

Minutes of the Regular Meeting of the
Review Committee
City of Plantation, Florida
Held November 9, 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:

Shawn Lamey – Planning & Zoning

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

Roll Call indicated the above listed departments as being present.

The approval of amended minutes for the October 26, 2021 were approved as submitted.

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- a. PP21-0034: Consideration of a request to approve site plan, elevation, landscape plan and conditional use of Wawa. The property is located at 100 S. Pine Island Road and zoned M-PM (Mixed Use – Plantation Midtown).

PLANNING & ZONING

1. The proposed use is consistent with the Commercial land use designation on the adopted Future Land Use Map. Gasoline filling station use is permitted under Commercial land use.
2. The applicant is responsible for paying City Impact Fee due at time of permitting. Note: Impact Fees are adjusted every calendar year.
3. Provide the original concurrency review form at time of Planning and Zoning Board submittal. The appropriate City department sign-offs are required prior to City Council approval.

In General:

4. The existing unified control document shall be revised to reflect a site plan modification to the master site plan. The amended unified control document must be approved as to form by the City Attorney and recorded prior to issuance of a building permit. A trust account with a minimum deposit of \$5,000 for attorney review is required. All documents for City Attorney review must be submitted to the Zoning Department.
5. The gasoline filling station (service station) shall comply with Section 27-105(s)(10) of the City's zoning code. A separation requirement between service stations is required pursuant to

Section 27-105(s)(10)(6). This site does not meet the required separation to one or more other service stations. *The applicant is requesting a waiver from this code requirement.*

6. Provide written confirmation to confirm whether a delegation request is required to amend the restrictive note on the plat.
7. The provided 'market study' does not give the quantitative and qualitative analysis that justifies the need for the service station use. Provide the results from the different methods/techniques used to acquire the data.
8. A written request for all waivers with justification and the applicable fee must be included with the submittal for Planning and Zoning Board review. The waiver request must include the waivers identified within this report with the submittal for Planning and Zoning Board consideration along with the applicable fee (\$500 per waiver).
9. A trust account shall be set up for City Attorney review fees with the submittal for Planning and Zoning Board review. A suggested deposit is \$1,000.
10. 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.
11. 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.).
12. Additional comments may be generated based on the resubmittal.

Community Meeting

13. 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.

Conditional use:

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

Easement

15. Prior to issuance of the first development permit, any vacations of easements must be completed. Please contact the Engineering Department regarding the proposed vacation of easements. *This comment is acknowledged by the applicant.*

Site Data:

16. Correct the Project Information Table to reflect the proposed use as Gasoline Filling Station with fuel pump canopy.
17. Correct the site data table to reflect the following:

OFF-STREET PARKING/LOADING REQUIREMENTS
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STANDARD	REFERENCE	REQUIRED
PARKING SPACE SIZE	SEC. 27-121(i)	
AISLE WIDTH (90° PARKING)	SEC. 27-122(b)	24'
VEHICULAR OVERHANG	SEC. 27-121	

Site Plan:

18. Section 27-86(a)(7)(d)(2) requires an 8-foot minimum sidewalk width on all lot frontages. Five-foot sidewalks are proposed along Pine Island Road and Broward Boulevard. Increase the side walk width to 8 feet. *The applicant is requesting a waiver from this code requirement.*
19. Section 27-121 (j)(1) Surface parking setback requirements and access limitations. No parking shall be allowed closer than forty (40) feet from the right-of-way of Sunrise Boulevard, N.W. 70th Avenue or Broward Boulevard east of Hiatus Road. *The applicant is requesting a waiver from this code requirement.*
20. Section 27-86(a)(c)(1)(i) requires the primary face of the building to face the highest classified street (i.e., building shall orient towards either Pine Island Road or Broward Boulevard).
21. Dimension the paver walkway on the south side of the building.
22. Provide an open space diagram, in color, showing what areas are being counted as provided open space.
23. Provide a color site plan at time of the Planning and Zoning Board submittal. *This comment is acknowledged by the applicant.*
24. Outdoor seating is not permitted for service stations. Remove any reference to outdoor seating or request a waiver. *The applicant is requesting a waiver from this code requirement.*

Loading zones and parking areas:

25. The proposed turning lane on Pine Island Road, along the southern parcel, removes the existing 15' landscape buffer and places the sidewalk abutting the parking without intervening landscape screening. Remove the parking spaces in this area to maintain the required 15' bufferyard or request a waiver. Staff may not support a waiver that offers no mitigation for the turn lane impact (i.e removing two or more spaces to provide an oversized landscape island with a canopy tree exceeding the size requirements of the code with shrubs near the impacted area.

Floor Plan:

26. Food service establishments require an interior air-conditioned garbage room. Label the room on the floor plan.
27. Label the element on the north side of the building, just east of the column.
28. Remove the proposed icebox from the floor plan. This is not permitted outside of the building (Sec. 14-69).

Building Elevations:

29. The floor plan and site plan are inconsistent with the building north/rear elevations. Correct the outdoor seating for consistency.
30. Provide an Architectural – Exterior Finish Schedule with black and white elevations for both the building and canopy. Indicate the building and canopy heights.
31. Note on plan: Downspouts and scuppers shall be painted to match the building. The color elevations indicate the downspouts in Stainless Steel and Golden Straw. Revise for consistency.
32. Provide color, product, and material samples for staff review with the Planning and Zoning Board submittal. *This comment is acknowledged by the applicant.*

Details:

33. The outdoor seating layout and design on the floor plan and site plan are inconsistent. Correct for consistency.
34. Provide a detail of the outdoor seating area with a dimensioned seating layout plan and material specifications.
35. Consider moving the proposed transformer with bollards to the southeast corner of the building.
36. Note: Outdoor storage of equipment, materials, or supplies (i.e., ice storage, propane gas, etc.) is not permitted. *This comment is acknowledged by the applicant.*

Signage:

37. Signage is not part of this review. State the following on the elevations: “Signage is for reference only. All final signage sizes, quantities, locations, fabrication, and installation details are to be done under separate permit.” *This comment is acknowledged by the applicant.*

38. Note: Permitted signage-

As a service station:

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

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

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

Note:

- A. Please Resolve Comments _____ Prior to Final DRC Sign Off
- B. Please Resolve Comments 3, 5-14; & 16-36 Prior to P & Z Board Application
- C. Please Resolve Comments _____ Prior to City Council Submittal
- D. Please Resolve Comments 2 & 4 Prior to Building Permit

LANDSCAPE

In General:

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

Site Plan

1. Pursuant Sec. 27-255(d)(1) LPZ Length Deficiencies are as followed:

WAIVER REQUIRED

- i. North LPZ: 80.10' required - 72.27' proposed.
- ii. West LPZ: 57.44' required - 24.50' proposed (planter boxes only).

2. Pursuant Sec. 27-255(d)(2) LPZ Width Deficiencies are as followed:

WAIVER REQUIRED

- i. NORTH LPZ width: 11'-11" required - Only 8' provided.
- ii. WEST LPZ width: 11'-11" required - 0' provided (planter boxes)
- iii. SOUTH LPZ width: 11'-11" required - Only 7'-4" and 0' (planter boxes) provided.

Pursuant Sec. 27-255(d)(3) Sidewalks cannot be counted towards meeting required LPZ.

3. Pursuant Sec. 27-86(11)(b)(3)(i) Right-of-Way and Surface Parking Buffer Yard Width Deficiencies are as followed:

- a. West Buffer yard (South Parcel): 15' required - 5' proposed.

WAIVER REQUIRED

Planting Plan

1. Create 12-month Fertilizer schedule on Landscape Notes for survivability of plantings.

2. Pursuant Sec. 27-255(d)(5) LPZ Tree Quantity Deficiencies are as followed:

- a. West LPZ: 2 Trees required - 0 proposed. **WAIVER REQUIRED**

3. Perimeter Buffer yard Tree Quantity - Pursuant Sec. 27-255(b)(2) Consist of 1 shade tree and 2 ornamental trees every 40 lineal feet. ****Lengths below exclude accessways**

- a. Perimeter Buffer yard Tree Count Deficiencies are as followed:

WAIVER REQUIRED

- i. North Buffer yard 9 trees required (104.94 lf, = 3 shade trees + 6 ornamental trees) - 3 proposed.
- ii. East Buffer yard 27 trees required (341.33 lf = 9 shade trees + 18 ornamental trees) - 9 proposed. Existing Canal Maintenance Easement along entire length of east buffer yard - recommend locating required trees elsewhere on site.
- iii. West Buffer yard 21 trees required (247.12 lf = 7 shade trees + 14 ornamental trees) - 12 proposed.

4. Landscape Islands - Pursuant Sec. 27-86(11)(b)(4) Landscape Islands shall be interspersed throughout the entire parking lot. At least forty (40) square feet of landscaping shall be provided for each on-site parking space. Please show calculations on Landscape Code Compliance Chart.

5. Root Barriers - Pursuant Sec. 27-254(a)(10) Draw and label Root Barriers in locations where trees and palms are within fifteen (15) feet of infrastructure, adjacent to sidewalks and walkways.

- a. Illustrate barriers on Landscape Plans as far away from the tree/palm trunk as possible.

- b. Also propose barriers parallel to the building footprint for trees/palms within 15 feet.

Note:

- A. Please Resolve Comments 1-3 (Site Plan); 1-3 (Planting Plan) Prior to P & Z Board Application
- B. Please Resolve Comments # (Site Plan); # 4-5 (Planting Plan) prior to City Council.
- C. Please Resolve Comments # (Site Plan); # (Planting Plan) prior to Permit.

ENGINEERING

1. Provide traffic statement identifying the total number of trips generated from the proposed use, adequacy of egress ingress and turn lanes to support the proposed gas station use, and site traffic circulation adequacy.
2. Evaluate the egress and egress to the property from Broward Boulevard and Pine Island Road as it is creating a conflict and confusion of the traffic circulation. In an effort to resolve the traffic circulation conflicts, Staff discussed with the Engineer of Record the option of aligning driveways throughout the site and revising the one- way traffic along the eastern property to 2-way traffic and adjust the site plan accordingly.
3. The dumpster and the eastern drive isle including curbing is encroaching into the platted 15' Canal Maintenance Easement. Please provide no objection letter for all proposed improvements within this easement.
5. The fuel truck delivery route indicate that the truck will encroach into the opposing traffic along Pine Island Road. Please clarify and correct accordingly.
6. 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. Provide number of ERUs assigned to each parcel, even-though the two adjacent properties are currently under the same ownership, they will be assessed stormwater utility fees separately.
7. Sheet L2.0 show 15'X15' sight triangle for Broward Boulevard and Pine Island Road. Please ensure site visibility for all property entrances are fully investigated to ensure no conflict with monument signs, trees or any features that cause sight visibility obstruction.
8. The demolition plan identifies existing easement to be vacated. Please apply for a vacation of easement. Will there be any adjustment to the 15' platted CME? Please provide no objection letter from OPWCD of any proposed adjustment to this easement

Note:

- A. Please Resolve Comments 1-7 Prior to Final DRC Sign Off
- B. Please Resolve Comments _____ Prior to P & Z Board Application
- C. Please Resolve Comments _____ Prior to City Council Submittal
- D. Please Resolve Comments _____ Prior to Building Permit

BUILDING

No objections at this time.

FIRE

Reviews:

- Comments 1 – 15 on the Staff Report to the Review Committee meeting of September

14, 2021.

- Applicant response on October 19, 2021 submittal.
- Fire Dept reply on the Staff Report to the Review Committee meeting of November 9, 2021.

No objections as to this conditional use and site/elevation/landscape plans with the understanding that the applicant and/or owner are aware of following City of Plantation Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.

1. All aspects of fire and life safety shall comply with the current Florida Fire Prevention Code edition.
*Applicant response – Acknowledged.
*Fire Dept reply – Complied.
2. Structure/building shall be entirely protected by an approved, supervised automatic fire sprinkler system hydraulically calculated to City of Plantation drought standard of 50-PSI static, 45-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.
*Applicant response – Structure/ building shall be entirely protected.
*Fire Dept reply – Complied.
3. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main; as such, the point of service shall be the valve at the water main tap.
*Applicant response – The underground supply line connection is shown on sheet C-15 Utility Plan.
*Fire Dept reply – Complied.
4. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall be relocated away from structure, possibly adjacent to dry retention area.
*Applicant response – The FDC is located across the drive aisle from the northwest corner of the building adjacent to the fire hydrant.
*Fire Dept reply – Complied.
5. FDC and FH shall be located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.
*Applicant response – The FDC and FH are now 10' from each other on the same side of the drive aisle.
*Fire Dept reply – Complied.
6. The following shall be permitted separately:
 - a. All fire sprinkler system underground supply line from valve at water main up to the 12" above grade stub outside of building and the FDC (if connected to supply line prior to the 12" above grade stub).
 - b. DDCV.
 - c. Whole fire sprinkler system installations after the 12" above grade stub outside of building.*Applicant response – Acknowledged.
*Fire Dept reply – Complied.
7. FDC's shall comply with following:
 - a. Free standing.
 - b. Single 4" screened Storz coupling on a 30-degree bend.
 - c. Intake between 24" to 36" above grade.
 - d. No obstructions within 3' of sides.

- e. Unobstructed 6' wide area from FDC to curb front.
 - f. Posted "NO PARKING - FIRE DEPARTMENT CONNECTION" sign behind it, compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.
- *Applicant response – The FDC follows these guidelines.
*Fire Dept reply – Complied.
8. FHs shall comply with following:
- a. No obstructions within 3'.
 - b. Unobstructed 6' wide area from FH to curb front.
- *Applicant response – The FH adheres to these guidelines.
*Fire Dept reply – Complied.
9. Fire sprinkler riser(s) shall be in an area that provides an unobstructed 3' access to the front and to the sides of the appliances.
- *Applicant response – Acknowledged. Shall be incorporated in plans to be submitted for Building Permit.
*Fire Dept reply – Complied.
10. Fire alarm control panel (FACP) shall be adjacent to main entry doorway, provided with an unobstructed 3' access to the front and to the sides of the cabinet.
- *Applicant response – Acknowledged. Shall be incorporated in plans to be submitted for Building Permit.
*Fire Dept reply – Complied.
11. A Knox 3200 series Key Vault shall be provided/installed at locations designated by the City of Plantation Fire Department.
- *Applicant response – Acknowledged. Shall be incorporated in plans to be submitted for Building Permit.
*Fire Dept reply – Complied.
12. Fueling canopy shall have a minimum 13'6" vertical clearance.
- *Applicant response – Acknowledged. Fuel canopy design currently meets the height requirement.
*Fire Dept reply – Complied.
13. Structure/building shall be able to provide a maintained minimum, as determined by City of Plantation Fire Department, radio signal strength for fire department communications during in-building operations. A two-way radio communication enhancement system may be necessary to comply with this requirement.
- *Applicant response – Acknowledged.
*Fire Dept reply – Complied.
14. City Ordinance 8-3 only permits one (1) single aboveground fuel storage tank, of which it cannot exceed 250 gallons. As such, the depicted AmeriGas caged storage of 20-lbs (5-gal) LP-Gas tanks for sale, like those for BBQ's, is not permitted.
- *Applicant response – The propane storage has been removed.
*Fire Dept reply – Complied.
15. The applicant and/or owner are aware that conditions may arise upon review of all required permitting plans.
- *Applicant response – Acknowledged.
*Fire Dept reply – Complied.

POLICE

No objection to the site plan, elevation, landscape plan, and conditional use approval.

UTILITIES No objection to the Site Plan, Elevation, Landscape Plan and Conditional Use request. Proponent has acknowledged and agreed to previous comments from 1st round of DRC review. Existing water main in Pine Island was found to be ductile iron pipe in the area of where the proposed turn lane will be constructed.

If approved and prior to a Building Permit or Occupational License being issued, the following must be provided:

- \$500.00 review fee must be submitted to the Utilities Department
- Water and Sewer Utility plans must be submitted to the Utilities dept. for review and approval.
- BCHD and BC EPD Permits must be approved
- Utilities Agreement must be executed
- Utilities Performance Bond must be posted
- Utility Easements must be executed
- Utility Inspection fees must be paid
- **Capacity Charges must be paid in FULL.**

Contact Johnathan Adams at 954-414-7352 should you have any questions or concerns.

Note:

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

O.P.W.C.D. The applicant shall submit an application to OPWCD (District) with accompanying drawings, drainage calculations, and permit fee to OPWCD for permitting. Please contact the district office at 954-472-5596 for further information.

WASTE MANAGEMENT An email has been provided by Kay Bernagozzi-Hurley dated September 20, 2021 advising the Andrew Kandy has received and reviewed the site plan and the plan is sufficient to service the garbage container.

Also Present:

- John Voight – Wawa’s Attorney
- Mike Grosworth – Wawa’s Landscape Architect
- Max Caple – Wawa’s Civic Engineer

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

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- b. PP21-0046: Consideration of a request for conditional use approval for ChenMed. The property is located at 27 N. State Road 7 and zoned B-FCC (Gateway – Four Corners Commercial).

PLANNING & ZONING

In General:

1. The proposed use is consistent with the Local Activity Center (LAC) designation on the adopted Future Land Use Map.
2. A parking waiver is required; however, staff is unable to determine the required parking due to several tenants not having a business tax license. Provide a tenant listing indicating the square footage and use of each tenant space. For restaurants, please provide the number of seats in addition to the square footage.
3. Provide a 24" X 36" readable current survey.

Site Data:

4. The provided site plan is not accurate. Prepare a site plan based on a current survey with accurate parking counts.
5. If parking spaces are to be reserved for the medical clinic, these spaces may not be counted towards provided parking for the center. Reserved spaces should be for drop off / pick up purposes only and not full day parking for staff.

Drive aisles, loading zones and parking areas:

6. Provide additional information with regards to patient drop off and pick up and the potential conflicts with the main drive aisle that exits onto Broward Blvd.

Floor Plan:

7. If applicable, depict on the floor plan the location of social services that involve mental health counselling.

Dumpsters:

8. Provide a letter from Waste Management indicating the dumpster is adequate to service the proposed change of use (from retail to medical).

Details:

9. The methodology of a parking study must be reviewed by the Engineering Department.
10. Provide photos of the commercial vehicles used by the company. Indicate how many commercial vehicles will be parked on the site and the parking location. Vehicles must be at the side or rear of the building screened from view of adjacent roadways.

Note:

- A. Please Resolve Comments 2-10 Prior to Final DRC Sign Off
- B. Please Resolve Comments _____ Prior to City Council Submittal
- C. Please Resolve Comments _____ Prior to Permit

COMMUNITY REDEVELOPMENT AGENCY (CRA)

The CRA plan makes no significant mention of specific uses inside of retail plazas and acknowledges that each zoning district may have modifications to encourage specific uses. In fact, there is but only a passing description of Four Corners Commercial district's purpose and uses. In addition, educational facilities are not mentioned in the plan. Given that the CRA's sole purpose

is to prevent and eradicate slum and blight, per Florida Statutes. Therefore, the CRA has no objection to the use variance provided that applicant meets the necessary criteria for the variance.

LANDSCAPE

1. Staff has no objections for the Conditional Use Request.
2. Please be advised of the Landscaping Maintenance requirements pursuant Article X- Landscape Standards:

Section 27-253. Issuance of Certificate of Occupancy (b)

The City has the right to inspect all properties to ensure that landscape has been installed, maintained, and irrigated in accordance with the landscape plan approved by the city and the provisions of this article and may require the property owner to make all appropriate corrections.

Section 27-260. Tree Care and Maintenance Standards - All Properties (a)

All landowners, or their agents, shall be responsible for the maintenance of all landscaping including abutting rights-of-way, swales, lakes and canal banks. It shall be the responsibility of the adjacent property owner to maintain the swale area to the edge of pavement or the edge of water. Landscaping shall be maintained in accordance with the following standards: #1-13

Section 27-254 Implementation Standards (c)(1)

All landscaped areas, including adjacent rights-of-way and street medians where they exist, shall be provided with an automatically operating underground irrigation system. The irrigation system must be designed to have a minimum of 100 percent coverage, with 50 percent minimum overlap.

3. To correct any declined or overgrown trees in addition to replace missing or dead trees you may acquire Tree Trimming and(or) Removal/Relocation Permits – Pursuant Sec. 27-261 & 27-262:
 - a. Landscape permits are 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.”

Note:

- A. Please Resolve Comment 1-3 Prior to Final DRC Sign Off

ENGINEERING No objection to the Conditional Use and Waiver request. Any modification to the parking will require an engineering permit.

BUILDING No objection to the Conditional Use and Waiver request.

FIRE

Reviews:

▪ Comments 1 – 3 on the Staff Report to the Review Committee Meeting of November 9, 2021. No objections as to this conditional use 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 as New Business.
2. Whole rear EXIT ACCESS CORRIDOR shall be included in all applicable plans to verify compliance with FFPC NFPA-101 Chapter 7 as to all means of egress requirements.
3. Additional comments may arise upon review of all required permitting plans.

Note:

A. Please Resolve Comments 1 - 3 Prior to Final DRC Sign Off

POLICE No objection to the Conditional Use and Waiver request.

UTILITIES No objection to the Conditional Use and Waiver request.

1. Additional capacities may apply based upon previous use of the space(s). Capacities are determined based upon use, in this case medical office, and number of physicians on site. Previous use appears to be retail.

Please contact Utilities at 954-797-2209 should you have any further questions.

Note:

- A. Please Resolve Comment _____ Prior to Final DRC Sign Off
- B. Please Resolve Comments _____ Prior to City Council Application
- C. Please Resolve Comments 1 Prior to Permit

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

WASTE MANAGEMENT: Contact Kay Bernagozzi Hurley, Franchise Account Manager, Waste Management Inc. of Florida khurley@wm.com (954) 439-4067 Cell, Andrew Kandy at akandy3@wm.com or Adrian Moore at amoore@wm.com.

Also Present:

John Voight – Owner’s Attorney

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

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OTHER BUSINESS

No other business

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Meeting adjourned at 2:54p.m.

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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