

Minutes of the Regular Meeting of the
Review Committee
City of Plantation, Florida
Held October 12, 2021

Members Present:

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

Others Present:

Shameka Butts – Planning & Zoning
Shawn Lamey – Planning & Zoning
David Jones - Landscape

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

Roll Call indicated the above listed departments as being present.

The approval of minutes for the September 28, 2021 were approved as submitted.

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- a. PP21-0040: CONSIDERATION OF A USE VARIANCE, SITE PLAN, ELEVATION, AND PLAN APPROVAL FOR POLLO CAMPERO. PROPERTY LOCATED AT 8220 W. BROWARD BOULEVARD AND ZONED M-PM (MIXED USED – PLANTATION MIDTOWN).**

PLANNING & ZONING

In General

1. This request must undergo a local concurrency review for water, sewer, streets, drainage, and solid waste. The standard single-page form is available in the Planning and Zoning Department. The applicant must present the form to the appropriate City departments for sign off prior to Planning and Zoning Board approval.
2. The applicant is responsible for City impact fees, payable at the time of permitting.
3. FYI - There is a façade restoration agreement in place that requires the west elevation of the Aldi structure to be architecturally enhanced by a date certain should development of the west side parcel not occur.
4. Variance or waiver requests shall be subject to the criteria in 27-52(g), whether a undue hardship variance or a practical difficulty waiver.
5. Unified control is required for this property (Section 27-299(e)). A unified control document is currently in place. Verify if revisions to the document will be required based on the new development proposal.
6. Provide a \$2,000 deposit into a trust account for city attorney review of the unified control document, if applicable.

7. Note: Previously, the existing building (with the planned bank) was considered a “single story multi-occupant establishment” which allowed a front wall sign one square foot for each lineal foot of the establishments’ occupant frontage not to exceed one hundred (100) square feet; and a side/rear sign facing a parking area or street not to exceed 50% of the allowable front sign. With the site plan modification creating a separate building, the site is now considered a “center establishment” which allows a front wall sign one square foot for each lineal foot of the establishments occupant frontage not to exceed sixty (60) square feet; and a side/rear sign facing a parking area or street not to exceed 50% of the allowable front sign. With this change, the existing Aldi wall signs (81 square feet on the front and 50 square feet on the side) will exceed the code requirement for center establishment and will become legal nonconforming signs. The existing ground sign is code compliant.
 8. Section 27-299(a) Advertising requirement: If a location is included in any printed, radio or television advertisement of an approved real estate development in the city, the City of Plantation shall be noted in the text or map of said printed advertisement or be included in the description of the location in said radio or television advertisement.
 9. As per Section 27-41(l) *Community Meetings*. All applications for site-specific rezoning, site plans for new construction, and site-specific land use plan amendments shall be first scheduled for discussion at a community meeting subsequent to final review by the Development Review Committee and prior to submittal of the application for the Planning and Zoning Board consideration. The meeting shall be held for the applicant to present the plans to City residents and property owners, adjacent communities, and, if applicable, homeowner’s associations to obtain community input regarding the application. The meeting shall be noticed by the applicant ten (10) days prior to the meeting. Notice shall be sent to all affected persons according to the radius listed in Table 41-2. The community meeting shall be held at a time and place determined by the Planning Zoning and Economic Development Department. A lack of participation at this meeting by the public shall not prejudice the application in any manner.
 10. A written request for all waivers and the applicable fee must be included with the submittal for Planning and Zoning Board review. The waiver request must include the waivers identified within this report with the submittal for Planning and Zoning Board consideration along with the applicable fee (\$500 per waiver).
 11. When responding to staff comments, any plan changes shall be “bubbled” plan changes and specify the page number corrected in the written responses. This will help shorten staff review of revised plans.
 12. Provide the entire submittal in PDF format, on a CD, flash drive, or other means of electronic transfer with each submittal. Submittal shall be separated into folders (e.g., site plan, landscape, civil, etc.).
 13. A plat note amendment will be required prior to issuance of a building permit. Staff can administratively approve a delegation request in compliance with an approved site plan.
 14. Update the legal description on the site plan to the Aldi-Plantation Plat.
 15. Additional comments may be generated based on the resubmittal.
- Fast Food Restaurant with Drive Thru Use:
16. The freestanding fast food restaurant with a drive-thru is not a permitted use in the M-PM zoning district. Section 27-105(2)e.2 requires fast food restaurant use to be located only as an interior establishment within a multi-tenant building. The project does qualify for consideration of a use variance. The applicant has provided responses to the use variance criteria found in Section 27-53(c).

17. The code requires a market study be provided in the review of the use variance application to justify a “present need exists for the use”. Provide a detailed market study which must include an analysis on the financial impacts to nearby fast-food restaurants (Section 27-53(b)(2)b.).
18. A drive thru associated with a fast-food restaurant in the M-PM requires conditional use approval (Section 27-105(2)e.3.). Provide responses to the conditional criteria in Section 27-45(d).
19. Provide a menu.
20. Provide hours of operation for the store and the drive thru.
21. Will alcohol be served at this location? If so, compliance with chapter 3 of the City Code is required.

Site Data Table

22. The site data table refers to the old zoning label. The new Plantation Midtown label is M-PM, Section 27-86.
23. Remove the parking divisor of 1.2 (Section 27-86(a)(9)). The divisor was for Retail-Office based on the original site plan for grocery store and bank.
24. The site does not provide enough parking. The required parking is 126 spaces with 99 spaces provided. A 27-space parking waiver is required (21% reduction).
25. The site data table references old code sections.
 - a. Parking is in Article VIII.
Size and configuration - Section 27-121.
Parking space minimum requirement – Section 27-123.
 - b. Loading zones are in Article VIII – Section 27-126.
 - c. Setbacks are in Article VI, Section 27-86, M-PM Plantation Midtown.
 - d. Landscape is in Article VI Section 27-86 for M-PM and Article X.
 - e. The current (new code can be downloaded at:
https://library.municode.com/fl/plantation/codes/code_of_ordinances. On the home page there is a section called “Adopted Ordinances not yet Codified.” Scroll down to Ord. 2597A.

Site Plan

26. Will there be a generator? If so, provide location and details.
27. Confirm no outdoor seating is proposed.

Urban Design Standards

28. Urban Design Standards: Show compliance with Section 27-291(a) design concepts,
 - a. The design of architecturally varied structures within developments through the use of building massing, varied roof-scapes, varied window design, ornamentation and color;
 - b. The linkage of landscaped exterior spaces (courtyards, loggias, arcades and plazas) to buildings; and
 - c. The linkage of separate development parcels by pedestrian and vehicular connections.
 - d. The recognition of the South Florida climate which should influence building shape and orientation, nature of roofs and overhangs and the location and size of windows.
 - e. The identification of individual subdivisions by utilizing signage.
 - f. The use of private common open space as a community design feature.
29. Urban Design Standards: Show compliance with 27-291(b) pedestrian orientation:
 - a. Emphasis on the buildings' street facades as major elements of the overall street-scape; and
 - b. Street level architectural treatment including colonnades, arcades, awnings, and other shade producing elements should be provided along all pedestrian-oriented frontages.
 - c. Pedestrian oriented frontages shall be adjacent to building entrances and integrated with adjacent properties.

30. Urban Design Standards: Show compliance with 27-291(c) Minimum design standards for nonresidential development.
 - a. New buildings shall be designed in a manner that is compatible with the adjacent building in height and scale. Provide elevations including both the existing grocery store and the proposed fast-food restaurant from the north, south, and west.
 - b. Recognition of the scale and character of adjacent structures or developments, including continuation of existing facade treatment or expression lines, and the use of similar finish materials.
 - c. Pedestrian circulation systems shall be barrier-free and provide alternative ramps in addition to steps consistent with American Disabilities Act (ADA) requirements.
 - d. All sides of any nonresidential structure shall have compatible facade and roof treatments.

Floor Plan

31. Provide a roof plan. The roof plan should include the trash room.

Elevations

32. Provide a material sample board when submitting for the Planning and Zoning Board.
33. All new commercial buildings in the M-PM zoning district must comply with the design standards specified in Section 27-86(a)(10)b.2 (as well as those requirements under Urban Design Standards Section 27-291 and Architectural Design Guidelines Section 27-300). The proposed building façades incorporates stucco and metal and are relatively flat. The roof is flat and does not provide visual interest. The building design does not appear to meet the required Plantation Midtown design standards. Provide revised elevations or demonstrate compliance with the architectural requirements for commercial buildings per Section 27-86(a)(10)b.2.
34. Provide a statement outlining compliance with Section 27-86(a)(10)b.2.(vi). A minimum of 5 components must be included in the design of the building.
35. All new commercial buildings must also show compliance with Section 27-300 of the code. Provide elevations and documentation that demonstrate architectural requirements for commercial buildings per Section 27-300.
36. Provide design and material calculations verifying compliance with Section 27-300(a)(4) Architectural Design Guidelines.
37. Section 27-300(a)4. f., the building colors should be subdued, muted, natural or earth toned colors. The applicant has provided color elevations, but has not submitted a material board with actual samples. The proposed colors appear to meet these requirements; however, it cannot be determined until actual samples have been provided.
38. Provide elevations including both the existing grocery store and the proposed fast-food restaurant from the north and west. See Urban Design section above.
39. Note on elevations that mirrored and reflective glass is not permitted (27-86(a)(10) b.3.(iii)).
40. Label the elevations north, south, east, west.
41. Provide a more significant “topper” to the parapet than a metal coping.
42. PP-1 on the elevations is labeled aluminum composite paneling. As per Section 27-300(a)(4)c. exterior walls with metal panels are prohibited. Provide more information of the colorful strips on the facades. What is the material?
43. The legend on the elevation has a product listed ST-1 stainless steel cladding under the metal paneling label. Where is this located on the elevations?
44. Ghost the rooftop equipment on the elevations. As per Section 27-291(c), the mechanical equipment shall be screened with materials consistent with those used in the construction of the

building, and shall be architecturally compatible with the building. The screen shall be as high or higher than the equipment. (27-296(y)).

45. Additional comments may apply when a material board with actual samples is provided.

Details

46. Note on photometrics that the lights will be automated from at least 9:00 p.m. To 11:00 p.m. or 30 minutes after closing. (Section 27-121(i)(7) and 27-293).

47. The dumpster enclosure should be large enough for recycling as well as garbage.

48. Outdoor storage of any kind (trash, pallets, etc.) is not permitted.

49. Note: storage of vehicles, equipment, materials and supplies shall be within a building or within an area enclosed by a wall, fence, or hedge or other device which will effectively screen such storage from public view. Garbage or refuse shall be stored only within a building, or within a fully enclosed container or refuse shall be stored only within a building, or within a fully enclosed container including top, and storage shall be equipped with an approved automatic sprinkler device.

Signage:

50. Signage is not part of this review, and is subject to Article IX of Chapter 27.

51. Neon striping outlining the building and building up-lighting designed to flood the building elevations in light are not permitted by the sign code. State this clearly on the elevations, photometric and site plan.

Note:

A. Please Resolve Comments 11, 12, 14, 16, 19, 20, 22, 23, 25-31, 33-36, 38-44, 46, 47, 51 Prior to Final DRC Sign Off

B. Please Resolve Comments 1, 4, 9, 10, 17, 18, 21, 24, 32, 37 Prior to P & Z Board Application

C. Please Resolve Comments _____ Prior to City Council Submittal

D. Please Resolve Comments 2, 5, 6, 13 Prior to Permit

LANDSCAPE:

1. The Public Works – Environmental Landscape Division staff is unable to conduct a review as this project will require a revised Landscape Plan reflecting the M-PM Mixed Use - Zoning Code and LPZ Landscape requirements under our new Article X – Landscape Standards.

2. You may acquire the M-PM Zoning Code and Landscape Standards via Mr. Indyli Brown at IBrown@plantation.org.

Note:

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

ENGINEERING:

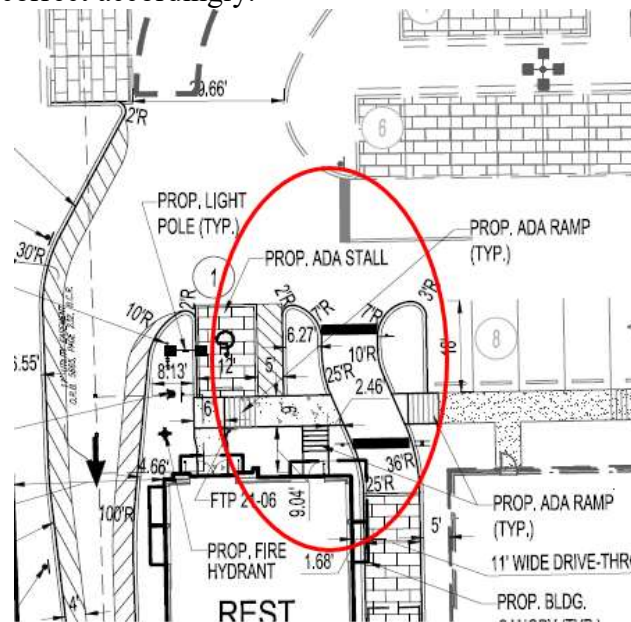
1. The stormwater management regulation for this property is subject to the regulations of Chapter 9 of City of Plantation Land Development Code in addition to Old Plantation Water control district. Please provide drainage calculations to support the stormwater management system for the entire site. If the site is part of a master permit, please provide a copy.

2. Table 1 area calculation on sheet C05 shows that the site exceeds the requirements of Section 9-29-d which states 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. Please comply with the requirement of section 9-29-d

3. 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. The city shall determine the ERUs for each non-exempt non-residential property based upon the number of square feet of impervious surface area of a customer's property divided by four thousand four hundred eighty-nine (4,489) square feet (the ERU), rounded to the nearest tenth (the "non-residential factor"). The property is currently being assessed 3.6 Equivalent Residential Units (ERUs)

4. Please provide cross sections along the property lines to ensure no adverse stormwater runoff from this property to adjacent properties or public Right of way.
5. Please provide traffic statement indicating the impact of this development (if any) on the adjacent roadways
6. Clearly dimension the drive through aisle, it seems that the aisle will be pinched at one location
7. Please provide a detailed plan on the impact of this site (during construction) on ALDI
8. There appears to be a conflict with the drive-thru exit and the existing east west drive aisle and parking spaces. Please correct accordingly.



Note:

A. Please Resolve Comments 1-8 Prior to Final DRC Sign Off

BUILDING: No objections at this time.

FIRE:

Reviews:

- Comments 1 – 15 on the Staff Report to the Review Committee meeting of October 12, 2021. No objections as to this site, elevation and landscape plans with the understanding that the applicant and/or owner are aware of following City of Plantation Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.

1. All aspects of fire and life safety shall comply with the current Florida Fire Prevention Code edition.
2. Any one-way emergency vehicle access roadway shall have a minimum 16' width.

3. 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.
4. Structure/building shall be entirely protected by an approved, supervised automatic fire sprinkler system hydraulically calculated to City of Plantation drought standard of 50-PSI static, 45-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.
5. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main; as such, the point of service shall be the valve at the water main tap.
6. The same Florida Fire Protection Contractor I, II or V shall be responsible for the installation of the fire sprinkler system underground supply line from valve at water main up to the 12" above grade stub outside of building and the Double Detector Check Valve (DDCV) (backflow preventer).
7. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall be relocated away from structure.
8. FDC and FH shall be located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.
9. 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.
10. 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.
11. FH's shall comply with following:
 - a. No obstructions within 3'.
 - b. Unobstructed 6' wide area from FH to curb front.
12. 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.
13. A Knox 3200 series Key Vault shall be provided/installed at location designated by the City of Plantation Fire Department.
14. Structure/building shall be able to provide a maintained minimum, as determined by City of Plantation Fire Department, radio signal strength for fire department communications during in-building operations. A two-way radio communication enhancement system may be necessary to comply with this requirement.
15. The applicant and/or owner are aware that conditions may arise upon review of all required permitting plans.

Note:

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

POLICE:

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

1. Natural Surveillance- Please do not plant any trees or shrubs that will obstruct the views from the windows. People should be able to easily see in and out of the restaurant.

Note:

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

UTILITIES: No objection to the Use Variance, Site Plan, Elevation and Landscape Plan.

1. Minimum 750-gallon grease interceptor required
2. Any previously stubbed out water and sewer lines not to be placed in service with this proposed restaurant must be abandoned back to the main.
3. Additional capacities will be due
4. Full Utilities plan review and approval is required prior to permitting. No plans are for construction until marked "FINAL"
5. Proponent must agree to all on and off-site improvements needed to support the development of this project. This will include design, funding, permitting, installation, certification and conveyance to Plantation Utilities.
6. This review is preliminary and considered conceptual. Final comments will be provided at time of construction plan submittal and subject to outside agency approvals/comments. The final review could generate additional comments.
7. Additional predesign meeting is required with the Utilities Dept to work out the minor issue of Utilities access to the existing lift station.
8. A trust account must be maintained with the Utilities Dept during the entire project.
9. Offsite and on-site improvements, including equipment may be required at the proponent's expense to support the project.
10. Provide plan for vacating easements
11. Show all new and existing water and sewer lines with easements on landscaping and drainage plan
12. Maintain all utilities and utilities easements for water and wastewater system access.
13. No structures permitted within Utilities easements
14. Prior to a Building Permit or Business Tax License being issued, the following must be provided:
 - \$500.00 review fee must be submitted to the Utilities Dept
 - Water and Sewer Utility plans must be submitted to the Utilities Dept for review and approval
 - FDEP Water and Sewer permits must be approved (if applicable)
 - Utilities Agreement must be executed
 - Utilities Performance Bond must be posted
 - Utilities Easements must be executed
 - Inspection fees must be paid in full
 - Capacity charges must be paid in full

Contact Johnathan Adams if you have any questions, 954.414.7352

Note:

A. Please Resolve Comments 5,6, 8-13 Prior to Final DRC Sign Off

B. Please Resolve Comments Prior to P & Z Board Application

C. Please Resolve Comments 14 Prior to Permit

O.P.W.C.D.: The proposed project is within the jurisdiction of the Old Plantation Water Control District. The applicant is required to contact the district office at 954-472-5596 or bbutler@opwcd.org to discuss the proposed improvements for a determination on District permit requirements.

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

Owner Representatives Present:
Linda Nunn

Mike Gusworth – Landscape Architect
Max Caple - Engineer

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

* * * * *

b. PP21-0043: CONSIDERATION OF A REQUEST FOR A USE VARIANCE, SITE PLAN, ELEVATION, AND LANDSCAPE APPROVAL FOR PREFERRED PLANTATION SERVICE STATION. THE PROPERTY IS LOCATED AT 4501 W. SUNRISE BOULEVARD AND ZONED B-HC (GATEWAY – HYBRID COMMERCIAL).

PLANNING & ZONING

In General:

1. The submittal is lacking detailed information for staff to conduct a complete and thorough review. The project cannot move forward from Review Committee until additional dimensions and information (canopy, architectural elements, etc.) are provided.
2. The proposed gas station is not permitted in the B-HC (Gateway Hybrid Commercial) zoning district. The applicant has applied for a use variance without disclosure of the future tenant. Given there are two service stations (one with a convenience store and one with a food mart) within 650 feet of the subject site and two convenience stores within 425 feet of the subject site, staff does not support the proposed use variance.
3. Section 27-105(s)(10)(6) requires a one-half mile (2,640 feet) separation between service stations. Staff does not support a reduction in the separation requirement which would allow three service stations fronting the same
4. This request must undergo a local concurrency review for water, sewer, streets, drainage, and solid waste. The standard single-page form is available in the Planning and Zoning Department. The applicant must present the form to the appropriate City departments for sign off prior to Planning and Zoning Board approval.
5. The applicant is responsible for City impact fees payable at the time of permitting. Impact fees do not include utility fees and capacity charges.

6. Update and provide the entire resubmittal in PDF format on a CD, flash drive, or other means of electronic transfer. Submittal shall be separated into folders (e.g., site plan, landscape, civil, etc...).
7. 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.
8. A written request for all waivers with justification and the applicable fee must be included with the submittal for Planning and Zoning Board review. The waiver request must include the waivers identified within this report with the submittal for Planning and Zoning Board consideration along with the applicable fee (\$500 per waiver). Provide responses to the criteria in Section 27-92(g).
9. Additional comments may be generated based on the resubmittal.
10. Provide a platting/plat note amendment determination letter from Broward County prior to City Council consideration.
11. A unified control document for the overall parcel must be approved by the City Attorney, executed, and recorded prior to issuance of a building permit.
12. Provide \$2,000 in a trust account deposit for legal review costs with the next submittal.
13. Confirm whether any easements will need to be vacated in order to implement the site plan proposal.

Use Variance:

14. The code requires a market study be provided in the review of the use variance application to justify a “present need exists for the use”. Provide a detailed market study which must include an analysis on the financial impacts to nearby convenience stores and gas stations.

Site Data:

15. If the intent is to allow independent ownership of the two development types with a unified control document, provide site data calculation for each site and for the overall site.
16. The site data calculations on sheet C-102 are incorrect (setbacks, F.A.R) and must reference B-HC (Gateway Hybrid Commercial) zoning district regulations.
17. Revise the site data table to reflect City Council approval of a parking waiver (PP17-0041) for the self storage facility. Indicate 49 spaces required, 15 spaces provided, and the waiver of 34 spaces for the self-storage facility reducing the required parking to 34 spaces. The site is overparked by 20 spaces.
18. Provide a vehicular use area and open space calculations. The code requires a minimum of 15% green area to be located within the parking lot/paved areas (not including required landscape pedestrian zones of buffer yards).
19. Provide a color site plan (Sheet C-102) with the next submittal clearly indicating what areas of the site have been considered pervious, impervious, and open space.

Site Plan:

20. The site plan is lacking detailed information for staff to conduct a complete and thorough review. Provide site perimeter dimensions on all applicable sheets. Provide additional dimensions on the site plan to include the building, overhangs and brows, planter widths, clearance from columns to parking stalls, etc.
21. Clarify the limits of the canopy versus concrete and pavement.
22. The maximum number of pumps permitted is 8 with the maximum number of fueling stations permitted is 16.
23. Reduce the depth of the parking stalls to 16’ with a curb and 2’ sidewalk or grass overhang.

24. Reduce the width of the 8' sidewalks adjacent to the building to 4' and provide additional landscaping on the south and west side of the building.
25. Remove the 7 parking spaces on the east side of the building and provide a landscape area between the outdoor seating and drive aisle.
26. Any remaining planters shall be in ground. Staff does not support the use of planter "boxes".
27. Add an additional keynote for landscaping in the legend.
28. Provide decorative bollards adjacent to the building. Standards bollards may be permitted adjacent to service areas, dumpster enclosures, etc.
29. Indicate the doors in the open position for the dumpster enclosure. Open doors cannot encroach into the drive aisle.

Floor Plan:

30. Call out and provide dimensions on the floor plan (Sheet A1.0).
31. The floor plan is basic and incomplete. Provide an interior layout plan depicting all uses and rooms.
32. Provide a plan for the canopy.

Elevations:

33. All new commercial buildings in the B-HC zoning district must comply with the architectural design standards specified in Section 27-300 of the code. Provide revised elevations and demonstrate compliance with the architectural requirements. The building as designed does not meet many of the requirements.
34. Provide design and material calculations (percentages) verifying compliance with Section 27-300(a)(4).
35. Staff cannot confirm the floor and site plan are consistent with the building elevations which have no dimensions. Provide further grid references and dimensions confirming consistency.
36. The exterior building elevations are lacking detailed information for staff to conduct a complete and thorough review. Provide building elevations indicating all materials and colors for the exterior finishes.
37. Provide colored canopy elevations. Indicate below canopy clearances.
38. Provide fueling pump details.
39. Provide a colored elevation and a colored rendering of the building and canopy with the next submittal.
40. Provide material samples for exterior walls, paint, and other finishes for staff review with the next re-submittal. Stimulate stone "Weather Ledge Prestige" sample must be reviewed.
41. Indicate the location of rooftop equipment with a dashed line on the elevations. Code requires screening of all roof top equipment with a structural element of the building such as a parapet which is as high as or higher than the equipment.

Parking / loading:

42. Demark and dimension the off-street loading space (12' X 45').

Lighting:

43. Lighting symbol locations are difficult to read.
44. Extend the lighting levels to the property line. Light should not spill onto adjacent sites.
45. Reduce the light pole height to 20' and verify the fixture type matches the self-storage site.
46. Indicate fixture location of the wall packs on the photometric plan, if applicable. Provide fixture details.
47. (Lighting of parking facilities) states: The intensity of illumination shall provide no less than one (1) foot candle (fc) equal to one (1) lumen per square foot nor more than fifteen (15) foot candles

at any point on the parking areas. Light levels under the canopy are excessive. Reduce the light levels under the canopy and brows at the front of the store.

Details:

48. Section 27-105(o)(4) requires a wall between the commercial use and the residential use to the north. The wall must be a minimum of 5 feet and no more than 6 feet in height. Provide wall details.
49. Provide a bike rack and bike rack detail.
50. Outdoor storage of equipment (i.e., propane cages, ice cabinets) or merchandise is not permitted. Please state on the plans.
51. The dumpster enclosure required size is 12' X 12'. Confirm the enclosure size.
52. Provide a detail for the dumpster enclosure and gates (to be painted to match the building with a solid PVC or metal gate). Note: chain link gates with slats are not permitted.
53. Confirm if outdoor seating is proposed. If so, a separate review and approval is required.
54. If a generator is proposed, provide location and details.
55. If trash receptacles and air / vacuum services are offered, provide location pads and details.
56. If rain gutters, downspouts and scuppers are provided, please note on the plans: "Painted to match the building".
57. Please note on plans: "Reflective or mirrored glass is not permitted on windows." Minimal tinting to meet energy code requirements may be permitted.
58. A Paint Color Approval form needs to be completed approved by the Zoning Department and submitted with the building permit to the Building Department.
59. Transformers, utility and mechanical equipment etc. on the site plan shall be enclosed and screened from public view by either a fence, wall or hedge as high or higher.

Signage:

60. Building up-lighting designed to flood the building elevations in light are not permitted by the sign code. State this clearly on the photometric lighting plan: Building up-lighting (including rooftop fixtures/LED tape lighting and ground lighting), designed to flood the building elevations in light are not proposed per the sign code.
61. Note: Signage is not part of this review. All signage must comply with Section 22-33 Gasoline service stations and Section 22-20 Permanent sign regulations. The maximum signage allowed is one 18-square-foot wall sign and one 40-square-foot ground sign. Canopy signage is limited to two signs not to exceed eight square feet each. Pump and spanner signage will be reviewed at time of permit.

Community Meeting:

62. All applications for site-specific rezoning, site plans for new construction, and site-specific land use plan amendments shall be first scheduled for discussion at a community meeting subsequent to final review by the Development Review Committee and prior to submittal of the application for the Planning and Zoning Board consideration. The meeting shall be held for the applicant to present the plans to City residents and property owners, adjacent communities, and, if applicable, homeowner's associations to obtain community input regarding the application. The meeting shall be noticed by the applicant ten (10) days prior to the meeting. Notice shall be sent to all affected persons according to the radius listed in Table 41-2. The community meeting shall be held at a time and place determined by the Planning Zoning and Economic Development Department. A lack of participation at this meeting by the public shall not prejudice the application in any manner.

Note:

- A. Please Resolve Comment 1-3, 6, 7, 13, 15-38, 41-57, 59, 60 Prior to Final DRC Sign Off
- B. Please Resolve Comments 4, 8, 12, 14, 39, 40, 62 Prior to P & Z Board Application
- C. Please Resolve Comments 10 Prior to City Council Application
- D. Please Resolve Comments 5, 11, 58, 61 Prior to Permit

Community Redevelopment Agency (CRA): No comment.

LANDSCAPE

In General:

- The applicant may be required to execute a Developer Agreement and post security for all engineering and landscaping related improvements at time of permitting.
- This review is preliminary. Full landscape plan & approval is required at time of permitting.
- All site plan and planting plan comments from the Department of Public Works - Environmental Landscape Division must be responded to in writing and corrections bubbled on plans with Correction clouds and labeled with numbered Revision Triangle by review.

Site Plan:

1. Contact Mr. Indyli Brown @ ibrown@plantation.org to request Article X – Landscape Standards (PDF) to appropriately revise the Landscape Plan series.
2. Landscape Plans – Pursuant 27-252 Staff request The Landscape Series be included within the complete set of Plans submitted under the same index for continuity.
3. Irrigation Plans - Pursuant Sec. 27-254(c) Provide Irrigation Plans.
4. Landscape Elevations – Pursuant Sec. 27-252(b)(4) Provide a dedicated “Landscape Elevations” sheet to show all facades with vegetations, Tree and(or) palms with Five-year growth lines for tree/palms.
5. Utilities – Pursuant Sec. 27-252(d)(1) Please show All Utility easements in Gray Scale on the Planting Plan as well as above and below ground utilities and associated equipment (Fire hydrants, over-head power lines, FPL pads, water and sewer service lines, etcetera).
6. Sight Triangles – Pursuant Sec. 27-252(d)(1) Staff request adding Ingress/Egress Sight Triangles on All Landscape Plans for transparency.
7. Submit a copy of the stamped landscape plan set that was approved under the master permit for the Preferred Storage Building. Mark the plan set “FOR REFERENCE ONLY.”
8. Create a “Condition Percentage” column for All trees/palms within the “Tree Disposition Chart.”
9. Create a “Tree Value” column for All trees/palms within the “Tree Disposition Chart.”
10. Update the Tabular Data Code Chart (sheet LP-1) to reflect the current Landscape Code requirements found in Article X, Chapter 27.
 - a. Do not refer to “previous approved landscape plan” under the Provided column. Please write the full information under the “Required” and the “Provided” columns.
11. Light pole clearance – Pursuant 27-254(a)(9) Provide a radius on sheet Landscape series to show 15’ clearance radius around light poles to verify proposed tree canopy will not be in conflict.
12. Irrigation Schedule - Provide a tree Irrigation Schedule for the first 12 months that specifies the method and frequency of application, and amount of water used for each application.
13. Tree Protection – Clearly identify Tree Protection for the relocated trees/palms during construction activity on Landscape Plan. Please use the City Tree Protection Barricade (wood rail) detail diagram available online at www.plantation.org.
14. Landscape Details – Provide a Landscape Detail sheet which shall include but not limited to Tree protection, Tree staking, Root pruning, Root barrier, City Planting Criteria, etcetera.

15. LPZ Length – Pursuant Sec. 27-255(d)(1) Principal buildings shall contain a landscape pedestrian zone along the FULL length of each building façade that fronts parking, drive aisles or other vehicular use areas (excluding truck courts/loading areas, drive-thru and escape lanes).
- a. LPZ Length Deficiencies are as followed:
- North LPZ length: 107’ required – 45’ proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - East LPZ length: 55’ required – 0’ proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - West LPZ length: 55’ required – 15’ provided. WAIVER REQUIRED IF NOT CORRECTED.
 - South LPZ length: 107’ required – 0’ provided. WAIVER REQUIRED IF NOT CORRECTED.
16. LPZ Width – Pursuant Sec. 27-255(d)(2) Landscape Pedestrian Zone shall be 50% of the height of the building or 10 feet, whichever is greater.
- a. Sec. 27-255(d)(2) LPZ Width Deficiencies are as followed:
- North LPZ width: 10’ required – 0’ provided. WAIVER REQUIRED IF NOT CORRECTED.
 - East LPZ width: 10’ required – 0’ proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - West LPZ width: 10’ required – 5’ provided. WAIVER REQUIRED IF NOT CORRECTED.
 - South LPZ width: 10’ required – 3’ provided. WAIVER REQUIRED IF NOT CORRECTED.
- b. Pursuant Sec. 27-255(d)(3) Sidewalks cannot be counted towards meeting required LPZ.
17. Draw to scale the diameters of all existing tree and palm canopies matching the spreads provided in the Tree Disposition Chart, on sheets TR-1 and LP-1.
- a. The Tree Disposition Chart provides tree/palm size specifications at the time of planting. Update the specifications to show the current existing heights, spreads and calipers.

Planting Plan:

1. Tree Trimming and(or) Removal/Relocation Permits – Pursuant Sec. 27-261 & 27-262
- a. Landscape permits applied directly to Public Works – Environmental Landscape Division. Contact: Landscapeinfo@plantation.org
- b. Attach a copy of the Tree Disposition and Landscape Plan with the Permit Application for continuity.
- c. Sec. 27-262(a) Tree Removal – All properties
“In the evaluation of a tree removal permit, all attempts shall be made to preserve, relocate, and(or) protect trees in lieu of replacement and(or) payment into the tree trust fund.”
2. Fertilizer - Staff suggest revising the Fertilizer reference on L-6 as our local South Florida soils are high in Phosphorus.
- a. Please conduct a site soil analysis to determine the appropriate fertilizer regiment as our soils in the City of Plantation lack certain elements for establishment.

3. Tree dimension - Pursuant Sec. 27-255(a) Shade trees shall be planted at a minimum of twelve (12) feet overall height with a spread of six (6) feet, 2.5-inch caliper and a minimum of four and one half (4-1/2) feet clear trunk immediately after installation.
4. On Tree Disposition and Landscape Plans, each new and existing landscape plant (trees, palms, shrubs, groundcovers, sod) must have a plant tag that identifies Plant No./ID, Disposition (Existing, Remove, Relocate) and Quantity. The Plant IDs must match Tree Disposition Chart and Plant List.
5. On sheet LP-1, write the condition and size specifications of the existing Viburnum and Myrsine hedges, and Ficus Green Island groundcovers.
6. Implementation Standards - Please be advised: Sec. 13-35(a) requires all Landscaping to be installed in a sound workmanship-like manner and according to accepted and proper planting procedures.
7. LPZ Tree Quantity – Pursuant Sec. 27-255(d)(5) One shade tree (or group of three palms), 15 shrubs, and 40 groundcover plants are required for every 30 lineal feet of the Landscape Pedestrian Zone.
 - a. LPZ Tree Count Deficiencies are as followed:
 - East LPZ: 1 tree required – 0 proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - South LPZ: 3 trees required – 0 proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - b. LPZ Waiver Objection – Pursuant Sec. 27-255(d)(5) The Environmental Landscape Division will not support a waiver for inadequate tree heights within LPZ if the existing trees/palms in good condition are not relocated to help satisfy the required tree count.
8. Landscape species - Staff suggest changing the MUH species under the QV trees in parking islands.
 - a. MUH are sun-loving grasses and will not thrive under the shade of maturing Live Oak trees.
9. The planters with shrubs proposed for eastern and southern sides of the building cannot be used to satisfy any of the LPZ landscape shrub requirements.
10. Landscape Islands – Pursuant Sec. 27-255(c)(1) Landscape Islands shall be located at the ends of all parking rows and interspersed throughout the entire parking lot.
 - a. Interior Landscape Islands shall not be located more than ten (10) parking spaces apart on average and shall be a minimum of 12 feet wide from inside curb to inside curb and require Shade Trees.
 - Sec. 27-254(a)(22) Shade trees shall be a minimum height of twelve (12) feet overall, minimum spread of six (6) feet, and a minimum caliper of 2.5 inches at time of installation.
 - Sec. 27-251 Shade tree means a single-trunked dicot or conifer tree, usually with one vertical stem or main trunk, which naturally develops a more or less distinct and elevated crown and provides at maturity a minimum shade crown of 35 feet in diameter.
 - The landscape island along eastern perimeter (in parking area) is drawn at 10' wide and does not meet 12' minimum width requirement.
11. Root Barriers - Pursuant Sec. 27-254(a)(10) Draw and label Root Barriers in locations where trees and palms are within 10 ft of infrastructure, adjacent to sidewalks and walkways.
 - a. Root barriers are not required where type “D” curbing is proposed. Tree planted in parking islands with type D curbing and an adjacent sidewalk require a root barrier along the sidewalk portion.

- b. On sheet LP-1, you are showing both Bio-Barrier and Root Barrier panels (Deep Root). These two kinds of root barriers have different applications. Mark and label the locations of each type and provide their respective specifications.
 - c. Root Barrier Installation Detail – Pursuant Sec. 27-251 Add Root Barrier specifications to the Root Barrier Detail within Landscape Detail sheet.
 - 0.08” thick polypropylene panels
 - Integrated zipper joining system
 - Rounded edges
 - 24” depth
 - v. Anti-lift tabs
12. Landscape Details – Include a separate sheet within the Landscape series dedicated to “Landscaping Details” sheet, e.g., Tree Protection, Tree Planting, Root Barrier, Root Pruning, City Planting Criteria, etcetera.
 - a. Also include a 12-month Fertilizer schedule for survivability of plantings.
13. Above Ground Equipment - Please show all above ground equipment and its respective landscape screening on Landscape Plans if applicable.
 - a. The Planting Detail-Utility Screening diagram on sheet LP-2 must be changed to state that shrubs must equal or exceed the height of the equipment at the time of installation.
14. Mulch Application - Pursuant Sec. 27-254(b)(1)(2) Organic mulch shall be installed around all trees and planting beds surrounding groundcover, shrubs, and hedges at a minimum depth of three (3) inches. Each tree shall have a ring of organic mulch at the perimeter of the root ball. No mulch shall be installed on top of the root ball. The mulch ring shall be minimum of six (6) feet in diameter.
15. Permitted Mulch – Pursuant Sec. 27-254(b)(3) Cypress and/or colored mulches shall not be permitted. The use of mulch obtained from Melaleuca, Eucalyptus, or other invasive plant species, is encouraged to preserve native plant communities and reduce the impact on the environment.
16. In Plant List:
 - a. All 12’ tall trees must have minimum 6’ spread and 2.5” caliper.
 - b. All code-required shrubs must have minimum height of 24” when installed.
 - c. All shrubs must be installed so that tips of adjacent plants are touching; correct the spacing for ILV, RAP, HPD.
 - d. Remove container size for MUH and tighten spacing so that coverage is at least 75% at time of planting.
 - e. Dark brown mulch is not allowed (see item #15).
17. Concerning the “relocated” trees and palms (marked R on LP-1):
 - a. Rather than propose new QV and BS trees, relocate existing QV and/or BS trees to those locations to eliminate the over-crowding of trees along the eastern perimeter of the site (as seen on sheet LP-1).
 - b. Large shade tree species (QV, BS) should not be planted closer than 20’ to one another or to palms and medium shade trees (KE). Please provide appropriate spacing between all trees and palms along eastern perimeter.
18. Sod – Please provide square footage of Sod on Plant Schedule
19. Use the City Tree Planting Detail diagram (available online at www.plantation.org) instead of the Planting and Staking Detail diagrams on sheet LP-2
20. In Plant List, specify Field Grown/Balled & Burlapped (FG/BB) in “size” column for each tree species proposed.

21. Please show adjacent property tree canopy, hedges and(or) vegetation to scale on Landscape Plans for transparency as well as to ensure no conflict with surrounding landscapes.
22. Attach a copy of the City of Plantation’s “Planting Criteria” to the Landscape Plans (available online at www.plantation.org).
23. Remove the statement “mulching of certain groundcover plants may be waived by L.A.” from Mulching note on sheet LP-2.

Note:

- A. Please Resolve Comments # 1-17 (Site Plan); # 2-10 (Planting Plan) prior to Final DRC Sign Off.
- B. Please Resolve Comments # - (Site Plan); # 11-23 (Planting Plan) prior to P & Z Board Application.
- C. Please Resolve Comments # - (Site Plan); # - (Planting Plan) prior to City Council.
- D. Please Resolve Comments # - (Site Plan); # 1 (Planting Plan) prior to Permit.

ENGINEERING

Note: No objection to the use Variance Application

1. The stormwater management regulation for this property is subject to the regulations of Chapter 27 Broward County Code in addition to Chapter 9 of City of Plantation Land Development Code. Please provide drainage calculations to support the stormwater management system for the entire site.
2. Please provide the proper pervious impervious calculations needed to adjust the stormwater utility fee for the property. According to Article VII of Section 9-103 – stormwater Management Utility. The city shall determine the ERUs for each non-exempt non-residential property based upon the number of square feet of impervious surface area of a customer's property divided by four thousand four hundred eighty-nine (4,489) square feet (the ERU), rounded to the nearest tenth (the "non-residential factor"). The property is currently being assessed 3.6 Equivalent Residential Units (ERUs)
3. Please provide cross sections along the property lines to ensure no adverse stormwater runoff from this property to adjacent properties or public Right of way.
4. Please provide traffic statement indicating the impact of this development (if any) on the adjacent roadways. Sunrise Boulevard, NW 45th avenue, NW 10th Court. Traffic statement shall identify number of trips generated from the proposed development and adequacy of ingress egress driveways and turn lanes adequacy to support the proposed development
5. Please provide the fuel delivery route to ensure proper navigation and maneuver through the site.

Note:

- B. Please Resolve Comments 1-5 Prior to Final DRC Sign Off
- C. Please Resolve Comments Prior to P & Z Board Application
- D. Please Resolve Comments Prior to City Council Submittal
- E. Please Resolve Comments Prior to Permit

BUILDING:

1. ADA connection to the public rights of way required.

Note:

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

FIRE

Reviews:

- Comments 1 – 9 on the Staff Report to the Review Committee meeting of October 12, 2021. No objections as to this site, elevation and landscape plans with the understanding that the applicant and/or owner are aware of following City of Plantation Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.
16. All aspects of fire and life safety shall comply with the current Florida Fire Prevention Code edition.
 17. 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.
 18. Emergency vehicle access roadways shall have a turning radii of 50' outside and 38' inside, compliant with City of Plantation Engineering Dept standard.
 19. Fire department connection (FDC) for adjacent Storage Building (5605 W Sunrise Blvd) and its adjacent fire hydrant (FH) shall be relocated to same side of roadway as the building it serves (west side).
 20. FDC and FH shall be located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.
 21. 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.
 22. FH's shall comply with following:
 - a. No obstructions within 3'.
 - b. Unobstructed 6' wide area from FH to curb front.
 23. Structure/building shall be able to provide a maintained minimum, as determined by City of Plantation Fire Department, radio signal strength for fire department communications during in-building operations. A two-way radio communication enhancement system may be necessary to comply with this requirement.
 24. The applicant and/or owner are aware that conditions may arise upon review of all required permitting plans.

Note:

B. Please Resolve Comments 1 – 9 Prior to Final DRC Sign Off

POLICE

1. I have no objection to the photometric survey.
2. There was no floor plan included in the Site Plan so I want to comment on the following:
 - a. Include a cashier cage.
 - b. Include peep holes for doors that are constructed without see through material.
 - c. Add a window to the west elevation for natural surveillance depending on the floor plan.

Note:

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

UTILITIES

No objection to Use Variance, Site Plan, Elevation and Landscape Plan.

General Notes:

- Gravity main shown to connect to has been lined, include detail as to how you intend to connect to a lined gravity main
 - Additional capacities will apply
 - Space to be calculated as retail if no food prep or dining on site
 - If food prep/cooking is to be completed on site, grease interceptor which meets Utilities standards may be required
1. Proponent must agree to all on and offsite improvements needed to support the development of this project. This will include design, funding, permitting, installation and conveyance to the City of Plantation
 2. This review is preliminary and considered conceptual. Final comments will be provided at time of Construction plan submittal and subject to outside agency approvals/comments. The final review could generate additional comments.
 3. Additional pre-design meeting is required with the Utilities Department
 4. A Trust account must be maintained with Utilities during the entire project
 5. Offsite and onsite improvements and equipment may be required at proponent's expense to support project
 6. Complete Water and Wastewater Utilities must be shown on plan before a proper review can be completed.
 7. Show all existing water and wastewater facilities on site plan. Perform a public records request through the City Clerk's office if as built are required.
 8. Provide plan for vacating easements if applicable
 9. Show all new and existing water and sewer lines and easements on landscaping and drainage plan
 10. Maintain all utilities and utilities easements for water and wastewater system access.
 11. Full Utilities plan review & approval is required prior to permitting. No plans are for construction until marked "FINAL".
 12. No structures are allowed to be installed in Utility easements.
 13. Prior to a Building Permit or Occupational License being issued, the following must be provided:
 - \$500.00 review fee must be submitted to the Utilities Department
 - Water and Sewer Utility plans must be submitted to the Utilities dept. for review and approval.
 - FDEP Water and Sewer Permits must be approved
 - Utilities Agreement must be executed
 - Utilities Performance Bond must be posted
 - Utility Easements must be executed
 - Utility Inspection fees must be paid
 - Capacity Charges must be paid in FULL.

Contact: Johnathan Adams if you have any questions, 954.414.7352

Note:

- D. Please Resolve Comments 1-12 Prior to Final DRC Sign Off
- E. Please Resolve Comments _____ Prior to P & Z Board Application
- F. Please Resolve Comments 13 Prior to Permit

O.P.W.C.D.: The proposed project is located outside of the Old Plantation Water Control District jurisdiction. District permit requirements do not apply.

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

Bill Laystrom – applicant’s attorney and Carole Perez – Landscape Architect were present.

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

* * * * *

OTHER BUSINESS

No other business

* * * * *

Meeting adjourned at 3:03 p.m.

* * * * *

RECORD ENTRY:

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

April L. Beggerow, MPA, MMC, City Clerk