



Plantation
the grass is greener®

Project No: _____

Department Date Stamp:

CITY OF PLANTATION DEVELOPMENT REVIEW APPLICATION

Please check appropriate Board or Committee review:

- Review Committee Planning and Zoning Board City Council

Please check appropriate request(s):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Conditional Use Approval | <input type="checkbox"/> Plat or Site Data Record Approval |
| <input type="checkbox"/> Delegation Request | <input checked="" type="checkbox"/> Rezoning Approval |
| <input type="checkbox"/> Gateway 7 Administrative Approval | <input checked="" type="checkbox"/> Site Plan, Elevation and/or Landscape Plan Approval |
| <input type="checkbox"/> Land Use Plan Amendment Approval | <input checked="" type="checkbox"/> Use Variance Approval |
| <input type="checkbox"/> Master Plan Approval | <input type="checkbox"/> Waiver request |
| <input type="checkbox"/> Vacation of Right-of-way or Easement | <input checked="" type="checkbox"/> Other <u>Flexibility Unit allocation</u> |

Project Name:

8601 W. Sunrise Boulevard Conditional Use

Property Address / Location:

8601 W. Sunrise Blvd., Plantation, FL

Property Legal Description:

See attached Exhibit "A"

Zoning District:

B-7Q

Land Use Plan Designation:

Commercial

Property Folio Number(s):

4941 33 23 0030

Description of Project: (Attach additional page if necessary)

Request for site plan, rezoning, use variance, flex units, and conditional use to allow fast food restaurant, multi-family residential, and office uses.

Property Owner of Record:

Print name:

Mark Sanders -
Authorized Signatory **Signature:** _____

Corporation Name (if applicable): 8601 West Sunrise Owner, LLC

Address: 47 N.E. 36th Street, Second Floor **City:** Miami **State:** FL **Zip:** 33137

Phone: (305) 938-4300 **Fax:** N/A **Email:** dschneider@fifteengroup.com

Do you authorize an agent to represent you in the processing of this application? Yes No

STATE OF

COUNTY OF Miami Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements appeared 8601 W. Sunrise Owner, LLC, Mark Sanders as the property owner, who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same on behalf of the corporation, who produced his/her driver's license as identification, and who did not take an oath.

WITNESS my hand and official seal this 9 day of October, 2020

My commission expires:

- In-person notarization
 Online notarization

NOTARY PUBLIC, STATE OF Florida

Marcus Wander
Printed Name of Notary



My commission no. is: 950909

(Notary Seal)

Authorized Agent (if applicable):

Print name: C. William Laystrom, Jr.

Signature: *C. William Laystrom, Jr.*

Corporation Name (if applicable): Doumar Allsworth, et al.

Address: 1177 S.E. 3rd Avenue City: Fort Lauderdale State: FL Zip: 33316

Phone: (954) 762-3400 Fax: (954) 525-3423 Email: blaystrom@aol.com

STATE OF FLORIDA
COUNTY OF BROWARD

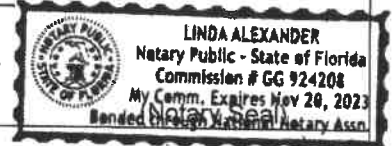
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements appeared C. WILLIAM LAYSTROM, JR. as authorized agent of 8601 West Sunrise Owner, LLC (Owner) ~~who is personally known to me to be~~ the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same on behalf of the corporation, who produced his/her driver's license as identification, and who did not take an oath.

WITNESS my hand and official seal this 8 day of October, 20 20

My commission expires:

- In-person notarization
- Online notarization

Linda Alexander
NOTARY PUBLIC, STATE OF FLORIDA
LINDA ALEXANDER
Printed Name of Notary



My commission no. is:

Attorney (if applicable):

Name: C. William Laystrom, Jr., Esq.

Corporation Name (if applicable): Doumar Allsworth, et al.

Address: 1177 S.E. 3rd Avenue City: Fort Lauderdale State: FL Zip: 33316

Phone: (954) 762-3400 Fax: (954) 525-3423 Email: blaystrom@aol.com

Architect (if applicable):

Name: Sal Benchetrit

Corporation Name (if applicable): Cube 3, LLC

Address: 111 S.W. 3rd Street City: Miami State: FL Zip: 33130

Phone: (786) 226-4742 Fax: _____ Email: sbenchetrit@cube3.com

Engineer/Surveyor (if applicable):

Name: _____

Corporation Name (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Additional Consultant (if applicable):

Name: _____

Corporation Name (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Site information for undeveloped sites: Site acreage: _____ (net)
 Type and number of proposed residential units (if applicable): _____
 Square footage of proposed non-residential uses (if applicable): _____
 Type and square footage of proposed non-residential uses (if applicable): _____

Site information for developed sites: Site acreage: 13.723 (net)
 Type and number of existing residential units (if applicable): N/A
 Type and number of proposed residential units (if applicable): 442 residential units
 Square footage of proposed non-residential uses (if applicable): 150,000 sq. ft. office, 2,500 sq. ft. retail
 Type and square footage of existing non-residential uses (if applicable): 130,549 sq. ft. office
 Type and square footage of proposed non-residential uses (if applicable): 150,000 sq. ft. office, 2,500 sq. ft. retail
 Number of existing parking spaces: 469 (including handicapped spaces)
 Number of proposed parking spaces: 1,335 (including handicapped spaces)

- Please print/type application clearly. Incomplete or illegible applications will not be accepted.
- A fee calculation form with filing fee must be submitted prior to submittal of a development review application pursuant to Ordinance# 2397.
- Submittals must be made prior to agenda closing dates indicted on the "Schedule of Meetings". Any incomplete or late submittals may be rescheduled to the next available meeting.
- The application must be signed by the property owner and notarized.
- If the property owner authorizes an agent, the application must be signed by the agent and notarized.
- An owner or authorized agent must be present at each meeting for the application to be considered.
- Zoning decision approval, as defined in Section 27-6 of the Code of Ordinances, shall be initially valid for a period of time not to exceed twelve (12) months from the date the decision is made. If the rights granted by the zoning decision are not exercised in the aforesaid twelve-month period of time by an application for a building permit to meet the requirement of Section 302.1 of the Florida Building Code, the decision shall become null and void. The City Council may extend this time period for one (1) additional extension not to exceed six (6) additional months for good cause demonstrated prior to the expiration of the period of initial validity.

Last updated April 26, 2011

Z:\Planning, Zoning & Economic Development\Public Docs\Forms\Board Applications\Development Review Apps\Application2011.doc

EXHIBIT A

TRACTS C AND D, 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 RECORDS BOOK 12339, PAGE 267, AND RECORDED ON SEPTEMBER 4, 1985 IN OFFICIAL RECORDS BOOK 12799, PAGE 34, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR THE PURPOSES THEREIN EXPRESSED.

COMMONLY KNOWN AS:

8601 West Sunrise Boulevard
Plantation, Florida 33322

Re: 8601 W. Sunrise Blvd. – Allocation of Flex Units Request
Fifteen Group

Date: May 28, 2021

LETTER OF INTENT

The Applicant, Fifteen Group, hereby respectfully requests assignment of a minimum of 222 flexibility units for its proposed development project to be located at 8601 W. Sunrise Blvd., Plantation, FL 33137. The Applicant intends to redevelop the existing site into a mixed-use site containing office, multifamily residential, and retail uses.

In order to achieve the needed amount of residential uses to create a viable residential community, an assignment of flexibility units will be necessary. It is the Applicant's intent to construct a total of 392 residential units for the proposed residential community.

These requested flexibility units will allow the Applicant to develop an excellent mixed-use development site that will help provide additional affordable housing options for Plantation residents and promote healthy municipal growth.

Wherefore, the Applicant respectfully requests that the Plantation City Council approve this conditional use request.

Respectfully submitted this 27th day of May, 2021 by C. William Laystrom, Jr.

Re: 8601 W. Sunrise Blvd. Redevelopment
Fifteen Group

Date: May 28, 2021

LETTER OF INTENT

The Applicant, Fifteen Group, hereby respectfully requests approval of site plan, conditional use, rezoning, flex and reserve unit allocation, land development code amendment, and comprehensive plan amendment applications to allow for its new development project to be located at 8601 W. Sunrise Blvd., Plantation, FL 33137.

The site plan proposes a new mixed-use community containing a 150,000 square foot office building, multifamily residential buildings consisting of 417,327 square feet, a 5,000 square foot retail building, and a 238,739 square foot parking garage. The Applicant seeks flexibility and/or reserve units combined with affordable housing bonus units in order to develop 392 dwelling units for the residential component of the community. The Applicant seeks amendments to both the City's comprehensive plan and the land development code to achieve the amount of flexibility requested and to establish a zoning district that will be best suited for this development project. The Applicant seeks rezoning to the newly developed B-8Q district that is proposed under the land development code amendment. The B-8Q zoning district will require that all uses be approved on a conditional use basis so the Applicant seeks conditional use approval as well.

The proposed applications offer the chance to revitalize an aging site in the City into a healthy new mixed-use community. The proposed community will provide a home for many

Plantation residents while also providing retail and office uses that will create jobs within the City. The proposed residential units will be new, safe, and updated with modern amenities for those that reside there. Residents of the proposed community will be excellently positioned to obtain expedient fast food dining services at the retail building and work at the office building at the site without needing to drive. Furthermore, the retail and office components will create new jobs in the City and the project as a whole will be taxed as commercial property increasing the City's tax base.

Wherefore, The Applicant respectfully requests that the Plantation City Council approve these applications.

Respectfully submitted this 27th day of May, 2021 by C. William Laystrom, Jr.

**8601 W. Sunrise Blvd Development
Waiver Request Letter**

In consideration of the Applicant's proposed development plans for the site located at 8601 W. Sunrise Blvd., the Applicant hereby requests the following waivers for the City of Plantation Code of Ordinances (the "Code"):

1. **From:** Section 27-641 which states that minimum setbacks need to be 1.5 times the height of the building.

To: Our dimensions vary throughout the project as detailed on page A2.1 of the submittal package.

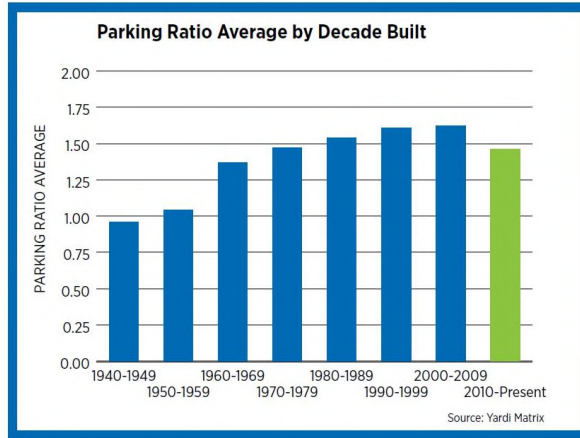
Justification: The Code required setbacks would have a substantial impact on the amount of buildable space and park area the Applicant would be able to provide. With this waiver, a larger green area and a larger amenity area can be provided. Additionally, parking ratios, pedestrian walking paths, amenity 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 205 gsf for office, and 1 per 300 gsf for fast food restaurant respectively. Total required parking spaces: 1,345

To: 1,256 parking spaces.

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.

3. **From:** Section 27-741 which requires that the proposed project have a total of 12 loading zones.

To: 4 loading zones.

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

4. **From:** Sec. 27-229 which requires that the minimum floor area per dwelling unit shall be as follows:

- (1) Efficiency unit: 600 square feet;
- (2) One-bedroom unit: 750 square feet;
- (3) Two-bedroom unit: 950 square feet; and
- (4) Each additional bedroom shall increase the total required floor area by no less than 150 square feet.

To: Efficiency units are no less than 505 sq. ft., one-bedroom units no less than 640 sq. ft, and two-bedroom units no less than 907 sq. ft.

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.

5. **From:** 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.

6. **From:** Section 27-478 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: 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.

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.

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

To: 24 feet.

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

Prepared by and after Recording
return to:

Scott J. Fuerst, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd., Suite 1700
Fort Lauderdale, Florida 33301

Parcel ID No:
494133-23-0030

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

To be effective as of the 4th day of September, 2018, FT-Florida Property LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is 7 Bullfinch Place, Suite 500, Boston, MA 02114, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged from 8601 West Sunrise Owner, LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is c/o Fifteen Group Capital, LLC, 47 NE 36th Street, 2nd Floor, Miami, Florida 33137, BARGAINS, SELLS AND CONVEYS, unto Grantee the following described property:

- (i) That certain real property in Broward County, Florida, which is described on Exhibit A attached hereto and incorporated herein by reference (the "Land");
- (ii) All buildings, structures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature located in, on, or under the Land (all of the foregoing being referred to herein collectively as the "Improvements"); and
- (iii) All appurtenances benefiting or pertaining to the Land or the Improvements, including, without limitation, all of Grantor's right, title and interest in and to all development and utility rights and permits benefiting the Land and all streets, alleys, rights-of-way, or easements adjacent to or benefiting the Land and all strips or pieces of land abutting, bounding, or adjacent to the Land (all of the foregoing being referred to herein collectively as the "Appurtenances").

The Land, Improvements and Appurtenances are collectively referred to herein as the "Property."

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors or assigns,

forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors or assigns, against every person whomsoever lawfully claiming or to claim the same, or any party thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all easements, rights-of-way, covenants, restrictions, reservations, conditions and other matters of record; (b) all applicable local, state and federal laws, ordinances and regulations, including but not limited to building and zoning laws; (c) the rights of the sole tenant in possession pursuant to a written lease; (d) matters caused by Grantee; (e) all real estate taxes and assessments not yet due and payable; and (f) encroachments, overlaps, boundary-line disputes and any other matters which would be disclosed by an accurate survey of the Property.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY EXCEPT AS SET FORTH IN THE PURCHASE AND SALE AGREEMENT DATED JUNE __, 2018 (THE "AGREEMENT"). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED AND AS SET FORTH IN THE AGREEMENT) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY; AND (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS. BY GRANTEE'S ACCEPTANCE OF THIS DEED, GRANTEE REPRESENTS THAT GRANTEE HAS MADE (i) ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE, INCLUDING, WITHOUT LIMITATION, INSPECTIONS FOR THE PRESENCE OF ASBESTOS, PESTICIDE RESIDUES, HAZARDOUS WASTE AND OTHER HAZARDOUS MATERIALS AND (ii) INVESTIGATIONS TO DETERMINE WHETHER ANY PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR OTHER APPLICABLE AUTHORITY.

[Remainder of page intentionally blank; signature on following page]

EXHIBIT A TO DEED

TRACTS C AND D, 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 RECORDS BOOK 12339, PAGE 267, AND RECORDED ON SEPTEMBER 4, 1985 IN OFFICIAL RECORDS BOOK 12799, PAGE 34, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR THE PURPOSES THEREIN EXPRESSED.

COMMONLY KNOWN AS:

8601 West Sunrise Boulevard
Plantation, Florida 33322



Plantation
the grass is greener

**Planning, Zoning & Economic Development I
Memorandum**

DATE: November 17, 2020

TO: Members of the Planning and Zoning Board

FROM: Gayle Easterling, AICP, Senior Planner

THRU: Danny A. Holmes, AICP, Planning, Zoning & Economic Development Director

I. PROJECT SUMMARY

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

STAFF COMMENTS:

PLANNING & ZONING:

General comments:

1. 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.

Applicant has taken care to eliminate inconsistencies with this updated submittal. All plans are updated and coordinated.

2. Given the lack of detail for the proposed high intensity fast food use, Phase 5 should not be included in the site plan, if approved. This phase should be considered at a later date when more detail regarding the site design and occupancy can be provided.

Applicant has removed the drive-throughs from the retail and provided extensive detail regarding the retail component with this updated submittal. See sheet A1.3 for clarification.

3. The proposed multi-family use is planned for development prior to developing any nonresidential uses for the site. The office building and parking garage, the primary non-residential use of the property, is planned for 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.

Applicant has engaged one of the top commercial leasing brokerage teams in South Florida and has every intention to build the office and retail components as soon as market conditions justify construction. Applicant will aggressively pursue commercial tenants.

Plat:

4. A plat note amendment to accommodate the proposed uses is required prior to issuance of a building permit.

Applicant understands and will comply.

Easements:

1. 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.

Agreed, applicant to comply.

Phasing plan:

2. Clarify whether the parking area at the northeast corner of the site is located in Phase 1 or Phase 4.

Surface parking in the northeast corner has been eliminated in the updated plan. Refer to sheet A1.3 for clarification.

3. The proposed multi-family use is planned for development prior to any non-residential uses (with the office being constructed last). What assurances can be provided to ensure that the non-residential components of the project are constructed?

Applicant believes strongly that non-residential components add significant value to the residential uses and will aggressively pursue commercial tenants that will complement the residential uses and add value to the site and the City. Applicant will aggressively pursue commercial tenants in order to commence non-residential construction as soon as feasible.

Site plan:

4. The site plan lacks dimensions and is lacking the detail needed to do a complete review. Provide a well dimensioned site plan.

Applicant has taken care to add dimensions and detail based on City Staff feedback with this updated site plan. Additional site plan dimensions added for clarity. Refer to sheet A1.3

5. 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. The applicant is requesting a waiver.

Applicant has reduced the height of buildings 1 and 3 from 6 stories to 5 stories. Setback dimensions are clarified on sheet A1.4 and itemized on sheet A2.1

6. Provide sidewalk dimensions for various areas of the site plan (showing the width with or without a vehicle overhang). Widths seem to vary from 3 to 6 feet.

All sidewalks and walking paths have been converted to 6'-0" project wide. See sheet A1.3 for dimensioned areas.

7. In some areas, the common area sidewalk appears to directly abut resident patios. Provide an appropriate separation of spaces on the west side of Building 2. Consider removal of the 3 adjacent parking spaces abutting the sidewalk to the west.

Sidewalks that abut terraces on first floor of residential buildings provide direct access from ground floor units to walking paths.

8. The drive aisle / drive thru lanes for the retail/fast food building appear to be approximately 5 feet from the west side of Building 3. Provide an appropriate separation of spaces (suggested minimum of 15 feet).

Applicant has removed the drive-throughs from the retail component. New retail drive isles are at 24'-0" see sheet A1.3 for clarification.

9. 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 a rear access entrance be provided for Building 2.

Applicant has provided rear access to Building 2. See sheet A1.3

10. Connect the sidewalk from the parking area to the south entrance of Building 1.

Applicant has connected the sidewalk from the parking area to the south entrance of Building 1.

11. 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. A waiver has not been requested.

Applicant has requested a waiver. All two-way drive isles are a minimum of 24'-0". See sheet A1.3 for dimensioned areas.

12. The floor plans indicate trash rooms on the ground floor of each residential building; however, the location of the trash rooms do not allow vehicular access for pick-up. How will waste management access the dumpsters? If additional paved areas are provided, the site will fall below the minimum open space requirement.

Dedicated trash pick up areas have been provided at all locations with added hardscape for ease of function. See sheet A1.3 for dedicated areas.

Floor plans:

13. The residential floor plans are inconsistent with the site plan, elevations, and renderings provided in the site plan package.

Applicant has addressed inconsistencies with the updated submittal. All floor plans have been updated and coordinated.

14. 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.

New GSF areas are updated and are provided on sheets, See sheets A1.3 – A3.13 for itemized GSF areas and values.

15. 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 467 square feet in area. The requested waiver must reflect the smallest unit size for each unit type (based on # of bedrooms). Approximately 61% of the dwelling units (efficiencies and 1 bedrooms) are below the minimum code requirement. The applicant is requesting a waiver.

The requested waiver has been updated to reflect minimum studio unit size of 505 SF and minimum 1BR size of 640 SF.

20. 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?

Applicant has identified the location of storage areas in each of the residential buildings. See sheet A3.14. Each unit has both storage and utility closets for storage.

16. Provide a floor plan for Level 7 of the garage as it is not typical with Levels 2 thru 6.

Level 7 floor plan is same as all other typical floors. Our garage consists of two-way speed ramps with 25'-0" drive isle allowing for adequate turning and backup radius. See sheet A3.19 and A3.20 for clarification.

Elevations:

1. 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 address 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.

New materials and design elements have been added to all elevations including aluminum awnings and corner architectural “Hat” feature. See sheets A3.16-A3.18 and A4.1-A4.18.

2. Provide material and paint color sample boards with the Planning and Zoning Board submittal. Staff has concerns with the proposed residential balcony materials and color, the corrugated metal panels on the office building, and the garage mesh wall panels on the garage.

New updated material board will be provided for staff use.

3. Section 27-687(b)(2)(c) limits the height of all buildings containing residential uses in the B-7Q zoning district which are located outside of Central Plantation to five (5) stories with a maximum height of sixty-five (65) feet. The applicant is requesting a waiver.

Building 1 and 3 heights have been reduced from 6 floors to 5, applicant will still require waiver for building 2.

4. The renderings provided are inconsistent with the site plan, floor plans, and building elevations. Correct for consistency.

All renderings, floor plans, elevations, and site plan have been coordinated and reflect to correct building designs and dimensions. See sheets A4.1 – A4.20.

5. The office building elevations are inconsistent with the site plan, floor plan, and renderings provided in the site plan package (i.e. entrances on the south elevation, angled corners at the southwest corner, loading or service doors on the north elevation).

All office building plans and elevations are coordinated. New office design has been provided per staff comments. See sheets A3.16-A3.18 – A4.13-A4.15.

6. The retail/fast food restaurant elevations are inconsistent with the site plan.

Retail restaurant elevations have been updated to reflect new design. All plans are coordinated. See sheets A3.21, A4.17, A4.18

7. Reconsider the orientation of the retail/ fast food building elevations. Staff objects to the back of the building facing Sunrise Boulevard.

Retail has been redesigned comment no longer applicable. See sheet A1.3 for clarification.

8. Provide a note on the plans that rain gutters and downspouts will be internal to the buildings.

Note provided on general note sheet under zoning comment number 1.

Residential use:

1. 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.

All residential building roofs are flat. No roofing tiles are required. Architectural features provided at building corners for architectural fenestration in lieu of roof tiles. All residential storage will occur within each individual unit internally.

Fast food / retail use:

1. Freestanding fast-food restaurants with drive thru facilities are not permitted at this location. The applicant has filed for a use variance. If approved, the building design does not meet the architectural requirements of Section 27-721(53).

Drive-through lanes have been removed from project scope; comment no longer applicable. See sheet A1.3 for new retail / restaurant design.

Parking and Loading:

1. The current submittal requires 1,618 parking spaces with 1,326 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, 561 spaces will be available to residents resulting in an average of 1.3 spaces per unit. Subsequent to construction of the parking garage, 631 spaces will be available resulting in 1.4 spaces per unit. It should be noted that the residential area will be 33% below code and the office building will be slightly below code resulting in an overall reduction in parking 27% 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.

Refer to new parking calculations on sheet A2.2 for new ratio and parking data

2. 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. 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.

Lighting:

1. 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. A photometric lighting plan was previously provided but is not included in this submittal. The previous plan, fixture labels and plans were inconsistent (i.e. Type B fixtures are shown on the schedule but not in the details or plan, fixture type XL are shown on the plan and details but not included in the schedule. Correct for consistency and provide photometric lighting plan in the City Council submittal.
2. See new Photometric plan provided in Landscape sheets.
3. If wall lighting fixtures are proposed, indicate fixture locations on the building elevations.

Provide lighting fixture details.

No Wall lighting is proposed on buildings.

Details:

4. Provide a bike rack location for the retail/fast food building. Consider providing a bike rack near the main pool entrance.

Plan includes bike rack on the west side of the retail building.

5. A solid vehicular gate detail has been provided for the residential access gates. The solid gate requires review and approval of the Engineering and Fire Departments.

Applicant agrees.

6. Lake slopes must meet the requirements of Section 27-689(f).

7. See new Civil drawings for lake slope elevations

8. 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.

Applicant agrees.

9. The applicant must contact the Broward County School Board regarding school impact/mitigation fees prior to City Council consideration.

10. Applicant agrees.

11. The applicant is responsible for City impact fees, payable at the time of permitting.

Applicant agrees.

12. 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...).

Applicant agrees.

13. 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.

Applicant agrees.

14. 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.

Applicant agrees.

15. Additional comments may be generated based on the resubmittal.

Applicant agrees.

Note:

A. Please Resolve Comments _____ Prior to City Council Application

B. Please Resolve Comments _____ Prior to Building Permit

LANDSCAPING:

Please note:

A. Comments # 1-2 (Notes); comments # 1-11 (Site plan), & comments #1-12 (Planting Plan) must be addressed at time of City Council submittal.

B. Comments # 1, 3, & 4 (Notes) & comments # 13-25 (Planting Plan) must be addressed at time of building permit.

Landscape:

Notes:

1. All site plan and planting plan comments from the Dep.'__ liient of Planning, Zoning & Economic Development - Landscape - must be responded to in writing.

Agreed, a response will be provided for all project assigned comments.

2. The applicant may be required to execute a developer agreement and post security for all engineering and landscape related improvements at time of permitting. *Please note: Only the perimeter and off-site landscape shall be included in the landscape portion of the bond.*

Agreed

3. Tree/palm trimming, removal and relocation must be obtained directly through the Department of Planning, Zoning & Economic Development - Landscape - at the time of permitting.

Agreed. Approval from mentioned disciplines will be acquired by the time of permitting

4. This review is preliminary. Full landscape plan review & approval is required at time of permitting.

Agreed

Site Plan:

1. Section 13-40(c)(5)(a) requires landscape islands be provided for every 5th space, on average in multi-family residential sites. Approximately 1 island every 7th/8th space has been provided. *Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.*

Applicant has updated site plan to reflect landscape islands for every 5th space. See sheet A1.3

2. Section 13-40(c)(2)(a) requires parking islands on multi-family residential sites to be a minimum of 9' wide inside curb to inside curb. Provide is 7.5'. *Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.*

Applicant has updated plans to provide widths as required. Please refer to Architectural drawing A1.3 for more details. All Parking islands have a minimum of 9'-9", however, most are drawn at 10'-0" – 11'-0"

3. Section 13-40(c)(3) requires islands separating parking bays from major internal access drives to have a minimum width of 10', not including curbing. Provided is 7'. *Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.*

Applicant has updated plans to have a minimum width of 10' in all islands, most are over 10;-0". See sheet A1.3 for clarification

4. Section 13-40(c)(4)(b)(c) requires medians between double parking bays in multi-family residential to be a minimum width of 10' in green area not including curbing or vehicular overhang. Provided is a range of 2' to 8'. *A waiver has been requested (but not the correct dimension).*

Agreed. Medians between double parking bays have been updated where applicable. Please refer to Architectural drawings for more details.

5. Section 13.40(c)(1). Interior landscaping for parking areas. No landscaped area shall have any dimension less than 5'. Provided is 2'. *Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting*

Agreed. Interior landscaping for parking areas meets requested dimension. Please refer to Architectural drawings for more details.

6. Section 13-41(a)(b) requires landscape pedestrian zones (lpz) to extend the full width of each facade. (Paved areas in the 1pz may not constitute more than 5' of required 1pz). *Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.*

Building 1:

- A minimum 20.4' landscape pedestrian zone is required on all sides of the proposed building.

Building 2:

- A minimum 20.4' landscape pedestrian zone is required on all sides of the proposed building.

Building 3:

- A minimum 20.4' landscape pedestrian zone is required on all sides of the proposed building.

Retail:

- A minimum 10' landscape pedestrian zone is required on all sides of the proposed building.

Office:

- A minimum 25.8' landscape pedestrian zone is required on all sides of the proposed building.

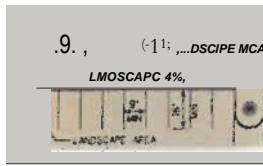
Garage:

- A minimum 21.7' landscape pedestrian zone is required on all sides of the proposed building.

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.

Agreed. Criteria for landscape pedestrian zone has been met. Please refer to sheets L010 – L013 for reference.

7. Please dimension all green spaces (i.e. medians, islands, landscape pedestrian zones, etc.). Example: dimensions of parking medians and islands are not provided on any of the sheets in



the L series. Dimensions have been provided for landscape and parking stalls for clarification. See Landscape sheets for clarification.

Please refer to architectural drawings for layout dimensions. Pedestrian zones dimensions can be found on sheets L010-13.

8. Stagger planting islands throughout the site. This will allow for maximum growth of required trees. Please see example below for the staggering of planting islands as well as placement of code required trees.

Agreed. Tree placement has been updated in order allow for maximum growth. Please refer to L400 series for reference.

9. Provide 16' deep parking stalls with a 2' vehicular over hang in lieu of 18' deep parking stalls along the western parking area along Residential building #3. *Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.*

Parking stalls have been revised to match suggested criteria. Please refer to sheet L710 -L711 for reference.

10. Water & Sewer lines (sanitary sewer pipes, FCD & Fire hydrants, domestic service lines, backflow preventers, the existing water main, etc.) shall not be placed in locations where they will conflict with required trees/palms.

Agreed

11. Lighting shall not be placed in landscape islands where trees are required by code; light poles must be a minimum of 15' from any planting to avoid interference as the tree/s mature.

Agreed

Planting Plan:

1. Chapter 27, Article XIV as per Broward County code of ordinances and Section 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.

A great effort has been made to preserve several existing trees. All existing trees set to be removed either interfere with proposed architecture or current condition is poor/dead.

2. Section 13.41(c) requires one tree be installed in the landscape pedestrian zone (lpz) per each 30 linear feet of facade width. Palms may be substituted for trees in a lpz of limited width at the rate of three palms for each tree that would otherwise be required. *Waiver required. If waiver is not requested, code requirement shall be satisfied at time of permitting.*

Building 1:

N facade requires 12 trees — 10 provided
E facades requires 2 trees — 2 provided S
facade requires 10 — 5 provided W
facade requires 2 trees — 2 provided

Building 2:

N facade requires 13 trees — 9 provided
E facades requires 2 trees — 2 provided
S facade requires 11 — 5 provided W
facade requires 2 trees — 0 provided

Building 3:

N facade requires 11 trees — 6 provided E
facades requires 2 trees — 0 provided S
facade requires 10 trees — 10 provided

W facade requires 2 trees — 0 provided

Retail:

N facade requires 2 trees — 0 provided
E facades requires 1 tree — 0 provided
S facade requires 2 trees — 0 provided
W facade requires 1 tree — 1 provided

Office:

N facade requires 4 trees — 2 provided
E facades requires 7 trees — 7
provided S facade requires 4 trees — 4
provided W facade requires 7 trees —

Garage:

N facade requires 4 trees — 4 provided
E facades requires 9 trees — 9 provided

S facade requires 4 trees — 2 provided

W facade requires 9 trees — 9 provided

Trees and palms have been added to the pedestrian zones alongside of building façade. Please refer to L400 series for reference.

3. Section 13-35(a) — Landscape installation and maintenance. All landscaping shall be installed in a sound workmanship-like manner and according to accepted and proper planting procedures.

- Planting spaces should be appropriate for the proposed plant material.
- Planting should be adequately spaced to assure maximum growth. Example: No trees to be planted within 30' of Category 1 tree; Category 2 trees (including NUT trees) to be planted minimum 20' apart and palms minimum 7-10' apart.
- Do not plant ground cover or hedge material within the dripline of new or existing trees.
- Do not plant trees under the canopy of existing trees unless they are understory trees.

Agreed. Planting plan has been revised to meet listed requirements. No trees are being planted under another tree's canopy. Relocated trees are planted 20' oc. or more when applicable and planting space is 6' wide or more. Please refer to L400 series for refence.

4. Canopy diameter of each existing tree/palm canopy on the planting plan (including trees off-site) must be drawn to scale and consistent with the dimensions in the tree disposition table.

Existing tree canopy has been updated to match what is shown on tree disposition schedule. Please refer to TD series.

5. Include trees and/or palms on properties adjacent to this site to assure the existing tree canopy does not conflict with the proposed trees. Eastern perimeter of property has existing trees on the neighboring property adjacent to 8601.

Adjacent trees on the east side of the property have been added to proposed plan. Please refer to TD series

6. Section 13-42(c)(1) requires that the proposed layout plan show existing and proposed site lighting, fire hydrants and associated equipment, above and below ground utilities, etc. Please include locations on the Landscape Plans.

MEP has not yet been engaged. Permit set will be compliant with City Code.

7. Section 13-40(f). Interior landscaping for parking areas: Large shade trees shall be installed in all parking areas at a minimum spacing of 40' in all parking areas. The trees shall be planted in landscaped areas which conform to the dimensional requirements as per City codes (planting islands & medians). Large canopy shade trees are required throughout planting islands.



Agreed. Updated planting plans comply with request, please refer to L400 series for reference

8. Staff has a concern with the placement of paving, curbing, etc. within the dripline of existing trees. Staff requests an assessment of the impacts the proposed pavement/curbing will have on the critical root systems of affected tree(s).

Agreed. Arborist report has been updated in order to reflect pavement and curbing impact on trees critical root systems.

9. Where tree planting is proposed in restricted areas where soil volume is limited, underground tree vaults are required to ensure that adequate soil volume is available to support the eventual size of the planted tree(s). Provide construction/engineering details for the tree vaults and specify soil composition/mixture and soil volume.

MEP has not yet been engaged. Permit set will be compliant with City Code.

10. Include height, spread, and spacing on all proposed plant material (including shrubs, groundcovers, and aquatics) under specifications in the Plant List.

Height, spread and spacing has been provided. Please refer to sheet L400 for reference.

11. Remove the container size on proposed plant material — trees, shrubs, groundcovers.

Container sizes have been removed for proposed hedge and ground cover. Please refer to sheet L400 for reference.

12. All trees and palms shall be field grown/balled & burlapped (FG/BB); container grown trees and palms are not acceptable; under specifications on the Plant List please make a note to this effect. The proposed Plant List proposes container grown palms.

Note has been added. Please refer to sheet L400 under the planting schedule.

13. Staff recommends the placement of relocated Royal Palms away from vehicular parking areas, pedestrian walkways, etc. as the fronds when they fall can be up to 40-50 pounds. Example: See relocated palms 244-252 placed around retail building adjacent to parking areas.

Agreed. Relocated palms are not placed near pedestrian walkways or parking areas.

14. Section 13-44(a)(b)(9) requires any persons conducting a permitted tree relocation must post a bond to insure the survival of tree(s) designated for preservation.

Agreed

15. Section 13-44(a)(b)(7)(b)(c)(d) requires that all proposed trees to be removed to be mitigated for as per City codes.

All proposed trees to be removed have been mitigated for. Please refer to sheet TD102 for mitigation details.

16. For relocated and/or newly planted trees/palms (if applicable), 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.

Agreed. Applicant has provided a tree irrigation schedule.

17. Provide a tree and palm relocation plan that details excavation (including root pruning), transport, and replanting of the relocated trees/palms. Include written details on hole preparation, post-relocation maintenance, watering schedule, tree bracing/staking, and tree protection.

Please refer to L400 series for final destination of transplanted trees and palms. Planting details can be found on sheet L450.

18. Section 13-35(1)(e) requires a root barrier system to be installed in situations where a tree or palm is planted within 10' of a paved surface or infrastructure. Write the root barrier specifications on sheet L450 as follows: 1) Panel 0.085 thick polypropylene, 2) Zipper join system, 3) Rounded edges, 4) 24" depth, 5) anti-lift pads. Draw and label root barrier locations on the landscape drawings.

Root barrier detail has been provided please refer to sheet L450 #12.

19. Section 13-45(b) requires all trees retained on a site to be protectively barricaded before and during construction activities. Draw and label locations of tree protection barricades on the Tree Disposition and Demo plans.

A tree protection fence has been added to all existing trees and palms to remain. Please refer to TD series for reference.

20. Show St. Augustine Grass as sod in square feet. Plugs will not be accepted.

St Augustine grass is being used as sod, square footage is indicated on plans and on planting schedule. Please refer to L400 series.

21. TD sheets are not readable and trees are not identified to match disposition table.

TD sheets have been updated. All existing trees on plan can be found on the tree disposition schedule.

22. Each individual NUT tree (all Category 2 trees) must be identified by species on the landscape plan.

All proposed NUT's have been identified on the Planting schedule. Please refer to sheet L400 for reference.

23. Section 13-44(d) requires that all removed trees be replaced by providing equivalent monetary value to the city's tree fund. Monetary value shall be determined using the ISA appraisal methods described in *Guide for Plant Appraisal* or other standard acceptable to the city. Provide ISA tree values for all trees in the Tree Disposition Table.

All trees proposed to be removed have been mitigated for per Section 13-44 (c). Please refer to sheet TD102 for calculation breakdown.

ENGINEERING:

1. None of the site plan sheets or civil drawings identify the various surface treatments. Please revise **all** affected plan sheets with notes and a legend accordingly. The proposed application of a pervious paver system shall be consistent with what was agreed to with the applicant and their consultant in the September 30, 2020 3:30 PM Zoom meeting. The plans as submitted do not appear to reflect what was discussed and agreed to.

Applicant is working with Samira Shalan to coordinate appropriate pervious paver system based on revised site plan.

2. Revise the site data calculations to include the impervious area data.

Applicant has included impervious area data in the site data calculations.

3. Revise the site plan and civil sheet C1 to include directional arrows on the pavement at the proposed retail building.

Applicant has revised the site plan and civil sheet C1 to include directional arrows at the proposed retail building.

4. The submittal proposes two (2) separate retail operations with independent drive-through windows. It appears both drive-through operations rely upon the same one-way ingress lane(s). How is this expected to work?

Applicant has removed the drive-throughs from the retail component with the updated submittal.

Note:

A. Please Resolve Comments _____ 1-4 Prior to City Council Application

B. Please Resolve Comments _____ Prior to Building Permit

TRAFFIC CONSULTANT:

A traffic impact study and queue analysis dated September 2020 prepared by DC Engineers, Inc. was received by the Engineering Department on October 19, 2020 and reviewed by Department staff.

1. The traffic impact study concludes 2,290 net new vehicle trips per day, yet concludes essentially no net impacts to NW 85th Avenue (a/k/a Lauderdale West Drive). Staff is having difficulty accepting this conclusion. Lauderdale West Drive provides a convenient and direct connection

to the Plantation Midtown development district to avoid using the County or FDOT roadways. Please explain.

NW 85 Avenue (Lauderdale West Drive) is a local roadway with several stop-controlled intersections between the project site and Midtown and may appeal to some drivers, but most are expected to use the higher capacity roadways of Pine Island Road and University Drive.

2. The retail queue analysis concludes with a one (1) vehicle queue for the proposed fast-food restaurant and a two (2) vehicle queue for the proposed coffee/donut shop. Staff believes these conclusions are unrealistic based upon readily available observation of similar existing retail operations with drive-through in the City of Plantation. Staff is concerned that queuing may result in impacts to the west project entrance and possibly onto Sunrise Blvd.

Applicant has removed the drive-throughs from the retail component with the updated submittal.

Note:

A. Please Resolve Comments 1-2 Prior to City Council Application

B. Please Resolve Comments _____ Prior to Building Permit

BUILDING: No objection.

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.

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 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 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.

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 Plantation Fire Department to verify proper compliance.

*Applicant response — Agreed.

*Fire Dept reply — Complied.

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.
9. 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:
 - c. 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).
 - d. DDCV.
 - e. 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 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 smoke evacuation openings 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 Plantation Fire Department.

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- *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.
- 16. A Knox Box 4400 series Key Vault shall be provided/installed at locations designated by Plantation Fire Department.
 - *Applicant response — Agreed, we will comply with request.
 - *Fire Dept reply — Complied.
- 17. 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.
- 18. Emergency vehicle access roadways shall have a turning radius 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.
- 19. 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.
- 20. Contact City of Plantation Engineering Dept for proper addressing of all buildings.
 - *Applicant response — Agreed, we will comply with request.
 - *Fire Dept reply — Complied.
- 21. Additional conditions may arise upon review of all required permitting plans.
 - *Applicant response — Agreed.

*Fire Dept reply — Complied.

22. Fire department access roads shall be no less than 20' in width for two way / 16' for one way.

*Applicant response — Plan submittal: C-1.

*Fire Dept reply — Complied.

POLICE:

1. The photometric survey for the parking garage is acceptable.
2. I need a photometric survey and raw data measurements for the sidewalks leading to and from the pool area.

Applicant has provided photometrics plans with the updated submittal. Please refer to L800 series for reference. Pool area photometrics can be found on sheet L800.4.

Note:

A. Please Resolve Comments 2 Prior to City Council Application

UTILITIES: Major offsite improvements would be required to support the proposed densities. Should this project be approved, it must be a condition of approval that any developer who chooses to develop this site with these proposed densities, agree that any infrastructure required to support the site will be required to fund, design, permit and install any infrastructure needed. The full impact of required offsite improvement are still being analyzed by our consultants. A pre-design meeting is recommended.

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

1. Capacity charges must be paid in FULL for the entire project
2. \$500.00 review fee must be submitted to the Utilities Department
3. Water and Sewer Utilities plans must be submitted to the Utilities Dept. for review and approval
4. FDEP Water and Sewer permits must be approved
5. Utilities Agreement must be executed
6. Utilities Performance Bond must be posted
7. Utility Easements must be executed
8. Utilities inspection fees must be paid

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

Note:

- C. Please Resolve Comments _____ Prior to City Council Application
- D. Please Resolve Comments 1-8 Prior to Building Permit

Applicant agrees.

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.

Applicant agrees.

2. Acceptance of As-built drawings and Certified Storm Water Inspection Report will be required prior to issuance of a Certificate of Occupancy.

Applicant agrees.

WASTE MANAGEMENT Contact Andrew Kandy or Adrian Moore [at akandv3@wm.com](mailto:akandv3@wm.com) or amoore@wm.com.

Re: 8601 W. Sunrise Blvd. Redevelopment – Conditional Use Request
Fifteen Group

Date: May 28, 2021

PLANTATION CONDITIONAL USE STANDARDS **RESPONSE DOCUMENT**

Fifteen Group (the “Applicant”) is seeking a conditional use for its new mixed-use development project to be located at 8601 W. Sunrise Blvd., Plantation, FL. The Applicant intends to use this conditional use to construct a new 392-unit multi-family residential community, a new office building, and retail building. For a conditional use application, a consideration of the criteria contained in Section 27-768 of the City of Plantation Code is required. These criteria are as follows:

- (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’s 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.

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

Applicant’s 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.

- (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 new 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's 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.

- (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, odors, dust, glare or physical activity.

Applicant's 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.

- (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's 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.

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

Applicant's 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.

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

Applicant's 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.

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

Applicant's 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.

Wherefore the Applicant requests favorable consideration of this application.

Respectfully submitted, C. William Laystrom, Jr., Esq. this 28th day of May, 2021

Re: 8601 W. Sunrise Blvd. – Flexibility Units Allocation Request
Fifteen Group

Date: May 28, 2021

PLANTATION FLEXIBILITY ALLOCATION STANDARDS **RESPONSE DOCUMENT**

Fifteen Group (the “Applicant”) is seeking allocation of a minimum of 222 flexibility units for its development project to be located at 8601 W. Sunrise Blvd., Plantation, FL. The Applicant intends to use this allocation request to construct a new 392-unit multi-family residential community. For a flexibility unit allocation request, a consideration of the criteria contained in Section 19-67 of the City of Plantation Code is required. These criteria are as follows:

1. 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's 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.

2. 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 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.

3. The extent to which the project contributes to the tax base, adds employment, and provided 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. The future land use and needs of the community:

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.**

11. 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.

Wherefore the Applicant requests favorable consideration of this application.

Respectfully submitted by C. William Laystrom Jr this 28th day of May, 2021.

Plantation Quality Housing Standards

1. Cement tile roofs with suggested rooflines;

DOES NOT MEET CRITERIA

2. Stucco or brick covered sidings and walls;

MEETS CRITERIA

3. Landscaped entryway and property perimeter features;

MEETS CRITERIA

4. Waterway features (such as fountains) for lake, pond or wet retention areas;

MEETS CRITERIA

5. A perimeter stucco concrete block wall, concrete panel and cap wall, brick walls or metal picket fence;

DOES NOT MEET CRITERIA

6. Dwelling units which all have central air conditioning and heating systems, hot water, and public sewer service;

MEETS CRITERIA

7. Dwelling units which all have balconies, patios, or porches;

MEETS CRITERIA

8. Dwelling units which, if they are single family units, have a garage and laundry facilities interior to the units;

NOT APPLICABLE

9. Dwelling units which, if they are multifamily, have storage facilities, and resident-only laundries on site;

DOES NOT MEET CRITERIA

10. A clubhouse and recreational amenities (pool, tot lot, courts, etc.);

MEETS CRITERIA

11. A program of onsite security measures;

MEETS CRITERIA

12. Where the development has committed itself to the ongoing maintenance of the site in accordance with the standards set forth in the City's community appearance ordinance through appropriate restrictive covenants, the creation of associations or other substitute method of assuring that the maintenance obligations are capable of being paid for by assessments or property lien rights, and with such other restrictive covenants or documents as are reasonably required by the City's legal department in order to implement any other conditions of the City governing body's decision;

NOT APPLICABLE

13. Where the architectural treatments and embellishments meet the requirements of Section 5-57 of this Code.

NOT APPLICABLE