

Minutes of the Regular Meeting of the
Review Committee
City of Plantation, Florida
Held October 26, 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 October 12, 2021 were approved as submitted.

* * * * *

- a. PP21-0042: CONSIDERATION OF A REQUEST FOR APPROVAL OF SITE PLAN, ELEVATION, AND LANDSCAPE PLAN FOR PUBLIX SUPERMARKET. THE PROPERTY IS LOCATED AT 591 S. UNIVERSITY DRIVE AND ZONED M-PM (MIXED USE – PLANTATION MIDTOWN).**

PLANNING & ZONING:

In General:

1. The proposed development is consistent with the Commercial land use designation on the adopted Future Land Use Map.
2. 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.
3. This redevelopment project is within the Midtown district where greater consideration for pedestrian and bicycle traffic must be considered. Provide clear maneuverability of pedestrian and bicycle traffic.
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. Credit is given for the existing square footage so long as a permit for new construction is issued within

5 years of the date of demolition; therefore, an impact fee may not be required. This credit does 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. Update the letter of intent to reference the hours of operation, and operating parameters (i.e. liquor store hours, outdoor seating, curb-side pickup, pharmacy services, coffee shop, confirm cart storage inside the store, etc.).
9. 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). Variance or waiver requests shall be subject to the criteria in 27-52(g), whether an undue hardship variance or a practical difficulty waiver.
10. Provide a platting/plat note amendment determination letter from Broward County prior to City Council consideration.
11. Provide \$2,000 in a trust account deposit for legal review costs with the next submittal.
12. Confirm whether any easements will need to be vacated in order to implement the site plan proposal.

13. 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.
14. Correct the application page one to reference the new zoning district M-PM (Plantation Midtown.)
15. The site plan contains two separate parcels. A unified control document is required prior to issuance of a building permit.

Site Data:

16. Provide site data calculations on sheet SP1 (setbacks, F.A.R, lot coverage, open space etc.) and reference the required M-PM (Plantation Midtown) zoning district regulations per 27-86.
17. Transfer the parking data calculations from sheet AS1.0 to SP-1. Remove references to code sections that appear to be from another city. Plantation code does not allow reductions for transit stops or increased parking stall widths. Indicate the required parking for the site as 154 spaces. Correct provided parking calculations (currently 133 std + 6 ada = 139). Consider narrowing the perimeter parking spaces to 9 feet to increase the parking counts to meet the code requirement.
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 bufferyards).
19. Provide a color site plan (Sheet AS1.0) 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.
21. State if bollards are proposed and if so, depict locations. Provide decorative lighted bollards adjacent to the building. Standards bollards may be permitted adjacent to service areas, dumpster enclosures, etc.
22. Add additional keynotes for landscaping and pavers in the legend. (Sheet SP1)
23. If applicable, depict the location of benches and trash receptacles on the site plan or on an exterior furniture plan.
24. Designate a curb site pick up location, if applicable.
25. Provide generator details (height of generators and height of screening material).

Floor Plan:

26. Call out and provide dimensions on the floor plan (Sheet A1.01).
27. Label the floor plan with the proposed uses. Confirm and depict the location of the inside cart storage.

Elevations:

28. 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 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. Provide a detail narrative on how the development meets the design standards.
29. Consider adding faux windows between the wall columns on the north and south elevations. The lack of glazing is of particular concern as this building has frontage on three streets.
30. Provide design and material calculations (percentages) verifying compliance with Section 27-300(a)(4).
31. 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.
32. The exterior building elevations are lacking detailed information for staff to conduct a complete and thorough review. Provide key notes / material schedule for building elevations indicating all materials and colors for the exterior finish locations. State the color for each material type.
33. Provide material samples for exterior walls, paint, and other finishes for staff review with the next re-submittal.
34. 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. Line of sight is not applicable in meeting this requirement as shown on sheet A5.0.
35. Create a general notes section on the elevations. (Sheet A202). State: (1) "Flat roof to be a built-up or membrane roofing system", (2) "Mirrored or reflective glass is not permitted nor proposed", (3) "Exit doors shall be painted to match the building" and (4) If applicable, "Rain gutters, downspouts and scuppers: Painted to match or compliment the building", (5) "Building up-lighting (including rooftop fixtures/LED/neon tape lighting, brow and canopy and ground lighting), designed to flood the building elevations in light are not proposed", (6) "All transformers, fire pumps, FPL boxes, utility and mechanical equipment, etc. locations must be

screened from public view by a fence, wall, or hedge as high or higher” and (7) “Outdoor storage of equipment (i.e. propane cages, ice cabinets, trash, pallets, etc.) or merchandise is not permitted”.

Parking:

36. Parking space sizes are proposed at 10-feet in width. Consider a reduction to a 9-foot width to create additional parking spaces.

Lighting:

24. Extend the lighting levels to the property line. Light should not spill onto adjacent sites. Maximum illumination is 15-footcandles, minimum is 1 footcandle, with a maximum to minimum ratio of 15 to 1 with no area below ½ a footcandle. Spillover illumination shall not exceed ½ footcandle.

37. Indicate the top of fixture height for types S1-S7. There appears to be a range of fixture heights. Provide all fixtures at the same height or indicate the need for varying heights.

38. Provide wall fixture details.

39. Several poles are located in the parking spaces. Clarify how this does not conflict with vehicle parking.

40. 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).

Details:

41. Provide a bike rack and bike rack detail.

42. Confirm there are no dumpster enclosures proposed.

43. Confirm if outdoor seating is proposed. If so, a separate review and approval is required.

44. A Paint Color Approval form needs to be completed, approved by the Zoning Department and submitted with the building permit to the Building Department.

45. Provide details on the decorative pavers at the front entrance. Consider extending the decorative pavers along the entire covered arcade.

46. The outdoor cart corral is enclosed with aluminum guard rails (Sheet PD5). Staff recommends a decorative metal railing in bronze similar to below:



47. Reconsider some sidewalk locations. Align the east sidewalk connection on SW 6th Street with the sidewalk leading into the covered arcade. Remove the parking space in front of the exit door on the south side of the building.

Signage:

48. 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. (Sheet PS1.0)

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

Community Meeting:

50. 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.

51. 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.

Note:

A. Please Resolve Comment 2-3, 6-9, 11-44, 46-48 Prior to Final DRC Sign Off

B. Please Resolve Comments 4, 50 Prior to P & Z Board Application

C. Please Resolve Comments 10 Prior to City Council Application

D. Please Resolve Comments 5, 45 Prior to Permit

LANDSCAPE:

In General:

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

Site Plan

1. The Public Works – Environmental Landscape Division staff was unable to conduct a thorough review as this project will require a revised Landscape Plan reflecting the M-PM Mixed Use - Zoning Code and Landscape requirements under our new Article X – Landscape Standards.
 - a. Contact Mr. Indyli Brown @ ibrown@plantation.org to request the M-PM Zoning Code as well as Article X – Landscape Standards (PDF) to appropriately revise the Landscape Plan series.
2. Please draw each tree/palm canopy to scale on Tree Disposition sheet # L-200 to reflect dimensions on Tree Disposition Table on sheet # L-201.
3. Create a "Value" column within the Tree Disposition Table to show ISA monetary Tree Values on sheet # L-201.

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. 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.
7. Tree Protection – Clearly identify Tree Protection for the relocated trees/palms during construction activity on Tree Disposition Plan sheet # L-200.
 - a. Tree barricades are to remain on-site for the duration of construction.
8. Provide the revised LPZ dimensions pursuant Article X – Landscape Standards.
 - a. 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).
 - b. 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.
 - i. Pursuant Sec. 27-255(d)(3) Sidewalks cannot be counted towards meeting required LPZ.

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 sheet L___ 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. Provide Dimensions for Existing Trees/ Palms that are to Remain or to be Removed within the Plant Schedule on sheet # L-211.
 - a. Verify each Tree canopy illustrated on Landscape Plan sheet # L-210 corresponds with the Plant Schedule and Disposition sheet.
5. Adjust the Landscape Calculations on sheet # L-211 to reflect Article X – Landscape Standards.
6. 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.
 - a. Existing Pink Tab on sheet # L-210 shown within Light pole radius (SE quadrant).
 - b. Existing Oak on sheet # L-210 shown within Light pole radius (NE quadrant).

7. Revise 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.
8. Revise Perimeter Buffer yard Tree Quantity - Pursuant Sec. 27-255(b)(2) All properties shall provide Perimeter Landscaping to consist of three trees (one shade tree and two ornamental trees) for every 40 lineal feet.
 - a. 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.
 - b. Sec. 27-254(20)(21) Small tree description:
Trees shall be of ten (10) feet overall planting height at time of installation. Trees with multiple trunk growth characteristics shall have no more than three main trunks. All small trees shall have a minimum of thirty (30) inches of clear trunk at the time of planting.
9. 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.
 - i. 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.
 - ii. 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.
 - b. Terminal Landscape Islands shall be a minimum of 7 feet wide from inside of curb to inside curb and require medium trees.
 - i. Sec. 27-254(a)(21) Medium 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.
 - ii. Sec. 27-251 Medium tree means any self-supporting wood perennial plant, which, at maturity, normally attains an overall height between twenty-five (25) to thirty-five (35) feet.
10. Root Barriers - Pursuant Sec. 27-254(a)(10) Draw and label Root Barriers in locations where trees and palms are within 15' of infrastructure, adjacent to sidewalks and walkways.
 - a. Root barriers are not required where type “D” curbing is proposed. Tree planted in parking islands with type D curbing and an adjacent sidewalk require a root barrier along the sidewalk portion.
11. Include a 12-month Fertilizer schedule on Landscape Notes for survivability of plantings.
12. Include Relocation Details and Notes within the Landscape Notes series for survivability of transplanted trees.
13. Above Ground Equipment - Please show all above ground equipment and its respective landscape screening on Landscape Plans if applicable.
14. Please show adjacent property tree canopy, hedges and(or) vegetation to scale on Landscape sheet # L-210 to reflect dimensions on Plant Schedule sheet L-211 to ensure no conflict with surrounding landscapes and(or) light pole radii.

Note:

- A. Please Resolve Comments #1-8 (Site Plan); #1-10 (Planting Plan) prior to Final DRC Sign Off.
B. Please Resolve Comments #__-__ (Site Plan); #11-14 (Planting Plan) prior to P & Z Board Application.

ENGINEERING:

1. Provided drainage calculation utilizes the existing retention area to provide water quality and quantity requirement for the site. The existing retention are is located on an adjacent lot owned by the same entity. Please provide unity of title for both parcels.
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 traffic statement indicating the impact of this development (if any) on the adjacent roadways
4. Sheet SP1 indicates that only 136 of the required 156 parking spaces is provided. While the upper left corner of sheet 1 of 5 indicates 170 parking spaces with 6 additional handicapped parking spaces. Please provide the appropriate parking count and justifications for any parking reduction and request the appropriate waiver as deemed necessary.
5. Correct the traffic marking arrows on the most eastern drive isle as it is shown in conflicts with other traffic pavement markings
6. Plot all easements on sheet SP1 and indicate their status (to remain, to be vacated) and apply for easement vacation as deemed necessary
7. Provide approval from Broward Mall LLC regarding any proposed improvements within Federated Road (Driveway apron)

Note:

- A. Please Resolve Comments 1-7 Prior to Final DRC Sign Off

BUILDING: No objections at this time

FIRE:

Reviews:

▪ Comments 1 – 18 on the Staff Report to the Review Committee meeting of October 26, 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. Whole 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.
3. Means of egress, as preliminarily depicted on this submittal, do not appear to be compliant with FFPC NFPA-101 36.2.3, 36.2.4, and 36.2.5.

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. The following shall be permitted separately:
 - a. Whole 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.
8. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall face north curb, within 6' to 25' of each other, and within 6' of curb front.
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.
10. FH's shall comply with following:
 - a. No obstructions within 3'.
 - b. Unobstructed 6' wide area from FH to curb front.
11. Fire alarm control panel (FACP) shall be in front vestibule adjacent to south main entry doorway, provided with an unobstructed 3' access to the front and to the sides of the cabinet.
12. Fire sprinkler riser(s) shall be in an area that provides an unobstructed 3' access to the front and to the sides of the appliances.
13. All exterior doors shall have keyed access from exterior.
14. A Knox 4400 series Key Vault shall be provided/installed at locations designated by the City of Plantation Fire Department.
15. 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.
16. If installed, aboveground combustible fuel storage tank exceeding 250 gallons shall be "UL2085" compliant and in an approved location. City of Plantation Ordinance 8-3 permits a maximum of one (1) single aboveground fuel storage tank within a single property.
17. Contact City of Plantation Engineering Department for proper and separate addressing of grocery and liquor stores prior to construction permit application submittal.
18. The applicant and/or owner are aware that conditions may arise upon review of all required permitting plans.

Note:

A. Please Resolve Comments 1 – 18 Prior to Final DRC Sign Off

POLICE:

1. No objection to the site plan, elevations, and landscape plan.
2. Please be mindful of current and future tree canopy growth when placing the light poles. Avoid any shadows and obstructions from the trees to allow for optimal lighting from the source.
3. Trespass signs during all phases of construction. Below is the Florida State Statute for Trespassing on a construction site FSS 810.09(2) (d).

Construction sites. Trespassing on a construction site is a felony of the third degree, punishable as provided in s. [775.082](#), s. [775.083](#), or s. [775.084](#), if the property trespassed is a construction site that is:

- A. Greater than 1 acre in area and is legally posted and identified in substantially the following manner: “THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY.”; or
- B. One acre or less in area and is identified as such with a sign that appears prominently, in letters of not less than 2 inches in height, and reads in substantially the following manner: “THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY.” The sign shall be placed at the location on the property where the permits for construction are located. For construction sites of 1 acre or less as provided in this subparagraph, it shall not be necessary to give notice by posting as defined in s. [810.011](#)(5).
- C. It shall not be necessary to give notice by posting on any enclosed land or place not exceeding 5 acres in area on which there is a dwelling house in order to obtain the benefits of Florida State Statutes [810.09](#) and [810.12](#) pertaining to trespass on enclosed lands.
- D. “Posted land” is that land upon which:
 1. Signs are placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words “no trespassing” and in addition thereto the name of the owner, lessee, or occupant of said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line; or
 2. Conspicuous no trespassing notice is painted on trees or posts on the property, provided that the notice is:
 - a. Painted in an international orange color and displaying the stenciled words “No Trespassing” in letters no less than 2 inches high and 1 inch wide either vertically or horizontally.
 - b. Placed so that the bottom of the painted notice is not less than 3 feet from the ground or more than 5 feet from the ground; and
 - c. Placed at locations that are readily visible to any person approaching the property and no more than 500 feet apart on agricultural land.
 - d. Beginning October 1, 2007, when a landowner uses the painted no trespassing posting to identify a “no trespassing” area, those painted notices shall be

accompanied by signs complying with subparagraph 1 and placed conspicuously at all places where entry to the property is normally expected or known to occur.

UTILITIES: No objection to the Site Plan, Elevations and Landscape Plan.

General Notes:

Replace all existing fire hydrants (not relocate)

All existing water and sewer services to be abandoned back to source/main

Minimum grease interceptor size permitted is 750 gallons

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 considered 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 may generate additional comments.
3. A trust account must be maintained with the Utilities Dept throughout the entirety of the project.
4. Offsite and onsite improvements and equipment may be required at the proponent's expense to support project.
5. Provide plan for vacating easements as necessary.
6. Show all new and existing water and sewer lines on landscaping and drainage plans
7. No structures to be permitted within Utilities easements
8. Maintain all utilities and utilities easements for water and wastewater system access.
9. All existing sewer mains (to remain) shall be video recorded by the Developer and reviewed by Utilities. All existing sewer manholes (to remain) shall be inspected by Utilities. At discretion of Utilities, any such mains shall be lined or replaced by Developer and all manholes shall be coated with Mainstay (or approved equal) as needed. This may include offsite gravity mains to lift station.
10. Full Utilities plan review and approval is required prior to permitting. No plans are for construction until marked "FINAL".
11. 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:

- A. Please Resolve Comments 1-10 Prior to Final DRC Sign Off
- B. Please Resolve Comments _____ Prior to P & Z Board Application
- C. Please Resolve Comments _____ Prior to City Council Submittal
- D. Please Resolve Comments 11 Prior to Permit

O.P.W.C.D.: Contact Brett Butler at Old Plantation Water Control District.

WASTE MANAGEMENT:

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

John Voight, Applicant's Attorney was present.

Consensus was reached to move the project forward.

* * * * *

b. PP21-0044: CONSIDERATION OF A REQUEST FOR APPROVAL OF SITE PLAN, ELEVATION, AND LANDSCAPE PLAN FOR 201 S STATE ROAD 7 BUILDING. THE PROPERTY IS LOCATED AT 201 S STATE ROAD 7 AND ZONED B-HC (GATEWAY – HYBRID COMMERCIAL).

PLANNING & ZONING:

In General:

52. 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.
53. The applicant is responsible for any additional City impact fees, payable at the time of permitting.
54. A written request for all waivers with justification and the applicable fee must be included with the submittal for City Council review. Staff has identified 2 zoning waivers and an undetermined number of landscape waivers requiring payment of \$500 per waiver. The waiver fee must be paid with the City Council submittal.
55. A trust account shall be set up for City Attorney review fees with the Planning and Zoning Board submittal. A suggested deposit is \$1,000.
56. Provide a Trip Generation Analysis for Engineering staff review.
57. 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.
58. 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.).
59. Additional comments may be generated based on the resubmittal.

Community Meeting

60. All applications for site-specific rezonings, 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.

Plat:

61. A concurrent plat application (Besay Parcel Plat) is also in review (PP21-033). The plat must be recorded prior to issuance of the first development permit.

Site Data:

62. Provide a Site Plan Data Table:

- Current use of property
- Land Use designation.
- Zoning Map designation.

- Site area in square feet, net acres (site only) and gross acres (site area plus one-half the area of adjacent rights-of-way).
- Lot Coverage/Building footprint coverage.
- Parking data: parking spaces required (#), standard parking spaces provided (#), handicap parking spaces provided (#), loading zones required (#), and loading zones provided (#).
- Setback table (required vs. provided).
- Vehicular use area in square feet and as a percentage (%) of net site area.
- Open space in square feet and as a percentage (%) of gross site area excluding grass vehicular use overhangs and permeable pavers.
- Pervious area in square feet and as a percentage (%) of net site area with separate calculations for wet and dry land areas.
- Impervious area in square feet and percentage (%) of net site area.

Site plan:

63. Dimension all landscape areas including perimeter buffers, landscape pedestrian zones, and parking lot islands.
64. Correct the site plan to indicate a 10' side setback/Building separation on the interior/south side.
65. Provide a detail of the proposed fence located at the southeast corner of the building. Black or white metal picket is required when visible from SR 7.
66. Indicate if the existing chain link fence along the west property line is to remain.
67. Provide a site plan overlaid on an aerial, in color, with the Planning and Zoning Board submittal.

Elevations:

68. Provide a south elevation.
69. The north building elevation is labeled incorrectly. Please correct.
70. Provide a color elevation and a color rendering of the building with each submittal.
71. Provide design and material calculations (percentages) verifying compliance with Section 27-300(a)(4).
72. Verify if the utility meters are located to the back of the building.
73. Section 27-296(y) requires screening of all roof top equipment with a structural element of the building such as a parapet or other architectural element, which is as high as or higher than the equipment. Show the screening material from all sides of the building.

74. Provide color, product, material samples for staff review with the Planning and Zoning Board submittal.

Details:

25. Provide dumpster enclosure details. Typical dumpster enclosures are 12' X 12' inside with two 6' gates with stoppers. Label the dumpster enclosure and gates to be painted to match the building.
26. Trash handling in non-residential zoning districts shall include both trash and recycling containers (Sec. 27-296(l)).
27. Provide a letter from Waste Management indicating there is sufficient trash capacity and truck access to service the site.

Lighting:

28. Provide a photometric plan at a scale of 1" = 20' for easy readability. Ensure that the lighting levels extend to the property line.
29. Provide wall mounted and pole fixture types and details. Wall packs shall match the wall fixtures on the main entrance to the building.
30. Maximum illumination is 15-footcandles, minimum is 1 footcandle, with a maximum to minimum ratio of 15 to 1 with no area below ½ a footcandle Spillover illumination shall not exceed ½ footcandle.
31. Building up lighting designed to flood the building elevations in light are not permitted.

Signage:

32. The maximum wall signage shall be equal to 1 square foot for each lineal foot of storefront not to exceed 60 square feet. Adjust the sign band to show it more in scale with the allowable sign area.
33. Provide a uniform sign agreement for the center per Section 27-150(b).
34. Signage is not part of this review. All final signage sizes, quantities, locations, fabrication, and installation details are to be done under separate permit.

Note:

- E. Please Resolve Comment 5-7, 11-18, 20-22, 24, 25, 27-29, 31 Prior to Final DRC Sign Off
- F. Please Resolve Comments 1, 4, 9, 19, 23, 26 Prior to P & Z Board Application
- G. Please Resolve Comments 3 Prior to City Council Application
- H. Please Resolve Comments 2, 10, 32 Prior to Permit

CRA (Community Redevelopment Agency):

1. The property may be eligible to participate in the Plantation Gateway Façade Improvement Grant Program. The program provides façade materials such as paint and stone veneers at no charge to help update and beautify the District's curb appeal.

LANDSCAPE:

In General:

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

Site Plan

1. Contact Mr. Indyli Brown @ ibrown@plantation.org to request Article X – Landscape Standards (PDF) to appropriately revise the Landscape Plan series.
2. Irrigation Plans - Pursuant Sec. 27-254(c) Provide complete Irrigation Plans with Irrigation details sheet.
3. 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.
4. 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).
5. Sight Triangles – Pursuant Sec. 27-252(d)(1) Staff request adding Ingress/Egress Sight Triangles on All Landscape Plans for transparency.
6. Create a “Value” column for All trees within the “Tree Legend” On sheet L-1.
7. Create an “Abbreviation” column for the “Tree, Shrubs and Groundcovers”. Then, added to the Plant ID Tag created and located adjacent All Trees, Palms, Shrub and Groundcover respectively.
8. Irrigation Schedule - Provide an Irrigation Schedule for the first 12 months that specifies the method and frequency of application, and amount of water used for each application.
9. Tree Protection – Utilize the city of Plantation Tree Protection Detail available at plantation.org.
10. Show parking spaces on Landscape Plan for transparency 27-255(c)(1)
 - c. 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.
11. 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:
 - i. East LPZ: 128.5’ required – 97’ proposed. WAIVER REQUIRED IF NOT CORRECTED.
 - ii. West LPZ: 128.5’ Trees required – 97’ proposed. WAIVER REQUIRED IF NOT CORRECTED.
12. 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:
 - i. NORTH LPZ width: 11’ required – Only 10’ provided. WAIVER REQUIRED IF NOT CORRECTED.
 - ii. EAST LPZ width: 11’ required – Only 4.8’ provided. WAIVER REQUIRED IF NOT CORRECTED.
 - b. Pursuant Sec. 27-255(d)(3) Sidewalks cannot be counted towards meeting required LPZ.
13. 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.

Planting Plan

1. Tree Trimming and(or) Removal/Relocation Permits – Pursuant Sec. 27-261 & 27-262

- d. Landscape permits applied directly to Public Works – Environmental Landscape Division.
Contact: Landscapeinfo@plantation.org
- e. Attach a copy of the Tree Disposition and Landscape Plan with the Permit Application for continuity.
- f. 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. Create a 12-month Fertilizer schedule for survivability of plantings on sheet L-3.
 - a. Please conduct a site soil analysis to determine the appropriate fertilizer regiment for establishment as our soils in the City of Plantation lack certain elements and our local South Florida soils are high in Phosphorus.
3. Include all dimensions in Plant List on sheet L-2 to verify trees, shrubs proposed are meeting minimum Landscape requirements.
 - a. 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. 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. Proposed Tree, shrub and groundcover accordingly for each LPZ.
5. LPZ Tree Dimensions – Pursuant Sec. 27-255(d)(6) Installed minimum amounts and sizes of trees and shrubs shall relate to the building height as per Table 255-3.
 - a. 12’ Min. Tree/Palm height for the proposed bldg. facades.
WAIVER REQUIRED IF NOT CORRECTED
6. Show dimensions for 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.
 - d. 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.
7. Root Barriers - Pursuant Sec. 27-254(a)(10) Draw and label Root Barriers in locations where trees and palms are within 15’ of infrastructure, i.e., building, sidewalks, walkways.
8. Above Ground Equipment - Please show all above ground equipment and its respective landscape screening on Landscape Plans if applicable.
9. Add to L-3 Mulch Note: Permitted Mulch – Pursuant Sec. 27-254(b)(3) 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.
10. Root Barrier Detail – Pursuant Sec. 27-251 Please utilize a more legible detail image.
11. Sod – Please provide square footage of Sod on Plant Schedule.
 - a. Turfgrass – Sec. 27-254(a)(13) Turfgrass installation shall be completed by sodding and shall supply 100% coverage immediately upon installation.
12. In Plant List, specify Field Grown/Balled & Burlapped (FG/BB) in “size” column for each tree species proposed.
13. 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.
14. Attach a copy of the City of Plantation’s “Planting Criteria” to the Landscape Plans (Available

online at www.plantation.org).

Note:

A. Please Resolve Comments #1-13 (Site Plan); #1-14 (Planting Plan) prior to Final DRC Sign Off.

ENGINEERING:

1. Please consider relocating the driveway entrance slightly to the south to avoid sharp vehicular turns and provide proper parking opportunity at the first parking row.
2. The property is currently vacant (100% pervious) and has no stormwater assessment fees associated with it. 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. An Engineering and Landscaping Developers Agreement shall be executed prior to the issuance of any engineering permits

Note:

- B. Please Resolve Comments _____ 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: No objections at this time

FIRE:

Reviews:

- Comments 1 – 6 on the Staff Report to the Review Committee meeting of October 26, 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. Door full swing shall not impede more than 50% of the exit discharge to public way sidewalk width.
 3. Parking lot access curbing adjacent to structure 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. Emergency vehicle access roadways shall have a continuous turning radius of 50' outside and 38' inside, compliant with City of Plantation Engineering Dept standard.
 5. 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.
 6. The applicant and/or owner are aware that conditions may arise upon review of all required

permitting plans.

Note:

A. Please Resolve Comment 1 - 6 Prior to Final DRC Sign Off

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

General Note:

- Existing sanitary system is a vacuum system. Structure identified on plan as a manhole is likely a vacuum pit.
 - Existing water service to be plugged at the source. New service to be fed by a new wet and service.
 - All meters to be located in green areas.
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. A trust account must be maintained with the Utilities Dept throughout the duration of the project.
 4. Offsite and onsite improvements and equipment may be required at proponent's expense to support project.
 5. Show all new and existing water and sewer lines, including easements, on landscape and drainage plan.
 6. No structures or Category 1 trees are allowed to be installed within Utilities easements.
 7. Maintain all utilities and utilities easements for water and wastewater system access at all times.
 8. All existing sewer mains (to remain) shall be video recorded at developer's expense and reviewed by Utilities. All existing manholes (to remain) shall be inspected by Utilities. At discretion of Utilities, any such mains shall be lined or replaced by Developer and all manholes shall be interior coated with Mainstay (or approved equal) as needed. This may also include off site gravity mains back to lift station.
 9. 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 Dept
 - Water and Sewer Utilities 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
 - Utilities easements must be executed
 - Utilities inspection fees must be paid
 - **Capacity charges must be paid in FULL.**

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

Note:

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

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

- C. Please Resolve Comments _____ Prior to City Council Application
D. Please Resolve Comments 9-16 Prior to Permit

POLICE:

1. Trespass signs during all phases of construction. Below is the Florida State Statute for Trespassing on a construction site FSS 810.09(2) (d).
2. Construction sites. Trespassing on a construction site is a felony of the third degree, punishable as provided in s. [775.082](#), s. [775.083](#), or s. [775.084](#), if the property trespassed is a construction site that is:
 - E. Greater than 1 acre in area and is legally posted and identified in substantially the following manner: “THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY.”; or
 - F. One acre or less in area and is identified as such with a sign that appears prominently, in letters of not less than 2 inches in height, and reads in substantially the following manner: “THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY.” The sign shall be placed at the location on the property where the permits for construction are located. For construction sites of 1 acre or less as provided in this subparagraph, it shall not be necessary to give notice by posting as defined in s. [810.011](#)(5).
 - G. It shall not be necessary to give notice by posting on any enclosed land or place not exceeding 5 acres in area on which there is a dwelling house in order to obtain the benefits of Florida State Statutes [810.09](#) and [810.12](#) pertaining to trespass on enclosed lands.
 - H. “Posted land” is that land upon which:
 3. Signs are placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words “no trespassing” and in addition thereto the name of the owner, lessee, or occupant of said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line; or
 4. Conspicuous no trespassing notice is painted on trees or posts on the property, provided that the notice is:
 - e. Painted in an international orange color and displaying the stenciled words “No Trespassing” in letters no less than 2 inches high and 1 inch wide either vertically or horizontally.
 - f. Placed so that the bottom of the painted notice is not less than 3 feet from the ground or more than 5 feet from the ground; and
 - g. Placed at locations that are readily visible to any person approaching the property and no more than 500 feet apart on agricultural land.
 - h. Beginning October 1, 2007, when a landowner uses the painted no trespassing posting to identify a “no trespassing” area, those painted notices shall be accompanied by signs complying with subparagraph 1 and placed conspicuously at all places where entry to the property is normally expected or known to occur.
5. A photometric survey must be submitted with the below requirements.
External Lighting: The following is the Police Department’s Requirements.

- A. Please show a survey to include the recommended (fc) footcandle readings do not have an adverse effect on surrounding property. (for example, light spill-over).
- B. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
 - I. Parking Lots 3 footcandles
 - II. Walking Surfaces 3 footcandles
 - III. Recreational Areas 2-3 footcandles (if applicable)
 - IV. Building Entryways 5 footcandles
- C. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- D. Use LED exterior lighting.
- E. A system of lighting fixture identification should be developed. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- F. Exterior lighting should be controlled by automatic devices (preferably by photocell).
- G. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- H. Light fixtures below 10’ in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).
- I. All switches, breakers and electrical panels that control lighting should be inaccessible to the public.
- J. If exterior lights are not being used at night exterior motion-detection lighting should be installed to detect the presence of intruders.
- K. Please be mindful of current and future tree canopy growth when placing the light poles. Avoid any shadows and obstructions from the trees to allow for optimal lighting from the source.
- L. The lighting should be installed with little to no glare.
- M. Please provide a photometric survey at a scale of 1” =20’ so the number may be read.
- N. The survey must be completed on all sides of the property (north, south, east, west).
- O. Please include a table that summarizes the total calculations to provide information to the reviewer similar to the one below.

Numeric Summary							
Project: All Projects							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.96	15.3	0.0	0.00	0.00

- 6. Keep all windows clear of any visual obstructions to allow natural surveillance into and out of the building.

Note:

- A. Please Resolve Comment 1-3 Prior to Final DRC Sign Off
- B. Please Resolve Comments Prior to P & Z Board Application
- C. Please Resolve Comments Prior to City Council Application
- D. Please Resolve Comments Prior to Permit

O.P.W.C.D.: Contact Old Plantation Water Control District.

WASTE MANAGEMENT:

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

Stephen Brasgalla, the applicant's architect and Elizabeth Tsouroukdissian, the owner's representative were present.

Consensus was reached to move the project forward.

* * * * *

c. PP21-0045: CONSIDERATION OF A REQUEST FOR APPROVAL OF SITE PLAN, ELEVATION, AND LANDSCAPE PLAN FOR UM PLANTATION ANNEX. THE PROPERTY IS LOCATED AT 8100 SW 10 STREET AND ZONED OP-P (OFFICE PARK - PLANTATION).

PLANNING & ZONING:
PP21-0045 UM Plantation Annex

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. 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. (Section 27-88(b)(9) page 204).
4. Provide a \$2,000 deposit into a trust account for city attorney review of the unified control document, if applicable.
5. 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.
6. 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.
7. 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).

8. The use is considered an ambulatory care facility, which is defined as “*a medical facility that includes both medical office and medical facilities for minor surgical and medical procedures on an outpatient basis.*” This use is a conditional use when the facility size exceeds 2,000 square feet in area (Section 27-105(o)(7)). Please provide the fee for the conditional use application (\$2,530.00) and written responses to the conditional use criteria in 27-45(d).
9. 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.
10. Provide the entire submittal in PDF format, on a CD, flash drive, or other means of electronic transfer with each submittal. Submittal shall be separated into folders (e.g. site plan, landscape, civil, etc.).
11. 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.
12. The letter of intent and waiver request references old code sections.
 - a. Parking size and configuration, including drive aisles - Section 27-121 is in Article VIII.
 - b. Loading zones are in Article VIII – Section 27-126.
 - c. OP-P, Office Park Plantation District in Article VI, Section 27-88(b) Table 88-1.
 - d. Landscape is in 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.
 - f. A table of contents is available upon request.

Site Data Table:

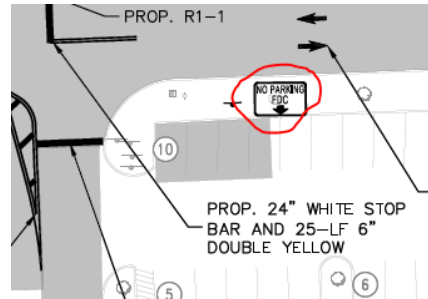
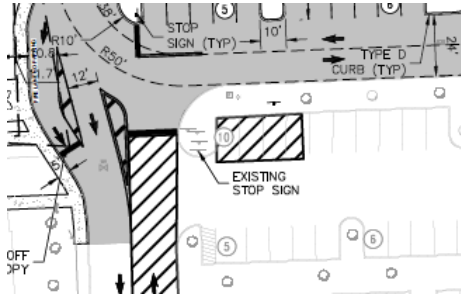
13. Provide updated site data to include this proposal for the overall Cornerstone Master Plan.
14. The parking information for the office park should be included in detail on the site data table. This information has been provided in the letter of intent.
15. As previously discussed, please provide a floor plan for each floor of the main facility. This will allow staff to better evaluate the appropriate parking ratios for the non-medical areas.

Site Plan:

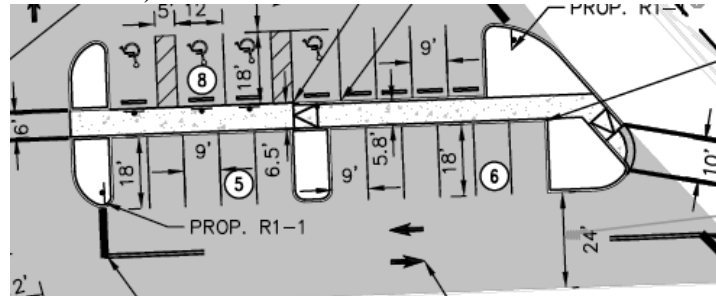
16. The applicant is requesting a waiver to reduce the width of the drive aisle from 25-feet to 24-feet. However, Section 27-121, Table 121-1 requires a minimum drive aisle width of 24-feet. This waiver request is not required.
17. Three to four spaces, see below, are labeled to be resurfaced. They are also adjacent to a sign (page C-700) that says “No parking FDC” with the arrow pointing towards the parking. Clearly mark which spaces will be affected by the FDC. Staff suggests moving the FDC somewhere else that does not affect the number of available parking spaces.

C-400

C-700



18. Where the new parking spaces are 18-feet in depth, add wheelstops at the 16-foot mark (Section 27-121(i)(1) and Table 121-1).



Urban Design Standards:

19. Urban Design Standards: Show compliance with Section 27-291(a) design concepts,
- The design of architecturally varied structures within developments through the use of building massing, varied roof-scapes, varied window design, ornamentation and color;
 - The linkage of landscaped exterior spaces (courtyards, loggias, arcades and plazas) to buildings; and
 - The linkage of separate development parcels by pedestrian and vehicular connections.
 - 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.
 - The identification of individual subdivisions by utilizing signage.
 - The use of private common open space as a community design feature.
20. Urban Design Standards: Show compliance with 27-291(b) pedestrian orientation:
- Emphasis on the buildings' street facades as major elements of the overall street-scape; and
 - Street level architectural treatment including colonnades, arcades, awnings, and other shade producing elements should be provided along all pedestrian-oriented frontages.
 - Pedestrian oriented frontages shall be adjacent to building entrances and integrated with adjacent properties.
21. Urban Design Standards: Show compliance with 27-291(c) Minimum design standards for nonresidential development.
- New buildings shall be designed in a manner that is compatible with the adjacent building in height and scale.
 - 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.
 - Pedestrian circulation systems shall be barrier-free and provide alternative ramps in addition to steps consistent with American Disabilities Act (ADA) requirements.
 - All sides of any nonresidential structure shall have compatible facade and roof treatments.

Floor Plan:

22. Provide a roof plan.

Elevations:

23. Provide a material sample board when submitting for the Planning and Zoning Board.
24. 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.
25. Provide design and material calculations verifying compliance with Section 27-300(a)(4) Architectural Design Guidelines.
26. 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.
27. Provide information on the glazing. Include a sample with the material board.
28. 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. (Sections 27-291(c)(1)d. and 27-296(y)).
29. The rear (west) and the south side of the buildings are proposed as white precast concrete panels. Section 27-291(c)(1)f. requires all non-residential buildings to have the compatible façade and roof treatments. Currently portions of the sides and rear of the building do not have the same or equivalent treatment as the front of the proposed building.
30. Provide more information on the formed metal panels on the west, north, and south elevations. Section 27-300(a)(4)c. prohibits exterior walls constructed with metal panels.
31. Additional comments may apply when a material board with actual samples is provided.

Details:

32. Provide a photometric plan showing compliance with Sections 27-121(i)(7) and 27-293.
33. Where is the dumpster for the new building?
34. Provide details of the canopy over the walkway between buildings.
35. Generator:
 - a. Provide details of the generator enclosure. The enclosure is shown on the north and south elevations, no other details are provided. Provide a separate detail indicating height, materials etc. It should be architecturally similar materials as the proposed building.
 - b. The generator shall comply with Chapter 16 of the City Code regarding noise.
36. The demolition and erosion control plan (C-300) indicates that there may be conflict with accessing the northern portion of the existing building. The access point for the physical therapy department is on the north side of the existing building.

Signage:

37. Signage is not part of this review, and is subject to Article IX of Chapter 27.
38. There is a uniform sign agreement for this office park (27-88(b)(5)).
39. 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:

- I. Please Resolve Comment _____ Prior to Final DRC Sign Off
- J. Please Resolve Comments _____ Prior to P & Z Board Application
- K. Please Resolve Comments _____ Prior to City Council Application
- L. Please Resolve Comments _____ Prior to Permit

LANDSCAPE:

In General

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

Site Plan

1. Contact Mr. Indyli Brown @ ibrown@plantation.org to request Article X – Landscape Standards (PDF) to appropriately revise the Landscape Plan series.
2. 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.
 - a. Building heights must be indicated.
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. On sheets L-100 and L-200, draw to scale the diameters of all existing tree and palm canopies on the site, as well as all trees/palms growing outside (within 40’ of) the “limits of work”. Tree/palm diameters must match the spreads provided in the Tree Disposition table.
8. Create a “Condition Percentage” column for all trees and palms within the “Tree Disposition” table. In addition, justification of the condition percentage for trees/palms to be removed must be provided in the form of an ISA Certified Arborist report that documents specific reason(s) for assigning the condition rating.
9. Create a “Tree Value” column for all trees/ palms within the “Tree Disposition” table.
10. Under “Tree and Palm Relocation”
 - a. Note #1: change “to a designated location” to “to the final location.” In addition, the exact location for each relocated tree/palm shall be under the direction of the Landscape Architect (not the Project Engineer) and reflected in the landscape plan. Please correct this Note.
 - b. Note #9: change “watering transplanted palms” to “watering transplanted trees and palms.”
11. Submit a copy of the “root pruning plan” prepared by the ISA Certified Arborist referenced in the notes under “Root Pruning” on sheet L-100.
12. Irrigation Schedule - Provide an Irrigation Schedule for new (proposed) trees/palms for the first 12 months that specifies the method and frequency of application, and amount of water used for each application. This schedule differs from the “Watering” plan for relocated trees/palms shown on sheet L-100.

13. Tree Protection – On the tree disposition and planting plan sheets, draw and label the tree protection barricade locations for all trees/palms: (a) to remain during construction, (b) to be relocated, and (c) occurring outside the “limits of work” (within 40’ of the construction site).
14. Many trees/palms are drawn around the periphery of the construction site (outside the limits of work”) but are not identified. These trees/palms must be identified and added to the Tree Disposition table (see Site Plan, Item #7, of this Report). Their inclusion in the Tree Disposition table is required because of the proposed tree relocations (trees #49, 50, 27-28, 64-67, 50, 33) into some of these areas.
15. The building overhang must be clearly drawn and labeled on sheet L-200. Building overhangs do not count towards the required landscape pedestrian zone widths.
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.
 - c. Sec. 27-255(d)(2) LPZ Width Deficiencies are as followed:
 - iii. NORTH LPZ width: 12’ required – Only 5’ provided. WAIVER REQUIRED IF NOT CORRECTED.
 - iv. EAST LPZ width: 12’ required – Only 5’ provided. WAIVER REQUIRED IF NOT CORRECTED.
 - d. Pursuant Sec. 27-255(d)(3) Sidewalks cannot be counted towards meeting required LPZ.
17. Sidewalk Widths in Landscape Pedestrian Zones – Pursuant Sec. 27-255(d)(6) Table 255-3.
 - a. Sidewalk widths for a building up to 25’ in height shall be minimum 6’ wide – 5’ provided in most locations. WAIVER REQUIRED IF NOT CORRECTED.
18. 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.
 - e. 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.
 - iii. Interior landscape islands shall be a minimum of 12’ wide from inside curb to inside curb – 8’ provided. WAIVER REQUIRED IF NOT CORRECTED.
 - iv. Interior landscape islands require shade trees – 0 provided. WAIVER REQUIRED IF NOT CORRECTED.
 - v. 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.
 - vi. 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.
 - f. Terminal landscape islands shall be a minimum of 7 feet wide from inside of curb to inside curb and require medium trees.
 - iii. Sec. 27-254(a)(21) Medium 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.
 - iv. Sec. 27-251 Medium tree means any self-supporting wood perennial plant, which, at maturity, normally attains an overall height between twenty-five (25) to thirty-five (35) feet.

- v. Shade trees (such as the proposed Live Oaks) can only be planted in landscape islands which are a minimum 12' wide and 16' deep, or in islands which are a minimum 10' wide if they are contiguous with a landscaped parking bay divider.
 - g. Landscaped parking dividers separating head-to-head parking shall have a minimum width of 10'.
 - i. Two parking dividers are proposed. One landscaped divider is 5' wide and one landscape divider is a 5' wide sidewalk. **WAIVER REQUIRED IF NOT CORRECTED.**
 - h. No landscaped area shall have a dimension less than 5'.
19. Please show adjacent property tree canopy, hedges and(or) vegetation to scale on Landscape Plans to ensure no conflict with surrounding landscapes.
 20. 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.

Planting Plan

1. Tree Trimming and(or) Removal/Relocation Permits – Pursuant Sec. 27-261 & 262
 - g. Landscape permits applied directly to Public Works – Environmental Landscape Division. Contact: Landscapeinfo@plantation.org
 - h. Attach a copy of the Tree Disposition and Landscape Plan with the Permit Application for continuity.
 - i. 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 sheet L-202 (section G) 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.
 - b. Include a 12-month fertilizer schedule for survivability of plantings.
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. Implementation Standards - Pursuant: Sec. 27-254(a)(6) All plants installed shall conform to, or exceed, the minimum standards for Florida Number 1 as provided in the most current edition of “Grades and Standards for Nursery Plants,” prepared by the State of Florida Department of Agriculture and Consumer Services.
5. LPZ Tree Quantity – Pursuant Sec. 27-255(d)(5) One shade tree (or group of three palms), 15 shrubs, and 40 groundcover plants are required for every 30 lineal feet of the Landscape Pedestrian Zone.
 - b. LPZ Tree Count Deficiencies are as followed:
 - i. North LPZ: 4 shade trees required – 0 proposed. Medium trees do not satisfy the shade tree requirement. **WAIVER REQUIRED IF NOT CORRECTED.**
 - ii. East LPZ: 5 shade trees required – 0 proposed. Medium trees and Roebelenii palms do not satisfy the shade tree requirement. **WAIVER REQUIRED IF NOT CORRECTED.**

- iii. West LPZ: 5 shade trees required – 0 proposed. Royal palm trees do not satisfy the shade tree requirement. WAIVER REQUIRED IF NOT CORRECTED.
- vi. South LPZ: 4 shade trees required – 0 proposed. WAIVER REQUIRED IF NOT CORRECTED.
- c. LPZ Waiver Objection – Pursuant Sec. 27-255(d)(5) The Environmental Landscape Division will not support a waiver for inadequate tree quantity within LPZ if the existing trees/palms in good condition are not relocated to help satisfy the required tree count.
- 6. LPZ Tree Dimensions – Pursuant Sec. 27-255(d)(6) Installed minimum amounts and sizes of trees and shrubs shall relate to the building height as per Table 255-3.
 - b. 50% of palms shall extend beyond roof height – 0 provided. WAIVER REQUIRED IF NOT CORRECTED
- 7. Attach a copy of the City of Plantation’s “Planting Criteria” to the Landscape Plans (available online at www.plantation.org).
- 8. Root Barriers - Pursuant Sec. 27-254(a)(10) Draw and label Root Barriers in locations where trees and palms are within 15’ of structures and hardscapes (sidewalks, walkways, asphalt).
 - b. Root barriers are not required where type “D” curbing is proposed. Trees planted in parking islands with type D curbing and an adjacent sidewalk require a root barrier along the sidewalk portion.
- 9. Above Ground Equipment - Please show all above ground equipment and its respective landscape screening on Landscape Plans if applicable.
- 10. 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.
- 11. 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.
- 12. Hurricane-pruned Sabal palms – Pursuant Sec. 27-254(a)(23) Hurricane-pruned palms are prohibited. Exceptions, for good cause, may be granted by the Public Works Department in writing.
- 13. In Plant Schedule, do not specify a range of heights of heights; write a single height with corresponding spread and caliper. See TH tree.
- 14. Under General Landscape Specifications (sheet L-202), change “native sand” (Soil Mixture, #3) to “native sand not derived from limestone”.
- 15. Please remove any reference of The Department of Planning, Zoning & Economic Development from Landscape Plans and replace with Public Works – Environmental Landscape Division. Email: landscapeinfo@plantation.org Office: (954) 414-7395. See sheet L-200, Note #13, Planting Notes.

Note:

- A. Please Resolve Comments #1-19 (Site Plan); #2-9 (Planting Plan) prior to Final DRC Sign Off.
- B. Please Resolve Comments #__-__ (Site Plan); #__-__ (Planting Plan) prior to P & Z Board Application.
- C. Please Resolve Comments #20 (Site Plan); #10-15 (Planting Plan) prior to City Council.
- D. Please Resolve Comments #__-__ (Site Plan); # 1 (Planting Plan) prior to Permit.

ENGINEERING:

1. Please correct the cover sheet by referencing City of Plantation rather than Town of Davie
2. Provided drainage calculation utilizes the existing retention area to provide water quality and quantity requirement for the site. The existing retention area is located on an adjacent lot owned by the same entity. Please provide unity of title for both parcels.
3. The property is currently being assessed 62.2 ERUs. 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 traffic statement indicating the impact of this development (if any) on the adjacent roadways
5. An Engineering and Landscaping Developers Agreement shall be required prior to the issuance of any engineering permit

BUILDING: No objections at this time

FIRE:

Reviews:

▪ Comments 1 – 17 on the Staff Report to the Review Committee meeting of October 26, 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. Whole 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.
3. Whole 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.
4. 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.
5. 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).
6. The following shall be permitted separately:

- a. Whole fire sprinkler system underground supply line from valve at water main up to the 12" above grade stub outside of building and the FDC (if connected to supply line prior to the 12" above grade stub).
 - b. DDCV.
 - c. Whole fire sprinkler system installations after the 12" above grade stub outside of building.
7. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall face same direction, within 6' to 25' of each other, and within 6' of curb front.
 8. 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.
 9. FH's shall comply with following:
 - a. No obstructions within 3'.
 - b. Unobstructed 6' wide area from FH to curb front.
 10. Fire alarm control panel (FACP) shall adjacent to CORRIDOR 1C01 entry doorway, provided with an unobstructed 3' access to the front and to the sides of the cabinet.
 11. Fire sprinkler riser(s) shall be in an area that provides an unobstructed 3' access to the front and to the sides of the appliances.
 12. All exterior doors shall have keyed access from exterior.
 13. A Knox 3200 series Key Vault shall be provided/installed at locations designated by the City of Plantation Fire Department.
 14. 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.
 15. If installed, aboveground combustible fuel storage tank exceeding 250 gallons shall be "UL2085" compliant and in an approved location. City of Plantation Ordinance 8-3 permits a maximum of one (1) single aboveground fuel storage tank within a single property.
 16. Contact City of Plantation Engineering Department for proper addressing prior to construction permit application submittal.
 17. The applicant and/or owner are aware that conditions may arise upon review of all required permitting plans.

Note:

B. Please Resolve Comment 1 - 17 Prior to Final DRC Sign Off

UTILITIES: No objection to the Site Plan, Elevation, Landscape Plan and Waiver Request.

General Note:

- Consider upsizing proposed gravity main to 8"
10. 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.

11. 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.
12. A trust account must be maintained with the Utilities Dept throughout the duration of the project.
13. Offsite and onsite improvements and equipment may be required at proponent's expense to support project.
14. Show all new and existing water and sewer lines, including easements, on landscape and drainage plan.
15. No structures or Category 1 trees are allowed to be installed within Utilities easements.
16. Maintain all utilities and utilities easements for water and wastewater system access at all times.
17. All existing sewer mains (to remain) shall be video recorded at developer's expense and reviewed by Utilities. All existing manholes (to remain) shall be inspected by Utilities. At discretion of Utilities, any such mains shall be lined or replaced by Developer and all manholes shall be interior coated with Mainstay (or approved equal) as needed. This may also include off site gravity mains back to lift station.
18. 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 Dept
 - Water and Sewer Utilities 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
 - Utilities easements must be executed
 - Utilities inspection fees must be paid
 - **Capacity charges must be paid in FULL.**

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

Note:

- E. Please Resolve Comment 1-8 Prior to Final DRC Sign Off
- F. Please Resolve Comments 9-16 Prior to Permit

POLICE:

1. Trespass signs during all phases of construction. Below is the Florida State Statute for Trespassing on a construction site FSS 810.09(2) (d).

Construction sites. Trespassing on a construction site is a felony of the third degree, punishable as provided in s. [775.082](#), s. [775.083](#), or s. [775.084](#), if the property trespassed is a construction site that is:

- I. Greater than 1 acre in area and is legally posted and identified in substantially the following manner: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY."; or
- J. One acre or less in area and is identified as such with a sign that appears prominently, in letters of not less than 2 inches in height, and reads in substantially the following manner:

“THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY.” The sign shall be placed at the location on the property where the permits for construction are located. For construction sites of 1 acre or less as provided in this subparagraph, it shall not be necessary to give notice by posting as defined in s. [810.011](#)(5).

K. It shall not be necessary to give notice by posting on any enclosed land or place not exceeding 5 acres in area on which there is a dwelling house in order to obtain the benefits of Florida State Statutes [810.09](#) and [810.12](#) pertaining to trespass on enclosed lands.

L. “Posted land” is that land upon which:

7. Signs are placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words “no trespassing” and in addition thereto the name of the owner, lessee, or occupant of said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line; or

8. Conspicuous no trespassing notice is painted on trees or posts on the property, provided that the notice is:

i. Painted in an international orange color and displaying the stenciled words “No Trespassing” in letters no less than 2 inches high and 1 inch wide either vertically or horizontally.

j. Placed so that the bottom of the painted notice is not less than 3 feet from the ground or more than 5 feet from the ground; and

k. Placed at locations that are readily visible to any person approaching the property and no more than 500 feet apart on agricultural land.

l. Beginning October 1, 2007, when a landowner uses the painted no trespassing posting to identify a “no trespassing” area, those painted notices shall be accompanied by signs complying with subparagraph 1 and placed conspicuously at all places where entry to the property is normally expected or known to occur.

2. Otherwise I have no objection.

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.

Applicant’s staff was 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