-family residential use which is compatible in terms of development type with the adjacent commercial uses. The proposed density exceeds the current maximum density of 25 units per acre. Staff does not oppose the rezoning of the property from B-7Q to B-8Q.*

2) The impact of development permitted by the proposed land use or zoning on existing public facilities and services, including schools, police and fire, potable water, sanitary sewer, local or regional roads, parks and open spaces, and drainage;

Applicant Response: Some increase in public facility demand is expected to occur based on the nature of the existing site. However, the Applicant will work with staff to ensure that there is sufficient public facility capacity to serve the proposed development.

Staff Response: *While the project will not generate major impacts on the city's overall public service infrastructure capacity, it will require significant improvements to the city's sewage infrastructure. In addition, the project will require modifications to the proposed drainage plans. Please see staff comments provided by the Utilities and Engineering Departments.*

3) Whether development permitted by the proposed land use or zoning will be compatible with development permitted under the land use and zoning of property surrounding the subject property;

Applicant Response: The site of the proposed rezoning is surrounded by a wide variety of commercial, office, and residential uses. The proposed rezoning will complement these nearby uses. Residents of the proposed community will shop at businesses located within the nearby commercial plazas such as Jacaranda Square and Jacaranda Plaza and many other proximate businesses. Furthermore, the proposed development will add to the variety of types of residential communities and neighborhoods existing within the district.

Staff Response: The proposed B-8Q zoning district (Planned Residential Commercial Development) is the mixed-use zoning district of the Planned Community District (PCD). Prior to a code amendment in 2016, the PCD contained a third zoning district option, the B-8Q zoning district. The B-8Q provided for mixed-use development outside of Plantation Midtown and Plantation Gateway. In this specific proposal, residential, office, and retail uses are proposed. These uses are compatible with the zoning of the surrounding properties.

4) The extent to which the proposed land use or zoning designation is consistent with the Goals, Objectives, and Policies of the Neighborhood Design Element where the property is located. (The City has an optional Neighborhood Design Element which effectively splits the City into five (5) different regions for future land use comprehensive planning purposes. Each of these five (5) regions is a discrete unit, unique in character and has special Goals, Objectives, and Policies. In evaluating any proposed change of a land use or zoning designation, the Goals, Objectives, and Policies of the affected flexibility zone Neighborhood Design Element should be given a primary importance);

Applicant Response: The subject site is located in Flex Zone 75X. The proposed rezoning is consistent with the GOPs of the District. The proposed rezoning will allow for a greater variety of development within the district that will promote growth in the City. Responses to the GOPs have been provided below.

Goal 1: To achieve more attractive and functional commercial and major street corridors, and preserve the existing assets within the neighborhood.

Applicant's Response: The proposed rezoning will allow for the development of a new mixed-use community that eliminate an aging commercial building and contribute to the corridor by providing a new office building, multi-family dwelling buildings, and retail building.

Objective 1.1: Create more visual identity and circulation options within the Northwest 4th Street office, retail, residential and government center sub-area by the year 2015.

Applicant's Response: The proposed rezoning will not have any effect on the Northwest 4th Street sub-area.

Policy 1.1.1: Use a unifying system of signage, lights, street trees and other streetscape elements to indicate that this is a coherent office and governmental area along Northwest 4th and 5th Streets.

Applicant's Response: The proposed rezoning will not have any effect on Northwest 4th or 5th Streets.

Policy 1.1.2: Develop a plaza with a major water or sculptural element near City Hall in order to provide a focal point.

Applicant's Response: The proposed rezoning will not be located in close proximity to Plantation City Hall.

Policy 1.1.3: Pedestrian Circulation: Develop a clear bicycle/pedestrian path loop linking the condominium area, shopping centers, new housing and "town center" office area.

Applicant's Response: The proposed rezoning will not affect the "town center" office area of the City. However, a pedestrian path will be included as a part of the development being proposed alongside the rezoning to provide connectivity between the proposed uses.

Objective 1.2: Preserve and enhance the particularly unique character of the southeastern or North Fig Tree Land sub-area of the zone.

Applicant's Response: The proposed rezoning will not affect the North Fig Tree Land Sub-area zone.

Policy 1.2.1: Continue to implement programs of street tree plantings, code enforcement and land use/zoning continuity.

Applicant's Response: The proposed rezoning will provide continuity with the City's future land use map designation of commercial. The uses proposed for the site are permitted under the land use commercial designation. The site of the proposed rezoning will be subject to code enforcement penalties should the site fall into non-compliance with the City of Plantation Code of Ordinances.

Objective 1.3: Conserve the existing character of the other sub-sections of the zone, all of which are healthy assets to the City. See policies for measurability.

Applicant's Response: The proposed rezoning will enhance the character of the zone in which it is proposed. The site is currently home to an aging office building that is vacant and not capable of re-use. The proposed rezoning will allow for the development of a modern mixed-use community that will include office, retail, and residential uses which will reinvigorate the site and surrounding area.

Policy 1.3.1: Through zoning and housing code enforcement, protect the attractive, stable residential areas along Plantation Drive and west of Northwest 70th Avenue, including protection of housing from impacts of any Northwest 65th Avenue widening/improvements.

Applicant's Response: The proposed rezoning will not affect the areas indicated under this policy. However, the rezoning will allow for the development of a modern mixed-use community that will include new housing opportunities for Plantation residents.

Policy 1.3.2: Protect the industrial park areas by streetscape improvements and zoning continuity.

Applicant's Response: The proposed rezoning will not have any negative effect on the City's industrial park areas. Although industrial uses are not currently planned for the site of the proposed rezoning, The project will provide housing opportunities for Plantation's existing industrial land use.

Policy 1.3.3: Preserve industrial land use to maintain viable economic and job base.

Applicant's Response: The proposed rezoning will allow for the development of a viable mixed-use community that will include a new office building and retail uses. The office building and the retail uses will create new jobs in the City and contribute to a healthy local economy. Although industrial uses are not currently planned for the site of the proposed rezoning, The B-8Q District will allow for some industrial uses on a conditional use basis.

Staff Response: With regards to OBJECTIVE 2.1 (Continue the basic current pattern of the land use plan and zoning, but refine design controls), the subject site is north of Sunrise Boulevard between University Drive and Pine Island Road. There are commercial uses on either side of the property, with assisted living to the south. The requested rezoning to B-8Q continues the basic current pattern of zoning.

5) The extent to which development permitted under the proposed land use or zoning is consistent with the Goals, Objectives, and Policies of the Future Land Use Element and the other Elements of the Comprehensive Plan. (A land use or zoning change is consistent if it is "compatible with" and "furthers" the Goals, Objectives, and Policies of the Comprehensive Plan. The term "compatible with" means that the proposed change is not in conflict with the Goals, Objectives, and Policies. The term "furthers" means that the proposed change takes action in the direction of realizing the Goals, Objectives, or Policies. For purposes of determining consistency of a land use or zoning change with the elements of the Comprehensive Plan, the Comprehensive Plan shall be construed as a whole and no specific goal, objective, or policy shall be construed or applied in isolation of all other Goals, Objectives, or Policies in the Plan);

Applicant Response: The proposed rezoning is not in conflict with the GOPs of the City's Comprehensive Plan and is compatible with adjacent uses. The proposed rezoning will offer a great opportunity for the site to redevelop this aging commercial site and respond to changing conditions in the City. GOPs of the proposed rezoning that would be furthered by the proposed rezoning are as follows:

Objective 1.8: Commercially designated areas shown on the Future Land Use Map shall provide for convenience, and general shopping and services for the City's residents and visitors; this shall occur in neighborhood, community and regional scaled centers; and, in cohesive central business district serving all of western Broward County. See list of uses for measurability.

Applicant's Response: The Applicant is proposing a new mixed-use community for the site of the rezoning. This community will include residential, office, and retail uses all developed under a single site plan. The proposed community will include the convenience of pedestrian paths connecting the uses to one another to create a cohesive and walkable living area. It is the Applicant's intent to have the retail use serve some of the consumer needs of residents of the site and workers at the office building.

Policy 1.8.1: Neighborhood-serving commercial and service areas should be scaled in land and floor area to the specific needs of the residential neighborhood and shall be located at or near intersections of collector or arterial streets which act as neighborhood boundaries.

Applicant's Response: The Applicant is proposing a new mixed-use community for the site of the proposed rezoning. This community will include retail use at the front of the site in close proximity to the intersection of N. Pine Island Road and W. Sunrise Blvd. Residents of the proposed residential buildings will be able to walk to the retail use via a walking path that will connect the uses on the site together. It is the Applicant's intent to have the retail use serve some of the consumer needs of residents of the site and workers at the office building.

Policy 1.8.2: Neighborhood commercial areas, primarily for convenience shopping and services, should be located to minimize the travel time and distance between the centers and the houses they serve, buffered by landscaping and open space (including retention areas) to preserve the environment of adjoining residential areas.

Applicant's Response: The Applicant is proposing a mixed-use community for the site of the proposed rezoning. The community will offer residents of the community the convenience of having retail and office use available within short walking distance. It is the Applicant's intent to have the retail use serve some of the consumer needs of residents of the site and workers at the office building.

Policy 1.8.3: Community commercial areas for both convenience and general shopping, and for business and consumer services shall be located at the intersections of minor and major arterial streets, buffered by landscaping and open space to protect and harmonize with adjoining areas.

Applicant's Response: The Applicant is proposing a mixed-use community for the site of the proposed rezoning. This community will include retail use at the front of the site in close proximity to the intersection of N. Pine Island Road and W. Sunrise Blvd.

Policy 1.8.4: For zoning purposes, all commercially designated areas shall be considered as non-residential Planned Community Developments requiring a specific site plan.

Applicant's Response: The Applicant is proposing a site plan for the site of the rezoning that would create a new mixed-use community including residential, retail, and office uses.

Policy 1.8.5: The City's two unique commercial areas, 1) the Plantation Gateway and 2) Plantation Midtown, though comprising multiple property ownerships, should be treated as unified Planned Commercial Districts with distinct functional areas, a unifying design concept and provision for special features.

Applicant's Response: The site of the proposed rezoning is not located in the Plantation Midtown nor in the Plantation Gateway.

Policy 1.8.6: The County land use categories of Employment Center (light industrial) and Regional Activity Center (downtown) are not deemed necessary in the City plan at this time. However, City officials will continue to monitor the potential need for their inclusion.

Applicant's Response: This policy is not applicable to the proposed rezoning.

Policy 1.8.7: Any commercial land use or zoning change application shall be reviewed in the context of vacancy and other market analysis data.

Applicant's Response: The proposed rezoning will be thoroughly analyzed by the Applicant and by the City Staff.

Policy 1.8.8 The following uses are permitted in commercially designated areas:

Office Uses

Commercial Uses including wholesale and distribution, light fabricating and warehouse uses.

A limited amount of residential usage may be allowed within property enjoying a Commercial Comprehensive Plan Future Land Use Designation provided the following policy considerations are met

Applicant's Response: The proposed rezoning to the B-8Q District is consistent with the uses outlined under the commercial designation. It should be noted that an amendment to the Plantation Comprehensive plan is being proposed to allow for more flexibility regarding residential uses proposed under the site plan. These residential units will be taxed as commercial property and generate maximum tax revenues to the City.

Staff Response:

Review of a request for a zoning change includes consideration of whether the request is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. A land use or zoning change is consistent if it is "compatible with" and "furthers" the Goals, Objectives, and Policies of the Comprehensive Plan. The applicant must ensure that there is adequate capacity in terms of sewer, transportation, etc.

The following objectives and policies are from the Future Land Use Element:

OBJECTIVE 1.1 Allow new development, particularly in the western half of Plantation, only if facilities to serve it are provided. The City shall continue to coordinate existing and future land uses with the availability of facilities and services, water supply, topography, and soil conditions. The City's concurrency management system requires every development undergo a concurrency evaluation for: a) sanitary sewer, solid waste, drainage and potable water facilities; b) parks and recreation facilities; and c) transportation facilities.

Policy 1.1.1 The development code shall be amended to specify that no development permit, including a plat, site plan or site data record shall be issued unless assurance is given that the public facilities necessitated by the project (in order to meet county-wide and city level of service standards) will be available concurrent with the impacts of the development, in conformance with the following minimum requirements.

For sanitary sewer, solid waste, drainage and potable water facilities: 1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities are in place and available to serve new development; or 2. At the time the development order or permit is issued the necessary facilities and services are guaranteed in an enforceable development agreement to be in place no later than the issuance by the local government of a certificate of occupancy.

OBJECTIVE 1.5 The City shall continue to discourage urban sprawl through the implementation of the Gulfstream Development of Regional Impact (DRI), and by directing new development into areas where necessary regional and community facilities and services exist.

OBJECTIVE 1.6 Achieve growth and development (through the planning period and to buildout) which is guided by this plan, consistent with the adopted Capital Improvements program and a consolidated development code which contains subdivision regulations, innovative design, planned community development districts (PCD), mixed use development provisions. See Policy 1.6.2 for measurability.

Please see the Utilities Department comments regarding sewer capacity.

6) Whether the project as proposed offers significant benefits not otherwise available to the City if the changes were not made (for example, does the planning, - design, and development of the property exceed the minimum otherwise required land development requirements in terms of reserving appropriate open space, development themes, taking advantage of natural and manmade conditions or environments, controlling pedestrian and vehicular traffic systems, substantially intensifying landscape of providing landscape contributions to the City, improving or maintaining public infrastructure of infrastructure improvements or maintenance, exceeding setbacks and building separations where appropriate, and reflecting an orderly and creative arrangement of buildings and land uses as appropriate);

Applicant Response: The proposed rezoning offers a greater variety of compatible potential development opportunities for the site. Development under the proposed rezoning will comply with the City's land development regulations. The Applicant is proposing a site plan for the site of the rezoning that would create a new mixed-use community including residential, retail, and office uses.

Staff Response: *The proposed rezoning from B-7Q to B-8Q is compatible with the Commercial land use. However, the applicant is requesting three code revisions and one text amendment to the comprehensive plan Commercial land use (Objective 1.8, Policy 1.8.8) to make this project happen.*

7) The extent to which the proposed land use or zoning would contribute to enhancing the tax base, adding employment, and providing other positive economic impacts;

Applicant Response: The proposed rezoning allows for the development of residential uses which will provide new housing to Plantation residents. Additionally, the rezoning will also allow for office and commercial uses which will add employment opportunities to the City. The proposed rezoning in conjunction with the proposed development for the site will increase the City's tax base and have a positive economic impact on the City.

Staff Response: *As compared to the existing condition, private development of the property will contribute to the City's tax base, add employment, and positive economic impacts.*

8) The extent to which the subject property has potential to be developed in a desirable manner under its present land use and zoning scheme;

Applicant Response: The proposed rezoning will allow for many different uses to be approved conditionally creating many more potential development opportunities than what has been historically permissible at the site. Current development schools of thought trend towards creating mixed-use communities that encourage walkability and convenience for residents. The proposed mixed-use community would not be able to be developed as envisioned under the current zoning designation.

Staff Response: *Under its present zoning scheme, development of the property is limited to office use. Additional uses may be permitted through approval of a conditional use. The applicant is requesting multi-family residential and retail uses be permitted.*

9) The future land use and zoning needs of the community;

Applicant Response: Current development schools of thought trend towards creating mixed-use. As the population continues to increase in South Florida, there is an increasing need to create development projects that encourage walkability and convenience for residents. Mixed-use development offers not only ease-of-living benefits for residents but also helps the environment by reducing the reliance on automobiles.

Staff Response: The proposed rezoning from B-7Q to B-8Q will minimally affect the zoning needs of the community. However, coupling the rezoning with the proposed site plan, the proposed mixed use, may contribute to community.

10) Such other policy considerations that may not be set forth above but which are nonetheless considered by the City governing body to be reasonable and appropriate under the circumstances;

Applicant Response: The proposed rezoning will allow for the revitalization of a site home to an outdated and aging commercial building into a healthy new mixed-use community for the City that will include residential, office, and retail uses.

Staff Response: The proposed rezoning will permit the proposed residential use.

11) The proposed future land use or zoning of the property does not and will not result in contamination of groundwater sources used to supply potable water; and

Applicant Response: The proposed rezoning will not result in contamination of groundwater sources used to supply potable water.

Staff response: Staff concurs.

12) The proposed future land use or zoning of the subject property does not cause the City's water demands to exceed the City's water supply availability or consumptive use permit.

Applicant Response:

The Applicant will work with staff to ensure that the proposed rezoning will not have a negative impact on the City's water supply.

Staff response:

Staff concurs.

C. Conditional use to allow multi-family residential, office, and retail uses:

All uses within the B-8Q zoning district require conditional use approval. The City Council shall grant conditional use approvals upon finding that a preponderance of the evidence of record supports such proposed use where:

1) A binding and buildable site plan that allows the Council to determine the architectural features and buffering needed to protect the surrounding property.

Applicant response: The conditional use application is being submitted along with an application for a site plan which the Applicant believes to be buildable and intends to be binding. The site plan will be reviewed by the Plantation City Council in conjunction with this conditional use request.

Staff response: The applicant has submitted a site plan that provides the site layout and architectural features for building. The applicant is requesting at least 5 zoning waivers and 4 landscape waivers. The applicant is proposing 68.6% of the units under the required unit size. And the proposed density exceeds what is permitted by code. The reduction in the unit size of the studio units and the one-bedroom units are of concern to staff. Staff also has concerns about the amount of parking provided for the residential use. Overall, there is a parking deficit of 21.1%. However, based on 728 parking spaces required for the residential use and only 465 surface parking spaces provided, the provided parking for the residential use is 36% below the code requirement

2) The proposed conditional use will be consistent with the general plan for the physical development of the district including any master plan or portion thereof adopted by the Council.

Applicant response: The proposed conditional use to allow a new mixed-use community will be consistent with the general plan of the district. The district encourages residential development to supplement the commercial and office uses in the district. The proposed development project itself will include a new office building and a small retail building.

Staff response: The current land use designation for the site is Commercial. Office and retail uses are permitted under this land use designation and the proposed zoning district, B-8Q. Residential use is permitted with the assignment of flex and/or reserve units as per Policy 1.8.8 of the Future Land Use Element. However, there are not enough combined flex and reserve units to accommodate this request. There are 307 units available for this project, the maximum density permitted is 368. The applicant is requesting 392 units. This issue must be resolved before moving forward.

Staff supports the office and retail use on this site.

3) The proposed conditional use will be in harmony with the general character of the neighborhood, considering population density, scale and bulk of any proposed structures, intensity and character of activity, traffic and parking conditions, and number of similar uses. A present need for the conditional use must be demonstrated.

Applicant response: The residential community underlying the conditional use request will be a great addition to the surrounding neighborhood being that the community will provide new quality housing to current and future Plantation residents. Community residents will patronize nearby commercial and retail businesses. The office building and retail building will both provide new job opportunities for the City and promote walkability for residents of the new residential buildings. Traffic will be analyzed thoroughly as part of the site plan review process.

Staff response: The proposed office building, parking garage, and retail building, and residential uses are compatible with the general character of the neighborhood. However, staff has concerns regarding the intensity of the proposed development. The residential use alone is requesting 35% reduction in parking, allowing for 1.18 spaces per unit with the surface parking. The parking garage will be built last. There are 70 parking spaces in the

garage that will be dedicated to the residential use, increasing the ratio to 1.36 spaces per unit. The office building will also require a parking waiver, with a 8.3% reduction (750 spaces required and 686 spaces in the garage provided.).

A traffic study is being evaluated by the Engineering Department. Please see the Engineering comments under Staff Comments.

4) The proposed conditional use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding property, or the neighborhood, and will cause no objectionable noise, vibration, fumes, odor, dust, glare or physical activity.

Applicant response: The proposed conditional use will in no way cause objectionable noise, vibrations, fumes, odor, dust, glare, or any outside physical activity. The proposed conditional use will not be in anyway detrimental to the use, peaceful enjoyment, economic value, or development of the surrounding property or the existence of businesses in the area. It is anticipated that this new development will complement and generate increased revenues for businesses in the neighborhood.

Staff response: *The proposed use should not be detrimental to the use, peaceful enjoyment, or development of surrounding uses.*

5) The proposed conditional use will not adversely affect the health, safety, security, morals, or general welfare of residents, visitors, or workers in the neighborhood.

Applicant response: The proposed conditional use will in no way adversely affect the health, safety, security, morals, or general welfare of the residents, visitors, or workers in the neighborhood being that that the proposed conditional use will be a safe and quality residential community.

Staff response: *The proposed conditional use should not adversely affect the health, security, or morals of residents, visitors, or workers in the neighborhood.*

6) The proposed conditional use will not, in conjunction with existing development in the area and permitted development under existing zoning, overburden existing public services and facilities.

Applicant response: As noted previously, traffic will be thoroughly analyzed as part of the site plan review process along with any impacts on other public services and facilities.

Staff response: *Should a Site Plan, Elevation, and Landscape Plan be approved, a condition of approval will be that any developer who chooses to develop this site, will agree to provide the infrastructure needed to support the development including to fund, design, permit, install, and convey to the City.*

7) **The proposed conditional use shall meet all other specific standards that may be set forth elsewhere in the Code of Ordinances.**

Applicant response: The Applicant confirms that it will comply with all specific standards set forth in the City's Code of Ordinances excepting only those code requirements for which the Plantation City Council may grant waivers to.

Staff response: *Staff concurs.*

8) **The proposed conditional use shall disclose the square feet of use sought for approval so that an adequate evaluation may be made.**

Applicant response: The proposed square footage of the new buildings within the community are as follows: the residential community will be approximately 417,327 square feet, the office building will be approximately 150,000 square feet, the retail building will approximately 5,000 square feet, and the parking garage square footage will be approximately 238,739 square feet.

Staff response: *Staff concurs.*

D. **Site plan, elevations and landscape plan approval to permit the development of 392 multi-family dwelling units, 150,000 square feet of office use, and 5,000 square feet of retail use:**

Staff has the following concerns with regards to the proposed site plan:

- the lack of detailed dimensions on the site plan;
- the inconsistencies that still remain in the site plan, floor plans, and elevations;
- the need for amendments to the flexibility rules contained in Policy 1.8.8 of the comprehensive plan and the flexibility rules contained in Section 19-67 of the code (to implement the multi-family residential use proposed for the property through the assignment of flexibility units);
- the proposed parking reduction to 21.1% below code affecting primarily the proposed residential use;
- that the architectural design of the project does not meet the quality housing or architectural design requirements of the code;
- the potential that the non-residential uses on the site will not be developed; and
- the potential for the applicant to request additional residential development given there would be no cap on residential density should the applicants comprehensive plan amendments be approved.

The architectural style of the residential buildings is linear and contemporary with flat roofs and tower elements. The predominant building finishes are beige tone stucco with black and bronze trims. The residential buildings have insets of an off-white wood grain decorative siding on the upper levels and the office building has insets of corrugated aluminum panels.

The office building is a contemporary design with a flat roof, in gray tones. The garage is clad in what appears to be a three-dimensional screening on all sides and the retail building is finished in red brick with beige stucco accents.

There are 826 parking spaces required for the residential use. The applicant is proposing 535 spaces for the residential use; however, it should be noted that 465 surface parking spaces will be constructed concurrent to the residential construction. The remaining 70 spaces will be in the proposed parking garage that will be constructed in the last phase which has no defined timeframe. This represents a 35% reduction in provided parking for the residential use alone.

E. Citizen Comments

The City of Plantation posts signage on properties and sends out notices to surrounding property owners when planning and zoning actions are requested. In this case, the Planning, Zoning & Economic Development Department posted signs on or before on **November 2, 2020** and sent out notices on **November 3, 2020**. This provides an opportunity for citizen participation in the zoning process.

Staff has received emails of concern from the City of Sunrise with regards to the single-family residential neighborhood located across the canal to the north of the proposed project that will be impacted. The City of Sunrise is requesting a shade study, noise study, a wall along the northern property line, or at minimum sufficient landscaping (hedge material) to screen headlights from cars.

F. Concerns, Issues and other Pertinent Information

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

V. RECOMMENDATIONS:

A. Board and Committee Recommendations:

August 11, 2020	DRC Agenda, Deferred
September 22, 2020	DRC Agenda, No objection to the project moving forward

B. Staff Recommendation:

1. Assignment of 147 flex units – **APPROVAL**. Staff recommends approval contingent upon the City adopting the commercial and residential text changes proposed by staff. Staff does not support the applicant’s proposed changes to the commercial to residential text amendment.
2. Assignment of 161 reserve units – **APPROVAL**. Staff recommends approval contingent upon the City adopting the commercial to residential text changes proposed by staff. Staff does not support the applicant’s proposed changes to the commercial to residential text amendment.

3. Rezoning from B-7Q Planned Commercial Development District to B-8Q Planned Residential Commercial Development District – **APPROVAL**. The applicable development regulations are the same under the current B-7Q zoning district and the proposed B-8Q zoning district.
4. Conditional use approval to allow multi-family residential development and retail uses in a B-8Q zoning district – **APPROVAL**. Staff recommends approval contingent upon the approval of staff's comprehensive plan text amendment, approval of the B-8Q zoning district and B-7Q text revisions, and text changes to Section 19-67 of the land development regulations.
5. Site plan, elevations and landscape plan approval to permit the development of 392 multi-family dwelling units, 150,000 square feet of office use, and 5,000 square feet of commercial use – **APPROVAL**. Staff recommends approval contingent upon:
 - the applicant agreeing to undertake and funds improvements to the City's sewage infrastructure
 - addressing and confirming adequate site drainage
 - complying with the architectural design requirements of the quality housing standards
 - construction of the parking garage prior to the issuance of the Certificate of Occupancy for Building 3, Phase 4.
 - providing a parking study confirming that the proposed parking ratios will be adequate to support the site
 - approval of the comprehensive plan amendments, code amendments, rezoning and conditional uses.

STAFF COMMENTS:

PLANNING & ZONING:

General comments:

1. The proposed multi-family use is planned for development prior to developing any non-residential uses for the site. The office building and parking garage, the primary non-residential use of the property, is planned for the last phase of development. Staff is concerned that development of the property will stop after completion of the residential use, if approved, as there are no assurances that the non-residential component of the property will be developed. Staff recommends development of the non-residential uses be completed prior to issuance of a Certificate of occupancy for the last residential building pursuant to a legally binding agreement reviewed by the City attorney prior to issuance of a building permit should the residential use be approved. Staff also recommends a deed restriction prohibiting any increase in residential density (that may be constructed in place of the non-residential uses).
2. The site plan, floor plans, building elevations, and renderings are inconsistent throughout the plan set which does not allow staff to do a complete review.

Plat:

3. A plat note amendment is required prior to issuance of a building permit.

Easements:

4. Multiple easements appear to be in conflict with the proposed plan. The applicant has indicated the existing easements will be vacated with new easements dedicated prior to issuance of a C.O.

Phasing plan:

5. Phase lines should have logical limits of construction (such as a landscape island in lieu of the center of a parking stall or the center of a drive aisle) that will be completed to obtain a CO for each building independently. Staff notes the following concerns:
 - Phase lines continue to dissect the middle of parking spaces
 - One entrance, the frontage road, and the full drive width to the south side of Building 2 should be included in Phase 2.
 - All surface parking south of the office building should be included in Phase 5.

Site data:

6. The total parking required is 1,495 parking spaces.
 - a. The required parking for the residential use is 728 spaces:
 - i. 119 studio units – 178.5
 - ii. 143 one bedroom units – 250.25
 - iii. 105 two bedroom units – 236.25
 - iv. 25 three bedroom units – 63 spaces
 - b. The parking required for the office building is 750 spaces.
 - c. The parking required for the retail building is 17 spaces.
 - d. Total provided 1,256 spaces:
 - i. There are 465 surface parking spaces around the 3 residential buildings and 70 spaces in the garage for the residential uses, a deficit of 291 spaces (a 35% reduction)
 - ii. There are 35 spaces adjacent to the retail building.
 - iii. There are 686 spaces in the parking garage to accommodate the office building (an 8.5% reduction).

The applicant is requesting a waiver.

7. Loading zone requirements.
 - Provide loading zones calculations for the office building (27-747(d)(3)) based on the code requirement of 1 zone for each 40K square feet plus 1 space for each 60K square feet over 40K square feet or major fraction thereof for office use and 1 space for each 50 dwelling units. Staff calculates 12 loading zones are required (Section 27-747). **The applicant is requesting a waiver.**
 - Add the office loading requirements to the site data table, as per above.
 - Clearly indicate the number of loading zones provided at the office building. Indicate if the size of the loading zones and if they are code compliant or require waivers.

Site plan:

8. Provide the site plan and civil plans at a larger scale, like the landscape plans, in addition to the overall site plans provided.
9. Add the dimensions of the landscape areas on the site plan.
10. A setback equal to 1.5 times the building height is required adjacent to all property line. Building 1 and 3, and the office building do not meet the required setbacks (27-689). **The applicant is requesting multiple setback waivers.**
11. There is an awkward lone parking space at the north east corner of the surface parking area. This proposed parking space appears to conflict with oncoming traffic just past the gate into the residential parking area.
12. The south setback to residential building 3 and the retail building are not to the closest points for either building. The closest portion of building 3 and of the retail building to the property line is the southeast corner for both buildings.

13. Two-way drive aisles are required to be 25 feet in width. Staff will not object to a minimum two-way drive aisle of 24 feet. **The applicant is requesting a waiver.**
14. A 40' or 1.5 times the building height setback (whichever is greater) is required adjacent to Sunrise Boulevard. Indicate the setbacks for Building 3, the retail/fast food building, and the office building at the closest point to the south property line. **The applicant is requesting a waiver.**
15. Provide offsite handicap accessibility.
16. The parking field on the north side of Phase 2 is a substantial walking distance to the entrances of Building 1 and 2 which it will likely support. Staff recommends rear access entrances be provided for Buildings 1 and 2.
17. Between Buildings 1 and 2, there is a parking field with one-way traffic and angled parking. The applicant is proposing 12-feet. One of the drive aisles needs to be corrected, because it is labeled at 20' 1" at the entry point. See Fire Department comments below.
18. Provide dumpster enclosures or trash rooms for the office building.
19. Provide the overhangs of the office building above the entrances on the east and west side.
20. Provide access to the east side of the office building. Currently there are no sidewalks to this area. The floor plans and the elevations indicate access on the side, with stairs and a ramp.
21. The location of the trash rooms in the residential buildings do not allow vehicular access for pick-up. The applicant is providing sidewalks for something that appears to be a roll-out, and a "parking" area for the garbage truck, which is in the middle of the required drive aisle. There seems to be some conflict with traffic flow. Please explain the logistics, and this requires approval from Waste Management. Provide documentation that this arrangement is acceptable.
 - a. The site plan does show trash access points for each building, but these points, with walkways, etc. do not match the location of the trash rooms on the floor plans. This is the case for all three residential buildings.

Floor plans:

22. The residential floor plans are inconsistent with the site plan, elevations, and renderings provided in the site plan package. For example, the locations of the trash rooms indicated on the site plan do not match the locations on the floor plan; the site plan indicates 2 entry points for Building 1 where the floor plans only have one; Building 2 on the site plan hints at access to the pool/amenity area through the interior amenity common room, the floor plans do not show this door way, but a window and a balcony. These are examples and not an exhaustive list. Go through the plans for consistency and make the necessary corrections.
23. The ground floor plate square footages shown for the residential building are incorrect. The floor plates for levels 2 thru 6 should be larger than the floor plate for level 1.
24. Provide floor plans for each individual residential unit type indicating the "interior paint to paint" square footage. The applicant has provided 4 typical floor plans. However, there are many more unit types. The typical floor plan for a studio unit is less than the labelled 505 net square feet. Provide dimensions from interior wall to interior wall. Especially the units that are not rectangular/squarish in shape. See comment # 25 below.
25. The "interior paint to paint" square footages appear to be incorrect. Based on floor plan dimensions, the unit sizes are smaller than labeled (i.e. the studio detail shows the unit size as 505 square feet but based on floor plan dimensions appears to be 487 square feet in area. The requested waiver must reflect the smallest unit size for each unit type (based on # of bedrooms). Approximately 66.8% of the dwelling units (efficiencies and 1 bedrooms) are below the minimum code requirement. **The applicant is requesting a waiver.**

26. Indicate the location of storage areas for residents in each residential building as required by the quality housing standards. Many bedrooms do not appear to have closets. Where will residents store their clothing?
27. One of the typical units shown has a walk in closet that is not associated with any bedroom. Some of the units have bedrooms without closets.
28. The two bedroom unit of 1,155 square feet in Building 2 and 3, I think should be a 3 bedroom, it has the exact same configuration as the 3 bedroom units in Building 1.
29. Verify that the two bedroom unit of 1,116 square feet in Building 3 is a two bedroom. Based on the square footage, and configuration similar to the 1,155 sf unit, it appears to be a three-bedroom.
30. Approximately 66.8% of the dwelling units (efficiencies and 1 bedrooms) are below the minimum code requirement. Provide a minimum of 600 square feet for efficiencies and 750 square feet for 1-bedroom units. **The applicant is requesting a waiver.**
31. Seven of the two-bedroom units are below the minimum requirement of 950 net square feet. Increase the size. **The applicant is requesting a waiver.**
32. Please provide the office building floor plans at a larger scale. It is hard to see the window and door locations.
33. Provide a floor plan for Level 7 of the garage as it is not typical with Levels 2 thru 6. The table provided on the floor plan sheets indicate that level 7 has 10 less spaces than 2-6. Therefore, it is not a "typical" level.
34. The site plan labels the office building as a 6 story building. The floor plans and elevations indicate only 5 stories. Make the necessary corrections for consistency, including the table on the floor plans.
35. Garage – add the dimension of how much the screen on the exterior of the garage extends from the face of the garage.

Elevations:

36. Section 27-688(h) requires all building designs be of substantial construction using high quality materials and workmanship, be site responsive, recognize local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian. The design criteria addresses building and roofing materials, massing, step backs, notches and bump outs, glazing requirements, building design and other elements. The buildings do not appear to meet the design criteria; however, given the lack of detail on the site plan submittal, staff cannot do an accurate assessment of each design element. The buildings do not meet the design elements. **Provide written response illustrating how the applicant is addressing the design criteria for each building on this site.** There are glazing requirements, etc. These calculations have not been provided. The section is provided in Exhibit G of this report. **Waivers may be required from this section.**
 - a. Section 27-688(h)(2)(a) – All building entrances shall be architecturally emphasized. The residential buildings main entrances are not architecturally emphasized.
 - b. Section 27-688(h)(2)(b) – Ground floors along street frontages (Sunrise Blvd) (Building 3) shall be architecturally distinguished from the upper floors by a change in contrasting material. A minimum change of plan of building frontage between the ground and upper floors of a minimum of 12-inches, and string courses greater than 4-inches in height and clearly discernible from the nearest public right-of-way.
 - c. Section 27-688(h)(2)(i)(1)– A minimum of three of the following volumetric elements shall be provided. The applicant shall explain which of the three that they comply with for each building.

- d. Section 27-688(h)(2)(i)(2) – A minimum of four architectural elements shall be provided. The applicant shall explain which of the list provided in Exhibit G that they comply with. **A waiver may be required.**
 - e. Section 27-688(h)(2)(j) – All buildings longer than 90-feet, shall provide minimum massing articulations; A minimum of 50% of each façade’s cumulative frontage shall be setback a minimum of 5-feet from the primary façade and shall be distributed through the building frontage and shall not be provided as a single aggregated setback; and a minimum of 20% of each façade’s cumulative frontage shall be setback a minimum of 8-feet from the primary façade. **A waiver may be required.**
 - f. Sunrise Boulevard is a Primary Residential Community Visual Transportation Corridor. Therefore, as per section 27-688(h)(2)(m), all building facades above the second story and facing Sunrise Boulevard shall be stepped back a minimum of 20-feet from the primary façade of the ground floor. **A waiver may be required.**
37. Note on the elevations that mirrored or reflective glass is not permitted (27-688(h)(2)(p)).
 38. The material board provided is for the residential buildings. Please provide material and paint sample board for the office building, the retail building, and the parking garage.
 39. The elevations of the “ends” of the residential buildings should include the areas that can be seen at the angles.
 40. Consider adding a stone or brick veneer to levels 1 and 2 of the residential buildings to enhance the architectural style.
 41. The residential building colors appear to be in the brown tones and the door and window frames are anodized. Please consider a light gray or bronze color for the residential patio balcony mesh and railings in lieu of black.
 42. Provide a “tower” element on the south side of the office building facing Sunrise Boulevard, similar to the elements on the east and west elevations.
 43. Ghost in mechanical equipment on the building rooftops. This should be included on all of the elevations of all of the buildings.
 44. Retail Building –
 - Consider changing the sign bands on the retail building to stucco.
 - Increase the size of the molding at the top of the parapet.
 45. All building elevations should include the “proposed mechanical area with decorative screen.”
 46. Provide material sample of the proposed decorative screen around the mechanical areas.

Residential use:

47. Should the residential use be permitted, the project fails to meet the quality housing standards as it does not provide for cement tile roofs with staggered rooflines, a perimeter wall of fence, and has not demonstrated compliance with resident storage facilities. Residential use will be permitted, IF the proposed code amendments to Section 27-92 are approved. The applicant has provided storage facilities for the residents in one building only, Building 3. There are not enough “typical” unit floor plans to confirm the applicant’s response that all residential storage will occur within each individual unit internally.

Parking and Loading:

48. The current submittal requires 1,592 parking spaces with 1,256 spaces provided on the site plan. Of the 1,326 spaces proposed, 756 spaces are located in the garage which is the last phase planned for construction. Prior to construction of the garage, 465 spaces will be available to residents resulting in an average of 118 spaces per unit. Subsequent to construction of the parking garage, 535 spaces will be available resulting in 1.36 spaces per unit. It should be noted

that the residential area will be 35.2% below code and the office building will be slightly below code resulting in an overall reduction in parking 21% below code. Staff cannot support the proposed parking ratio provided for the residential use and recommends a ratio of 1.75 spaces per dwelling unit.

- a. The required parking for the residential is:
 - i. 119 studio units – 178.5
 - ii. 143 one-bedroom units – 250.25
 - iii. 105 two-bedroom units – 236.25
 - iv. 25 three-bedroom units – 63 spaces
 - v. Guest parking for 392 units – 98
 - vi. Total required for the residential– 826 parking spaces
 - b. The parking required for the office building is 750 parking.
 - c. The parking required for the 5,000 square foot retail is 17 spaces.
 - d. The total parking required is 1,592 parking spaces.
 - e. Total provided 1,256 spaces:
 - i. There are 465 surface parking spaces around the 3 residential buildings and 70 spaces in the garage for the residential uses, a deficit of 291 spaces (a 35% reduction)
 - ii. There are 35 spaces around and near the retail.
 - iii. There are 686 spaces in the parking garage to accommodate the office building (an 8.5% reduction).
- The applicant is requesting a waiver.**
49. Correct the loading zone calculations based on the code requirement of 1 zone for each 40K square feet plus 1 space for each 60K square feet over 40K square feet or major fraction thereof for office use and 1 space for each 50 dwelling units (Section 27-747(d)). Staff calculates 12 loading zones are required (9 for the residential use and 3 for the office use). Three loading zones are provided for the office building only. **The applicant is requesting a waiver.**
50. Clearly show all three loading zones for the office building on the site plan. Only one is clearly shown. Add dimensions to all three proposed loading zones. The minimum dimensions required for the loading zones is 12-feet by 45-feet.

Lighting:

51. **Provide the photometrics to the property lines.** Parking lot lighting must meet the requirements of Section 27-750(2) and may not create light spillover onto adjacent properties or right-of-ways.

Details:

52. Please move the bike racks by the retail building onto a hard surface and out of the landscape area.
53. Provide location of the pool fence on the site plan.
54. A solid vehicular gate details has been provided for the residential access gates. The solid gate requires review and approval of the Engineering and Fire Departments.
55. Provide details of the mechanical equipment screening on top of the buildings.
56. If a generator is proposed, provide location and details.
57. Note: 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 Planning and Zoning approval.

58. Note: The applicant must contact the Broward County School Board regarding school impact/mitigation fees prior to City Council consideration.
59. Note: The applicant is responsible for City impact fees, payable at the time of permitting
60. Note: 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...).
61. Establish a Unified Control document for the site. City Attorney approval is required prior to issuance of a building permit. Establish a trust account for legal review costs with a minimum deposit of \$2,000.
62. 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.
63. Additional comments may be generated based on the resubmittal.
64. Note: Signage is not part of this review. Any future signage must be compliant with Article IX of Chapter 27.

Note:

- A. Please Resolve Comments It is not ready for Council Prior to City Council Application
- B. Please Resolve Comments _____ Prior to Building Permit

LANDSCAPING:

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. Please be advised: Only the perimeter and off-site landscape shall be included in the landscape portion of the bond.
- b. This review is preliminary. Full landscape plan & approval is required at time of permitting.
- c. All site plan and planting plan comments from the Department of Public Works - Environmental Landscape Division must be responded to in writing.
- d. This review is preliminary thus a full Landscape Plan review and subsequent approval is required at time of Building Dept. permitting.

Site Plan:

1. Pursuant Sec. 13-40(c)(3) requires islands separating parking bays from major interior access drives to have a minimum width of 10 feet (not including curbing). **Adequate waiver is required** for the remaining instances which are still less than the minimum of 10 feet width.
2. Pursuant Sec. 13-40(c)(4)(a) an **Adequate waiver is required** for the deficient 8 foot wide median on sheet # A1.3 and L413 Northeast of Building NO.01 seating area.
3. Pursuant Sec. 13-40(c)(1) no landscape area shall have any dimension less than 5 feet. **Adequate waiver is required** for the deficient landscape area adjacent “Retail Bldg.” which is 3 feet in width, as well as the 1 foot Landscape area East of Bldg. #2 adjacent the drive aisle.
4. Pursuant Sec. 13-41 (a)(b) LPZ required for the Office Building is noted correctly noted on the Legend of sheet # L012 of 25.8' width to meet code. However, on the same sheet the Office Building shows LPZ measurement on plans of a deficient 20'-5". **Adequate waiver is required.**

5. Please provide dimensions for all green spaces on Landscape Plans from sheet # A1.3 for transparency.
6. Please show the 15 feet distance radius around the light poles on the Landscape plans to adhere to a minimum of 15 feet distance from any existing or proposed planting to avoid future conflict, e.g., “SB 20” light pole is under a proposed Gumbo limbo on sheet #L800.5
7. Pursuant Sec. 13-42(c)(1) Indicate Utility lines and Fire hydrants on all Landscape plans to ensure they do not conflict with required trees and(or) palms.

Planting Plan:

1. Pursuant Sec. 13-35(a) Landscape installation and maintenance. Planting should be adequately spaced to assure maximum growth, i.e. Trees cannot be within 30 feet of Category (1) tree; Category (2) trees (including NUT trees) to be planted minimum 20 feet apart and palms minimum 7-10 feet apart. Provide adequate spacing within the Planting Plan for sustainability because trees planted in close proximity may create abnormal or accelerated growth (Thigmomorphogenesis, Phototropism etc.) due to lack of Photosynthesis.

Examples are as followed:

- a. (CNU) Coconut palms on sheet # L412, lacks proper space for maturity planted within 10 feet of another.
- b. (SPA) Sabal palms on sheet #L410 SW of Bldg. #2.
- c. (SPA) Sabal palms on sheet #L411 in Northern LPZ of Building #1.
- d. (SPA) Sabal palms on sheet #L413 NE corner of the Parking Garage.
- e. (CRO) Autograph trees are overhanging the (NUT) Native Understory Trees in the Western LPZ on sheet #L412 within LPZ of detail bldg.

2. Pursuant Sec. 13-44(a)(b)(6)(a) as per city codes requires every reasonable effort to incorporate existing trees in the development project and to minimize the number of trees removed. Please add a column to the Tree Disposition Table for the “Condition %”.

Also, explain the reason for the trees proposed for removal in the “Notes” column.

3. Pursuant Sec. 13-41(c) LPZ tree requirements. **Adequate waivers required.**

Building #1: North facade requires 12 trees - 10 provided.

Retail Building: North facade requires 2 trees - 0 provided.

Office Building: North facade requires 4 trees - 0 provided;
 South facade requires 7 - 1 provided;
 West facade requires 7 trees - provided 5 trees.

Parking Garage: South facade requires 5 trees provided;
 West facade requires 9 trees - 6 provided.

4. Pursuant Sec. 13-35 (A)(1)(e) Staff require Root Barriers to be proposed adjacent to any infrastructure for trees or palms planted within 10 feet of such walkway, pavement or underground lines. Staff highly suggest utilizing a Panel-based system. Please affix the following description to the Root Barrier Detail #12 on sheet #450:

1. Panel 0.085 Thick Polypropylene
2. Zipper joint system
3. Rounded edges
4. 24” Depth
5. Anti-lift Pads.

5. Please create a distinction between the NUT species on the Planting Schedule and indicate that

distinction on the Landscape Plans.

6. Pursuant Sec. 13-41 (F) 25% of the trees must be a minimum of 10-12 feet installed height. The remaining 75% of the trees shall be of an installed size relating to the adjacent wall structure height. Please clearly delineate the Five-year tree/palm growth on a Landscape Elevations series.

7. On sheet #L413 staff recommend adjusting the sidewalk pathway to allow a wider landscape on the swale side where the proposed Gumbo limbo trees are indicated for more root space. (OR) proposed an Underground Modular Root Vault System underneath the adjacent sidewalk for the proposed Gumbo limbos specifically west of Office Building and Parking Garage by giving the trees a dedicated root area in which to establish adequate stability and access the needed macro/micro nutrients to promote sustainability of the site's tree canopy.

- a. Also adjust the trunk orientation of the proposed Gumbo limbos outside 10 feet of curb or roadway.

8. On sheet #L412, Staff suggest either reducing the sidewalk width to 4 feet from 5 feet to add 1 foot width to the greenspace in which the Gumbo limbos are proposed along drive aisles for sustainability in addition to (OR) propose an Underground Modular Root Vault System underneath the 5-foot-wide sidewalk which gives the trees a dedicated root area in which to establish adequate stability and access the needed macro/micro nutrients to promote sustainability of the site's tree canopy.

9. Please adjust the placement of the proposed transplanted Oak #479 (QVI) at least 10 feet from the adjacent sidewalk. Staff highly suggest proposing an Underground Modular Root Vault System underneath said sidewalk to ensure transplanting survivability by giving the tree a dedicated root area in which to establish adequate stability, access needed macro/micro nutrients and limit sustainability of the site's tree canopy.

10. Section 13-35(a)(1)(c) requires landscape areas, excluding single-family and two-family residences, shall be provided with an automatically-operating underground irrigation system; with a minimum of 100% coverage, with 50% minimum overlap in ground cover and shrub areas. The rain sensor must be installed as well as a rust inhibitor if applicable. Please submit irrigation plans at time of permitting.

11. Please correct the Tree Disposition Table to omit the blank entry and adjust the Landscape Plans accordingly, e.g. "Number skipped" 172, 174, 242, 243, 273, 274, 363, 364, 401, 402, 420, 430, 438, 439, 504, 505, 539, 568, 569, 591

12. Please specify tree # 513a on sheet #TD102

13. Indicate ALL of the Off-site trees within the Tree Disposition Table as "Off-site" in the corresponding "Note" column.

14. Please adjust the various canopy contours of the Off-site trees on TD series to reflect accurate proportion to scale.

15. It seems there is a monoculture of proposed Oaks within the parking areas and another monoculture of Gumbo limbos within the common areas.

Staff suggest a mixture within the two species with respect to adequate root/canopy maturity would prove a more sustainable approach.

(Except in the green areas adjacent drive aisle with limited root area as the Gumbo species would be best suitable.)

16. Staff still have concerns with the placement of paving, curbing etcetera in close proximity to trees. Mainly, the proposed trunk placement of various areas are within 5 feet of curbing, i.e. Gumbo limbo on sheet #L412 (SW) of the Office Building as well as other similar scenarios.

17. Include HEIGHT, SPREAD, AND SPACING for SHRUBS and GROUNDCOVERS as well as AQUATIC PLANTS on the Plant Schedule.

18. Staff recommends the Relocated Royal Palms # 244, 249, 250 & 251 be re assigned to a space away from the adjacent walkway due to the projectile manner of the large fronds and seedpods upon descent. Reference sheet #L410 (SW) corner of Building 03.
19. Pursuant Sec. 13-44(a)(b)(9) Please request the Tree Removal/Relocation permit from Public Works - Environmental Landscape Division at Building Department Permit submission.
20. Propose an alternate species of palm instead of the Coconut palm for areas adjacent ROW/ Drive aisles. Reference sheet #L412 (SE) greenspace adjacent Sunrise Blvd. The large fruit have a potential of becoming high maintenance or liability. Thus, please utilize a lower maintenance palm in this and similar instances to prevent future Tree Removal requests.
21. Provide colored Landscape Plans as the tree #'s are barely legible over the greyed color palette within green areas.
22. Indicate the square footage for the proposed St. Augustine sod on sheet #L400.
23. Please add square footage of the proposed Synthetic Turf reference and add specs for permeable base.
24. Add an Irrigation schedule to sheet #IR900 to provide Irrigation regiment for the first 12 months which specifies the method and frequency of application, and amount of water used for each application.
25. Provide a Tree/Palm Root Pruning detail on sheet #L450.
26. Draw and label the Root Barrier locations on Landscape Plans.
27. Pursuant Se. 13-44(d) Provide an ISA Tree value for ALL trees in the Disposition Table.
28. Please utilize a thinner "X" within the circle of the "Removed" trees on TD series as they prove illegible and overbearing for Tree ID.
29. Please indicate on Landscape Plans the numerical suffix from the Tree List for CNU1, CNU2, CNU3 as well as SPA1, SPA2, SPA3.
30. Be advised: Remove ALL reference of The Department of Planning, Zoning and Economic Development - Landscape on Landscape Plans and Replace with The Department of Public Works - Environmental Landscape Division, e.g. #22 of Planting notes on sheet #L400.

Note:

- A. Please Resolve Comments #1-7(Site Plan); #1-29 (Planting Plan) prior to City Council Application.
- B. Please Resolve Comments # (Site Plan); #30 (Planting Plan) prior to Building Permit

Exhibit E

Landscape Waivers

1. Section 13-41(a)(b) which requires for landscape pedestrian zones (lpz's) to extend the full width of each façade. (Paved areas in the lpz may not constitute more than 5' of required lpz).
 - Residential: A 20.4'-34' landscape pedestrian zone is required.
 - Retail: A 10' landscape pedestrian zone is required.
 - Office: A 25.8'- 43' landscape pedestrian zone is required.
 - Garage: A 21.7'-36.25' landscape pedestrian zone is required.
 - Provide the roof overhang and all upper floor porches and ground floor slabs on the landscape plans. These areas cannot conflict with proposed or City code required plantings.

To: Our landscape pedestrian zones do extend the length of each building façade at varying widths, however we are providing width in all areas.

Justification: Our landscape architect has developed a plan that will allow an excellent variety of landscape elements to be provided on the islands at their requested size. Additionally, The Applicant has provided a large "central park" area that includes large green spaces to supplement the off-street areas that are provided at a small percentage.

Response: Staff has no objections to this waiver.

2. Pursuant Sec. 13-40(c)(3) requires islands separating parking bays from major interior access drives to have a minimum width of 10 feet (not including curbing).

Waiver is required however not requested

3. Pursuant Sec. 13-40(c)(4)(a) requires medians between double parking bays be 10 foot in green area not including curbing.

The 8-foot wide median on sheet # A1.3 and L413 Northeast of Building NO.01 seating area is deficient.

Waiver is required however not requested

4. Pursuant Sec. 13-40(c)(1) No landscape area shall have any dimension less than 5 feet. The deficient landscape area adjacent "Retail Bldg." which is 3 feet in width, as well as the 1 foot Landscape area East of Bldg. #2 adjacent the drive aisle.

Waiver is required however not requested

ENGINEERING:

1. Survey shows multiple exiting easements (FPL, Drainage and Utilites). Please provide status of all easements (to remain or to be vacated) and apply for vacation of easements as deemed necessary.
2. Plot all easements to remain on site plan, landscaping and Engineering plans to ensure no conflict between such easements and site improvements.
3. Survey shows a dedicated Reciprocal Access Easement. Please provide status and intent if this easement to remain.
4. Please clearly label the property line in bold line in all sheets especially at the frontage of Sunrise Boulevard. Also, clearly label NVAL and platted opening dimensions.
5. 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 provide drainage calculations to ensure adequacy of proposed stormwater management system to support this development. Calculations shall include but not limited to pervious/impervious calculations, water quality and quantity analysis, adequacy of the existing pond, and site discharge rate shall be the allowable discharge during a 25-year, three-day storm event.

6. Section 9-101 of the City's code defines impervious surface any human-made surface compacted or covered with material resistant to infiltration by water and impeding or restricting the percolation of surface water into the soil such as private streets; building floor slabs at grade; compacted building pads; roofs and roof extensions; athletic courts; oiled surfaces; and additionally, sidewalks, porches, patios, decks, driveways, and parking areas which have a concrete, asphalt, wood, concrete tile, or brick paver. Please provide detailed table of all surface considered for the calculation of impervious areas
7. Section 9-29 states that Development shall restrict the percentage of site area that is impervious (including roofs and pools) to sixty-five (65) percent and to the assumptions or other limitations of the master drainage permit Site plan Sheet A 2.1 shows total pervious area of 67.8 % since pervious walkways and hardscape will not be considered for water quality quantity calculations.
8. Provide no objection letter from OPWCD for the removal of the existing outfall and approval of the new proposed outfall within the district canal.
9. Provide grading plan to ensure compliance to Section 9-29 Please note that site perimeter grade shall be designed to allow zero discharge during a 25-year, three-day storm event, and pre-development discharge shall be less than or equal to post-development discharge for the 100-year storm event.
10. Development shall restrict the percentage of site area that is impervious (including roofs and pools) to sixty-five (65) percent. Please provide detailed calculations that describe pervious and impervious areas counted to ensure compliance to Section 9-29
11. Provide cross sections across the property lines, typical parking cross section and existing retention pond.
12. 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.

Traffic Comments

13. Traffic Study did not clearly address the adequacy of the existing (West and East) bound turn lanes on Sunrise Boulevard. Please clarify the adequacy of the storage and taper length to support the additional traffic flow to the proposed development.
14. Broward County Bus Stop # 3549 is located on Sunrise Boulevard just at the entrance of the proposed development. Please clarify if any improvement to the bus stop is warranted to support the proposed development.
15. Broward County Elementary School (Horizon Elementary School) is located on Pine Island Road just west of the proposed development. Traffic study should clarify the impact (if any) on the traffic flow on Pine Island Road especially at the arrival and dismissal time of the school with the proposed development traffic added.

Note:

- A. Please Resolve Comments 1 -13 Prior to City Council Application
- B. Please Resolve Comments _____ Prior to Building Permit

TRAFFIC CONSULTANT:

Note: engineering comment 12-

- A. Please Resolve Comments _____ Prior to City Council Application

B. Please Resolve Comments _____ Prior to Building Permit

BUILDING: No objections.

FIRE:

Reviews:

- Comments 1 – 29 on the Staff Report to the Review Committee meeting of August 11th, 2020.
- Applicant response on September 1st, 2020 submittal.
- Comment 30 and Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of September 22nd, 2020.
- Applicant response on October 12th, 2020 submittal.
- Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of November 17th, 2020.
- Applicant resubmittal of June 7, 2021.
- Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of July 13th, 2021.

No objections as to this Use Variance, Conditional Use, Flex Assignment, Site Plan, Elevations, and Landscape 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 – Agreed.
*Fire Dept reply – Complied.
2. All structures/buildings 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 – Agreed.
*Fire Dept reply – Complied.
3. All structures/buildings, with the exception of retail, shall be provided with the following features:
 - a. Fire command room.
 - b. Voice evacuation system supervised by the fire alarm control panel.
 - c. Engineered automatic pressurization system for all vertical shafts (i.e. stair, elevator) with its control panel in the fire command room.
 - d. Emergency generator.*Applicant response – Agreed.
*Fire Dept reply – Complied.
4. A minimum 10' by 10' fire command room shall be provided with access directly from exterior and access directly to interior.
*Applicant response – Agreed.
*Fire Dept reply – Complied.
*Fire Dept reply – Building-2 fire command room shall be on west side; Building-3 fire command room shall have access to interior.
5. Means of egress, as preliminarily depicted on this submittal, may not comply with current

applicable codes. Means of egress features for all structures/buildings shall be re-evaluated with the City of Plantation Fire Department to verify proper compliance.

*Applicant response – Agreed.

*Fire Dept reply – Complied.

6. Egress components (i.e. doors, stairs) for the business occupancy structure/building shall be capable of handling a high-density occupant load of 1 person per 50 sq. ft. and a conference room load of 1 per 15 sq. ft.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
7. 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 – Agreed, we will comply with request.
*Fire Dept reply – Complied.
8. Structures/buildings 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 – Agreed, we will comply with request.
*Fire Dept reply – Complied.
9. Standpipe fire hose valves shall be provided on the inside and the outside of each stair floor landing and within 115' of any point as hose is deployed.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
10. Retail structure/building 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 – Agreed, we will comply with request.
*Fire Dept reply – Complied.
11. Fire sprinkler risers shall be located in a room/area that provides an unobstructed 3' access to the front and to the sides of the appliances.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
12. Fire pump rooms shall be sized to allow clear 3' access around fire pump.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
13. 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 – Agreed, we will comply with request.
*Fire Dept reply – Complied.
14. 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 – Agreed, we will comply with request.
- *Fire Dept reply – Complied.
15. FH’s shall comply with following:
- a. No obstructions within 3’.
 - b. Unobstructed 6’ wide area from FH to curb front.
- *Applicant response – Agreed, we will comply with request.
- *Fire Dept reply – Complied.
16. 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, the DDCV and the FDC (if connected to supply line prior to the 12” above grade stub).
- *Applicant response – Agreed, we will comply with request.
- *Fire Dept reply – Complied.
17. 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 – Agreed, we will comply with request.
- *Fire Dept reply – Complied.
18. Electrical generator fuel supply shall comply with City of City of Plantation Fire Department standard as to type, location and containment. For above ground combustible fuel storage tank exceeding 250 gallons, an “UL2085” compliant aboveground combustible fuel storage tank is an approved installation. Whole property shall comply with City of Plantation Ordinance 8-3, which permits a maximum of one (1) single aboveground fuel storage tank within a single property.
- *Applicant response – Agreed, we will comply with request.
- *Fire Dept reply – Complied.
19. If business occupancy structure/building is designated limited access per FFPC NFPA-101 11.7 (no operable openings on upper floors), it shall be provided with a smoke evacuation opening on each side of upper floors near separate corners and identified by a 12’x12’ reflective red square on both sides.
- *Applicant response – Agreed, we will comply with request.
- *Fire Dept reply – Complied.
20. Parking garage structure/building may require mechanical ventilation as per approved calculations provided at time of permitting.
- *Applicant response – We are maintaining a 50% open air ratio to provide natural ventilation.
- *Fire Dept reply – Complied.
21. Trash containers shall always be contained and maintained in dedicated trash room when not in trash holding area on day of trash pick-up.
- *Applicant response – Agreed, we will comply with request.

- *Fire Dept reply – Complied.
22. All structures/buildings shall be established with a master keyed system approved by City of Plantation Fire Department.
 *Applicant response – Agreed, we will comply with request.
 *Fire Dept reply – Complied.
23. All exterior doors shall have keyed access from exterior.
 *Applicant response – Agreed, we will comply with request.
 *Fire Dept reply – Complied.
24. A Knox 4400 series Key Vault shall be provided/installed at locations designated by City of Plantation Fire Department.
 *Applicant response – Agreed, we will comply with request.
 *Fire Dept reply – Complied.
25. Vehicle gates shall be motorized/automatic and shall comply with the City of Plantation Fire Dept’s standard requirements.
 *Applicant response – Agreed, we will comply with request.
 *Fire Dept reply – Complied.
26. 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 – Applicant has adjusted drawings and shows firetruck turning radius, see sheet A1.7 fire truck site plan and maneuverability.
 *Fire Dept reply – Not complied; sheet A1.7 does not depict emergency vehicle access throughout all roadways, especially adjacent to all buildings, and does not identify the turning radius at all turns; using a 40’ template, there are areas that may not comply with requirement; affirm to these specifications in written reply and/or plan submittal.
 *Applicant response – See sheet A1.3 for Fire truck diagrams showing turning radius and auto-turn study.
 *Fire Dept reply – Complied.
 *Fire Dept reply – Bottom of loop between Building-1/Building-2 and new vehicle gate system by parking garage does not provide the proper turning radii.
27. 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 – Agreed, we will comply with request.
 *Fire Dept reply – Complied.
28. Contact City of Plantation Engineering Dept for proper addressing of all buildings.
 *Applicant response – Agreed, we will comply with request.
 *Fire Dept reply – Complied.
29. Additional conditions may arise upon review of all required permitting plans.
 *Applicant response – Agreed.
 *Fire Dept reply – Complied.
30. Fire department access roads shall be no less than 20’ in width for two way and 16’ for one way.
 *Applicant response – Plan submittal: C-1.
 *Fire Dept reply – Complied.
31. Garage structure/building 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.

POLICE:

1. I need a legible copy of the raw footcandle numbers for the pool paths and lake path for the photometric survey. The calculation summary is acceptable. I just need to verify the numbers match the summary. Otherwise, I have no objection to the Flex assignment, Conditional Use, Site Plan, Elevations, and Landscape Plan.

Note:

- A. Please Resolve Comments _____ Prior to City Council Application

UTILITIES: Objection this site cannot be supported for sewer service as submitted. Utility plans submitted are conceptual and incomplete.

Major on and offsite improvements would be required to support the proposed densities. It must be a condition of approval that any developer who chooses to redevelop this site, agree that any infrastructure needed to support the project be required to fund, design, permit, install and convey ANY infrastructure needed, both on and off-site.

Although there is current plant capacity to support the request, the deficiencies are with the densities requested and the distribution/collection system's ability to handle the increased flow. Engineer of record has already begun working with the City to identify the infrastructure requirements necessary to support this redevelopment however, this is based on conceptual plans. At this time, the preliminary review of the DRC submittal shows the need for a public lift station, 3600 LF of offsite force and modification to existing lift station #1. There may or may not be additional comments as the process moves forward.

1. Proponent must agree that any offsite improvements required to support this project be completed prior to first C.O. of any building on site.
2. Additional predesign meeting must be held to discuss our Consultants preliminary findings
3. Plans are conceptual and incomplete
4. All offsite improvement cannot be fully determined as this plan is conceptual with no previous meetings to discuss.
5. A plan must be provided based on the actual needs to support the project.

If approved and prior to any Building Permit being issued, the following must be provided:

6. Capacity charges must be paid in FULL for the entire project
7. \$500.00 review fee must be submitted to the Utilities Department
8. Water and Sewer Utilities plans must be submitted to the Utilities Dept. for review and approval
9. FDEP Water and Sewer permits must be approved
10. Utilities Agreement must be executed
11. Utilities Performance Bond must be posted
12. Utility Easements must be executed
13. Utilities inspection fees must be paid

Contact: Johnathan Adams if you have any questions, 954-414-7352

Note:

- A. Please Resolve Comments 1-5 Prior to City Council Application
- B. Please Resolve Comments 6-13 Prior to Building Permit

O.P.W.C.D.

1. Old Plantation Water Control requires an acceptable drainage plan with retention and runoff calculations and a construction drawing prior to issuance of a building permit. Calculations are to include the master storm water system and include an as-built of the existing features.
2. Acceptance of As-built drawings and Certified Storm Water Inspection Report will be required prior to issuance of a Certificate of Occupancy.

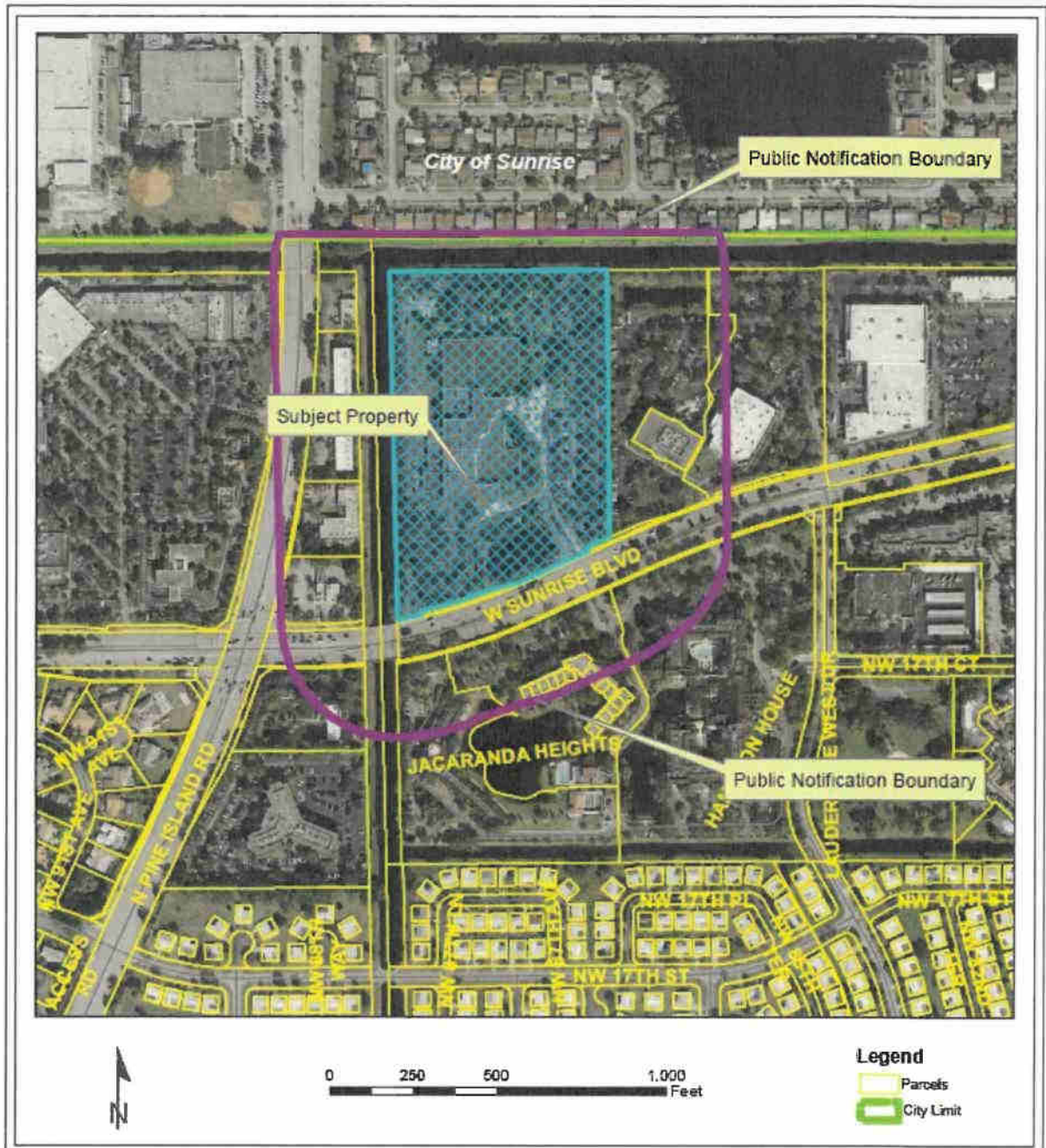
WASTE MANAGEMENT Contact Andrew Kandy or Adrian Moore at akandy3@wm.com or amoore@wm.com.

VI. EXHIBITS:

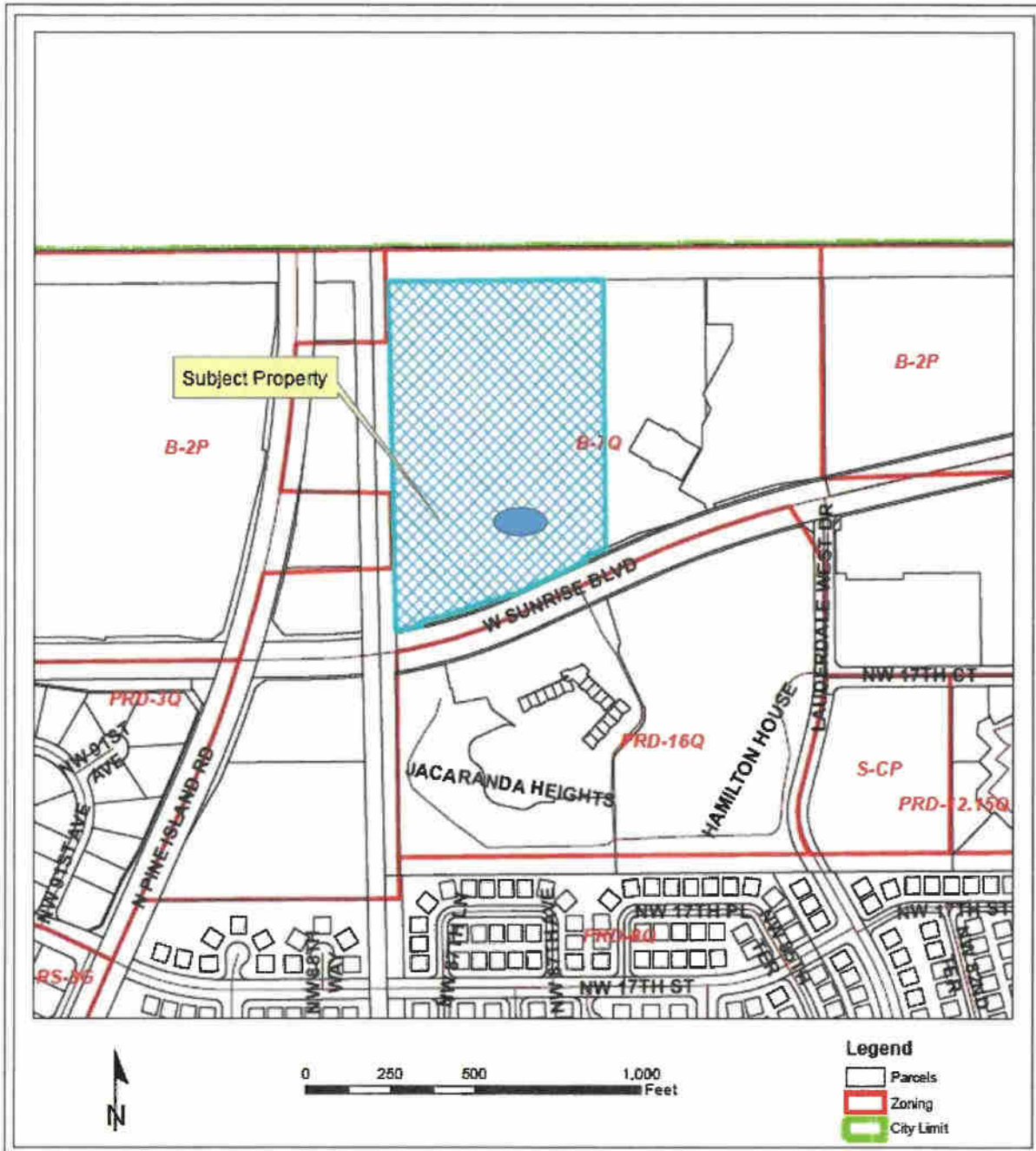
- A. Letter of Intent
- B. Aerial Map
- C. Zoning Map
- D. Legal Description
- E. Waiver Request
- F. Code requirements not met
- G. Section 27-688(h)

EXHIBIT A
Letter of Intent

AERIAL MAP



ZONING MAP



8601 W. Sunrise Boulevard
CASE # PP20-0016

EXHIBIT D
Legal Description

LEGAL DESCRIPTION-EXHIBIT "A"

Tracts C and D, of JACARANDA PARCEL 320, according to the Plat thereof, as recorded in Plat Book 115, Page 16, of the Public Records of Broward County, Florida.

TOGETHER WITH a perpetual, non-exclusive easement on, over and across the lands described in Exhibit "B" of that Reciprocal Access Easement Agreement by and between Sunrise Office Associates, Ltd. and Sunrise Boulevard Limited Partnership recorded on February 21, 1985 in Official Record Book 12339, Page 267, and recorded on September 4, 1985 in Official Record Book 12799, Page 34, both of the Public Records of Broward County, Florida, for the purposes therein expressed.

Planning and Zoning Waivers:

1. From: Section 27-689 which states that minimum setbacks need to be 1.5 times the height of the building.
 - a. Building 1 – requires 102.3-foot setbacks from all property lines
 - b. Building 2 – requires 117-foot setback from all property lines;
 - c. Building 3 – requires 102.3-foot setbacks from all property lines;
 - d. Retail building – requires 39.75-foot setbacks from all property lines;
 - e. Office building – requires 110.25-foot setbacks from all property lines; and
 - f. Parking garage – requires 112.5-foot setbacks from all property lines

To: Provide the following setbacks:

- a. Building 1 – 95.91-foot setback to the east and 76.41-foot setback to the west;
- b. Building 2 – 112-foot setback to the west;
- c. Building 3 – 57-foot setback to the west and 39-foot setback to the south (scaled at the southeast corner of the building);
- d. Retail building – 33.33-foot setback to the east;
- e. Office building – 29.25-foot setback to the east; and
- f. Parking garage – 28.91-foot setback to the east and 21-foot setback to the north

Applicant justification: The Code required setbacks would have a substantial impact on the amount of buildable space and park area the Applicant would be able to provide. With this waiver, a larger green area and a larger amenity area can be provided. Additionally, parking ratios, pedestrian walking paths, amenity areas, and circulation would also be negatively impacted if the Applicant was required to meet the Code.

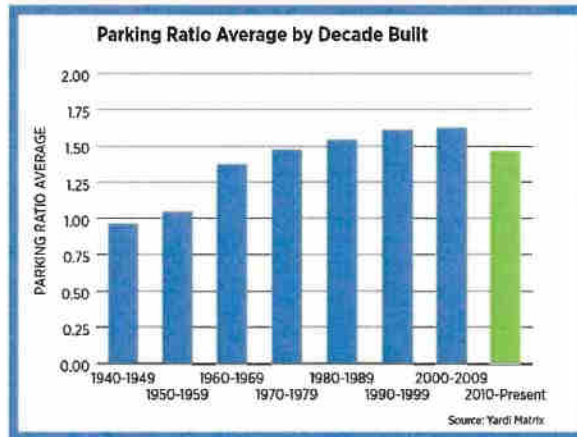
2. From: Section 27-743 which states that the minimum number of parking spaces required are as follows: 1.5 spaces for studio units, 1.75 spaces for 1 bedroom units, 2.25 for 2 bedrooms units, 2.5 for 3 bedrooms units, 1 per 200 gsf for office, and 1 per 300 gsf for retail respectively. Total required parking spaces: 1,592

To: Provide 1,256 parking spaces.

Applicant justification: The Applicant submits that in today's market, future tenant and other users are relying more on ride sharing and alternative forms of transportation, which reduces the need for parking onsite. Additionally, reduced parking areas will allow the Applicant to provide for larger green spaces.

The National Apartment Association (NAA) released a report in 2018 ("The Transformation of Parking") that examined, among other parking related topics, demand for parking in the rental housing industry. NAA's report noted that, "After rising consistently through the decades, the 2010s witnessed a decrease in parking ratios in newly constructed buildings across the United States. Average parking ratios for apartment properties with 50 or more

units peaked at 1.62 in the 2000s before declining to 1.46 in the current decade, its lowest rate since the 1960s.” The shift “reflects the increasing urban nature of residential development versus the overwhelming suburban character of residential developments in decades past.”



The Applicant has provided a parking ratio of 1.41 for the residential component. The Applicant previously provided a copy of the NAA report.

Staff Response: Staff does not support a parking ratio of less than 1.8 parking spaces per unit. The applicant is actually providing 1.36 spaces per unit with the 465 surface spaces plus the future 70 spaces dedicated in the parking garage. Without the spaces in the parking garage, the applicant would be providing 1.18 spaces per unit.

- From: Section 27-750 which requires that the proposed project have a total of 11 loading zones.

To: 3 loading zones.

Applicant justification: The Applicant submits that today’s market dictates that only one loading space per building is necessary for buildings of this size.

Staff response: The applicant has provided three loading zones for the office building only. The residential component requires 8 loading zones. None have been provided. It is unclear how the future tenants will be moving in. The office building requires 3 loading zones, and this is being provided.

- From: Sec. 27-689(d) which requires that the minimum floor area per dwelling unit shall be as follows:
 - Efficiency unit: 600 square feet;
 - One-bedroom unit: 750 square feet;
 - Two-bedroom unit: 950 square feet; and
 - Each additional bedroom shall increase the total required floor area by no less than 150 square feet.

To: Provide:

- (1) Studio units (119) are no less than 505 sq. ft. to 593 sq. ft.;
- (2) One-bedroom units (143) no less than 640 sq. ft to 694 sq. ft.; and
- (3) Two-bedroom units (7) no less than 907 sq. ft. to 936 sq. ft.

Applicant justification: The Applicant submits that today's market is demanding smaller unit sizes with heavy modern amenities which will allow for more affordable rent pricing.

Staff response: 68.6% of the units are under code. Staff does not support the reduction of the studios and the one-bedroom units to the degree that the applicant has reduced. The typical unit floor plans provided indicate little storage per unit. Part of the application is the utilization of flexibility and reserve units, which requires the proposed residential to comply with the quality housing standards in Chapter 19.

5. From: Section 27-689(b) which requires maximum F.A.R. of 1.12 for five-story buildings, 1.14 for six-story buildings, and 1.16 for seven-story buildings.

To: Provide F.A.R. of 1.19 for the 5-story residential building, F.A.R. of 1.43 for the 6-story residential and office buildings, and F.A.R of 1.65 for the 7-story parking garage.

Applicant justification: The Applicant has provided two 5-story residential buildings, one 6-story residential building, and a 6-story office building. In order to park these, we have included a 7-story parking garage which increases our F.A.R. above allowable for the 6-story buildings.

Staff response: The proposed waiver, along with the parking waiver for the residential use indicates that the proposal exceeds the size of the property.

6. From: Section 27-742 which requires that two-way drive aisles are a minimum of 25 feet.

To: Provide 24-foot-wide two-way drive aisles.

Applicant justification: The Applicant has provided 24-foot two-way drive aisles, which City Staff indicated would be adequate in previous P&Z staff report.

Staff response: Staff has no objection to this waiver.

Not requested:

1. **Possibly architectural requirements of 27-688(h).**

Landscape Waivers:

1. Section 13-41(a)(b) which requires for landscape pedestrian zones (lpz's) to extend the full width of each façade. (Paved areas in the lpz may not constitute more than 5' of required lpz).

Residential: A 20.4'-34' landscape pedestrian zone is required.

Retail: A 10' landscape pedestrian zone is required.

Office: A 25.8'- 43' landscape pedestrian zone is required.

Garage: A 21.7'-36.25' landscape pedestrian zone is required.

- Provide the roof overhang and all upper floor porches and ground floor slabs on the landscape plans. These areas cannot conflict with proposed or City code required plantings.

To: Our landscape pedestrian zones do extend the length of each building façade at varying widths, however we are providing width in all areas.

Justification: Our landscape architect has developed a plan that will allow an excellent variety of landscape elements to be provided on the islands at their requested size. Additionally, The Applicant has provided a large "central park" area that includes large green spaces to supplement the off-street areas that are provided at a small percentage.

Response: Staff has no objections to this waiver.

2. Pursuant Sec. 13-40(c)(3) requires islands separating parking bays from major interior access drives to have a minimum width of 10 feet (not including curbing).

Waiver is required however not requested

3. Pursuant Sec. 13-40(c)(4)(a) requires medians between double parking bays be 10 foot in green area not including curbing.

The 8-foot wide median on sheet # A1.3 and L413 Northeast of Building NO.01 seating area is deficient.

Waiver is required however not requested

4. Pursuant Sec. 13-40(c)(1) No landscape area shall have any dimension less than 5 feet.

The deficient landscape area adjacent "Retail Bldg." which is 3 feet in width, as well as the 1 foot Landscape area East of Bldg. #2 adjacent the drive aisle.

Waiver is required however not requested

EXHIBIT F
CODE REQUIREMENTS NOT MET

EXHIBIT G
SECTION 27-688(h)

Sec. 27-688. - Internal PCD standards.

(h) *Architectural requirements.*

- (1) *Intent.* All buildings, regardless of use, which are subject to the requirements of this Article shall be of substantial design and construction using high quality materials and workmanship, be site responsive, recognize local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.
- (2) *Design standards.*
 - a. Building entrances shall be architecturally emphasized.
 - b. The ground floor along street frontages shall be architecturally distinguished from the upper floors by a change in contrasting material, a reduction of thirty percent (30%) of facade openings area on upper floors from those on the ground floor (except for facades where all floors are residential), a minimum change of plane of building frontage between the ground floor and upper floors of a minimum of twelve (12) inches, and string courses greater than four (4) inches in height and clearly discernible from the nearest public right-of-way or private street.
 - c. Arcades may be used as a means of sheltering the pedestrian way, and where provided, shall connect to entrances or accessible areas of the building.
 - d. Buildings should be composed of simple rectilinear forms. Overly complex or fragmented volumes should be avoided. Elements such as side wings, porticos, etc., should be clearly expressed as subordinate to the main building volume.
 - e. Roofs may be composed of a variety of pitched roof designs, or may be flat. Flat roofs shall be screened by parapets at all exterior elevations. Variations in roof form and profile are encouraged for large roof areas.
 - f. At least twenty-five percent (25%) of each elevation's facade area shall contain openings or some other means of architectural embellishment through the use of massing articulations or variations in material finishes. The use of adhered foam trims and moldings are prohibited, and shall not be counted as (or considered) an architectural embellishment. The facade area for each elevation shall be equal to the total square footage of the wall planes comprising each elevation.
 - g. No horizontal length or uninterrupted curve of a facade should exceed ninety (90) feet without a minimum change in plane of twelve (12) inches, contrasting material, rhythm, or scale.
 - h. Unsightly service and support elements such as loading docks, mechanical equipment, waste containers, etc., shall be located at the sides or rear of buildings and shall be screened from public view by appropriate means.
 - i. All buildings shall incorporate the following combined elements:
 1. A minimum of three (3) of the following volumetric elements shall be provided:

- A. Pitched roof forms, the area of which exceeds thirty percent (30%) of the overall roof area.
 - B. Architectural roof overhangs four (4) feet or greater in depth or cornices twelve (12) inches or greater in height.
 - C. Arcades.
 - D. Accent elements such as tower elements, porticos, cupolas, domes, or belvederes.
 - E. A building frontage less than or equal to ninety (90) feet in length may provide the following minimum massing articulations:
 - (i) A minimum of fifty percent (50%) of each facade's cumulative frontage shall be setback a minimum of five (5) feet from the primary facade and shall be distributed throughout the building frontage and shall not be provided as a single aggregated setback; and,
 - (ii) A minimum of twenty percent (20%) of each facade's cumulative frontage shall be setback a minimum of eight (8) feet from the primary facade.
 - F. A step back of a minimum of twenty (20) feet may be provided for facades above the second story, measured from the primary facade of the ground floor (i.e. that which functions as the building front or which faces a public right-of-way).
2. A minimum of four (4) of the following architectural elements shall be provided.
- A. Stoops and balconies, including ground floor terraces and patios.
 - B. Porches.
 - C. Display windows.
 - D. Pilasters, string courses, character lines, or other such means of subdividing the facade.
 - E. Structural or ornamental details clearly distinct from the primary wall surface, for example, lintels, sills, door and window surrounds, decorative panels, etc..
 - F. Decorative planters or planting areas a minimum of five (5) feet in width, integrated into the building design.
 - G. Unit masonry in at least two (2) contrasting tones or textures, accomplished by a change in material or coursing such as brick, natural stone, brick or stone veneer, glass, masonry stucco, decorative concrete block, decorative concrete panels, tile glazing and framing systems, split face or fluted concrete masonry, factory glazed concrete masonry units, or architectural pre-cast concrete.
- j. All building frontages greater than ninety (90) feet in length shall provide the following minimum massing articulations:

1. A minimum of fifty percent (50%) of each facade's cumulative frontage shall be setback a minimum of five (5) feet from the primary facade and shall be distributed throughout the building frontage and shall not be provided as a single aggregated setback; and,
 2. A minimum of twenty percent (20%) of each facade's cumulative frontage shall be setback a minimum of eight (8) feet from the primary facade.
- k. All facades facing a public right-of-way shall provide a minimum of two (2) wall surface materials and two (2) visibly distinct colors, distributed throughout the entire facade (variations in stucco finishes shall not constitute different surface materials).
- l. Where residential uses are not provided on the ground floor, a continuous building frontage in excess of two hundred fifty (250) feet long shall include a pedestrian passageway at the ground level between the street and the rear of the building, a minimum of ten (10) feet wide and located no closer than one hundred (100) feet to either end of the building.
- m. All building facades above the second story and facing any of the Primary Residential Community Visual Transportation Corridors listed below shall be stepped back an additional, minimum twenty (20) feet from the primary facade of the ground floor of such building nearest to such Corridor. The Primary Residential Community Visual Transportation Corridors for which this standard is applicable are:
1. Sunrise Boulevard;
 2. Broward Boulevard;
 3. Pine Island Road;
 4. Peters Road;
 5. University Drive;
 6. Cleary Boulevard; and,
 7. Nob Hill Road.
- n. Subject to other requirements above, exterior walls may be finished in any of the following:
1. Stucco and Exterior Insulation and Finishing Systems (EIFS). An EIFS should be used as a subordinate element for certain accent purposes and shall not be used at the ground floor.
 2. Modular unit masonry, either brick, concrete block, or cut stone.
 3. Cement siding.
 4. Architectural precast concrete panels.
 5. Stone panels.
 6. Curtain wall systems, provided that at least two (2) panel materials are included.
- o. Roofs may be constructed of any of the following materials:
1. Clay or cement barrel, s-shaped, or mission tiles.

2. Galvanized metal and prefinished metal panels, in standing seam, batten seam, or bermuda pattern.
 3. Flat roofs may be any built-up or membrane roofing system.
- p. Windows and doors in a wide variety of materials and styles are permitted; however,
1. Mirrored and reflective glass is not permitted, and
 2. Glass block may be used for architectural accents only.
- q. Accessory buildings.
1. Buildings that are subordinate to the principal use on the site shall not be placed on the primary frontage.
 2. Accessory buildings shall be architecturally compatible with the principal building.