

ORIGINAL



Plantation
the great is greater

Project No: PP20-0016

Department Date Stamp:
CITY OF PLANTATION
DEC 13 21
Planning, Zoning and
Economic Development

CITY OF PLANTATION DEVELOPMENT REVIEW APPLICATION

Please check appropriate Board or Committee review:

- Review Committee
- Planning and Zoning Board
- City Council

Please check appropriate request(s):

- Conditional Use Approval
- Delegation Request
- Gateway 7 Administrative Approval
- Land Use Plan Amendment Approval
- Master Plan Approval
- Vacation of Right-of-way or Easement
- Plat or Site Data Record Approval
- Rezoning Approval
- Site Plan, Elevation and/or Landscape Plan Approval
- Use Variance Approval
- Waiver request
- Other Flexibility Unit allocation

Project Name:
8601 W. Sunrise Boulevard Conditional Use

Property Address / Location:
8601 W. Sunrise Blvd., Plantation, FL

Property Legal Description:
See attached Exhibit "A"

Zoning District: B-7Q **Land Use Plan Designation:** Commercial **Property Folio Number(s):** 4941 33 23 0030

Description of Project: (Attach additional page if necessary)
Request for site plan, rezoning, use variance, flex units, and conditional use to allow fast food restaurant, multi-family residential, and office uses.

Property Owner of Record: Mark Sanders -
Print name: _____ Signature: _____
Authorized Signatory

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

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

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

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

STATE OF _____
COUNTY OF Miami Dade

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

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

My commission expires:
 In-person notarization
 Online notarization

NOTARY PUBLIC, STATE OF Florida
Marcus Wandler
Printed Name of Notary

Notary Public State of Florida
Marcus Wandler
My Commission GG 950909
Expires 01/26/2024

My commission no. is: 950909 (Notary Seal)

Authorized Agent (if applicable):

Print name: C. William Laystrom, Jr.

Signature: *C. William Laystrom, Jr.*

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

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

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

STATE OF FLORIDA
COUNTY OF BROWARD

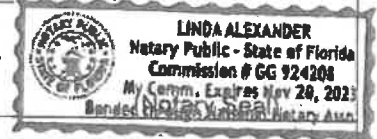
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements appeared C. WILLIAM LAYSTROM, JR. as authorized agent of 8601 West Sunrise Owner, LLC (Owner), ~~who is personally known to me to be~~ the person described in and who executed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

WITNESS my hand and official seal this 8 day of October, 2020

My commission expires:

- In-person notarization
- Online notarization

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



My commission no. is:

Attorney (if applicable):

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

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

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

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

Architect (if applicable):

Name: Sal Benchetrit

Corporation Name (if applicable): Cube 3, LLC

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

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

Engineer/Surveyor (if applicable):

Name: _____

Corporation Name (if applicable): _____

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

Phone: _____ Fax: _____ Email: _____

Additional Consultant (if applicable):

Name: _____

Corporation Name (if applicable): _____

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

Phone: _____ Fax: _____ Email: _____

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

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

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

Last updated April 26, 2011

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

EXHIBIT A

TRACTS C AND D, JACARANDA PARCEL 320, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, OVER AND ACROSS THE LANDS DESCRIBED IN EXHIBIT "B" OF THAT RECIPROCAL ACCESS EASEMENT AGREEMENT BY AND BETWEEN SUNRISE OFFICE ASSOCIATES, LTD. AND SUNRISE BOULEVARD LIMITED PARTNERSHIP, RECORDED ON FEBRUARY 21, 1985 IN OFFICIAL RECORDS BOOK 12339, PAGE 267, AND RECORDED ON SEPTEMBER 4, 1985 IN OFFICIAL RECORDS BOOK 12799, PAGE 34, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR THE PURPOSES THEREIN EXPRESSED.

COMMONLY KNOWN AS:
8601 West Sunrise Boulevard
Plantation, Florida 33322

DEC 13 '21

Planning, Zoning and
Economic Development

Re: 8601 W. Sunrise Blvd. Redevelopment
Fifteen Group

Date: December 10, 2021

LETTER OF INTENT

The Applicant, Fifteen Group, hereby respectfully requests approval of site plan, conditional use, rezoning, flex and reserve unit allocation, land development code amendment, and comprehensive plan amendment applications to allow for its new development project to be located at 8601 W. Sunrise Blvd., Plantation, FL 33322.

The site plan proposes a new mixed-use community containing a 103,766 square foot office building, multifamily residential buildings consisting of 417,327 square feet, a 5,000 square foot retail building, and a 182,344 square foot parking garage. The Applicant seeks flexibility and/or reserve units combined with affordable housing bonus units in order to develop 392 dwelling units for the residential component of the community. The Applicant seeks amendments to both the City's comprehensive plan and the land development code to achieve the amount of flexibility requested and to establish a zoning district that will be best suited for this development project. The Applicant seeks rezoning to the newly developed B-8Q district that is proposed under the land development code amendment. The B-8Q zoning district will require that all uses be approved on a conditional use basis so the Applicant seeks conditional use approval as well.

Following the October 5th Planning & Zoning meeting, the Applicant hosted a voluntary community meeting for Plantation residents to ask questions and provide feedback on the

proposed redevelopment. The Applicant met with the President of Pine Island Commons Condominium Association and an owner at Pine Island Commons, the adjacent office property to the east of 8601 W. Sunrise Blvd. In addition, the Applicant met with staff from the City of Sunrise and hosted a video conference with owners and residents of the single-family homes located adjacent to 8601 W. Sunrise Blvd to the north in the City of Sunrise.

The Applicant has taken care to meet with neighbors in all directions and to listen to their feedback and concerns. Based on this feedback, as well as input from City Staff and the Planning & Zoning Board, the Applicant has submitted revisions to the site plan previously reviewed by City Staff for the October 5, 2021 Planning & Zoning Board meeting. These revisions include the following:

- Office building reduced in height from six stories to four stories and reduced from 150,000 SF to 103,766 SF. The new proposed height is 56'0" to the top of parapet and 59'8" to the top of the architectural features.
- Parking garage reduced in height from seven stories to 5.5 stories. The new proposed height is 47'6" to the top of parapet. The northern portion of the parking garage that faces the City of Sunrise is five stories, while the southern portion of the garage adjacent to the office building is six stories.
- The height of the three residential buildings were each reduced through a reduction in the floor-to-floor heights as well as a reduction in the height of the architectural features. The new height of Buildings One and Three, which are both five stories, is 52'8" to the top of the parapet and 57'9" to the top of the architectural feature. The new height of

Building Two, which contains six stories, is 60'4" to the top of the parapet and 67'5" to the top of the architectural feature.

- Reduced the footprint of the parking garage, increasing the northern setback from 21' to 41' and substantially enhanced the landscaping buffer on north and east property lines with mature heavy landscape to conceal the buildings from neighboring properties. Note that we have determined that the landscape buffer can be achieved without adding berms and have therefore not included any berms in the revised plans.
- Straightened sidewalks throughout the site plan based wherever possible to improve walkability. Sidewalks have been dimensioned on the site plan and are generally 6'0".
- Completed minor revisions to eliminate three landscaping waivers identified in the October 5, 2021 Staff Report.
 - Previously several island separating parking from major interior access drives were under the required 10 feet. Now all are at least 10 feet. This was achieved by shifting and removing certain parking stalls. All islands are dimensioned on the revised site plan.
 - Previously one green area between a double-parking bay was below the required 10 foot minimum. Now all green areas between double-parking bays comply.
 - Previously there were two locations that did not meet the 5-foot minimum for any landscaping dimension. Now all landscaping dimensions comply with the 5-foot minimum.
- Re-worked the colors of the residential building façades to reflect a more vibrant aesthetic. We have integrated a series of brighter colors in conjunction with muted tones. Additionally, we have included a brick veneer at the base of all residential buildings with

a brick tone. Both the office building and garage are shown with muted tones matching the surrounding context.

- Revised the loading and logistics plan to provide primary and secondary loading areas for all three residential buildings.
- The fire truck turning radius between Building One and Building Two along the one-way loop has been expanded in order to accommodate fire truck access as depicted in the fire truck turning radius diagram.

The proposed applications offer the chance to revitalize an aging site with a vacant, dilapidated building into a healthy new mixed-use community that will rejuvenate the corridor and bring new residents to support the retail along the stretch of Sunrise Blvd between University and Pine Island. The proposed community will provide a home for many Plantation residents while also providing retail and office uses that will attract high-quality companies and create jobs within the City. The proposed residential units will be new, safe, and updated with modern amenities for those that reside there. Residents of the proposed community will be excellently positioned to obtain expedient dining services at the retail building and work at the office building at the site without needing to drive. Furthermore, the retail and office components will create new jobs in the City and the project as a whole will be taxed as commercial property increasing the City's tax base significantly.

If the City desires to continue to attract and retain high-quality companies, jobs, and talent, new development will need to occur. The Applicant urges the City to consider this project in the context of the City's long-term growth. The Applicant is proposing smart growth in a corridor that is primarily commercial that has relatively few residents in all directions. This

is exactly the type of site in a commercial corridor that is otherwise low-density that can sustain added density. The Applicant is committed to continuing to collaborate with City Staff to identify and implement solutions to ensure that the proposed redevelopment provides adequate drainage capacity and contains as much green space as possible.

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

Respectfully submitted this 10th day of December, 2021 by C. William Laystrom, Jr.

DEC 13 '21

Planning, Zoning and
Economic Development**PP20-0016: 8601 W. Sunrise Redevelopment****MEETING DATE:** October 5, 2021**PROJECT SUMMARY**A. Project Name / Number: 8601 W. Sunrise Redevelopment / PP20-0016B. Requests:

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

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

STAFF COMMENTS:**PLANNING & ZONING:****General comments:**

1. The proposed multi-family use is planned for development prior to developing any non-residential uses for the site. The office building and parking garage, the primary non-residential use of the property, is planned for the last phase of development. Staff is concerned that development of the property will stop after completion of the residential use, if approved, as there are no assurances that the non-residential component of the property will be developed. Staff recommends development of the non-residential uses be completed prior to issuance of a Certificate of occupancy for the last residential building pursuant to a legally binding agreement reviewed by the City attorney prior to issuance of a building permit should the residential use be approved. Staff also recommends a deed restriction prohibiting any increase in residential density (that may be constructed in place of the non-residential uses).

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

2. The site plan, floor plans, building elevations, and renderings are inconsistent throughout the plan set which does not allow staff to do a complete review.

Applicant's Response: Applicant has taken care to eliminate inconsistencies with this updated submittal.

Plat:

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

Applicant's Response: Agreed

Easements:

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

Applicant's Response: Agreed

Phasing plan:

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

Applicant's Response: Phase lines have been adjusted as per above comments.

Site data:

6. The total parking required is 1,495 parking spaces.
 - a. The required parking for the residential use is 728 spaces:
 - i. 119 studio units – 178.5
 - ii. 143 one bedroom units – 250.25
 - iii. 105 two bedroom units – 236.25
 - iv. 25 three bedroom units – 63 spaces
 - b. The parking required for the office building is 750 spaces.
 - c. The parking required for the retail building is 17 spaces.
 - d. Total provided 1,256 spaces:

- i. There are 465 surface parking spaces around the 3 residential buildings and 70 spaces in the garage for the residential uses, a deficit of 291 spaces (a 35% reduction)
- ii. There are 35 spaces adjacent to the retail building.
- iii. There are 686 spaces in the parking garage to accommodate the office building (an 8.5% reduction).

The applicant is requesting a waiver.

Applicant's Response: Applicant has reduced the office building to 103,766 SF. The site plan requires 1,161 parking spaces as detailed in the Zoning Analysis on sheet A2.2. Applicant has provided 1,015 spaces and is requesting a waiver.

7. Loading zone requirements.

-Provide loading zones calculations for the office building (27-747(d)(3)) based on the code requirement of 1 zone for each 40K square feet plus 1 space for each 60K square feet over 40K square feet or major fraction thereof for office use and 1 space for each 50 dwelling units. Staff calculates 12 loading zones are required (Section 27-747). **The applicant is requesting a waiver.**

-Add the office loading requirements to the site data table, as per above.

-Clearly indicate the number of loading zones provided at the office building. Indicate if the size of the loading zones and if they are code compliant or require waivers.

Applicant's Response: Loading details are provided in the Zoning Analysis on sheet A2.2 and dimensioned on the site plan. Applicant calculates 10 required loading zones (8 for the residential buildings and 2 for the office building). Applicant has provided 7 loading zones and is requesting a waiver.

Site plan:

8. Provide the site plan and civil plans at a larger scale, like the landscape plans, in addition to the overall site plans provided.

Applicant's Response: Site plan has been provided at larger scale, see sheets A1.7 - A1.10. The civil plans are provided at 1"=40' scale. Final civil plans at a larger scale will be submitted for permit.

9. Add the dimensions of the landscape areas on the site plan.

Applicant's Response: Dimensions have been added to the site plan, see sheets A1.7 - A1.10 (enlarged)

10. A setback equal to 1.5 times the building height is required adjacent to all property line. Building 1 and 3, and the office building do not meet the required setbacks (27-689). **The applicant is requesting multiple setback waivers.**

Applicant's Response: Agreed

11. There is an awkward lone parking space at the northeast corner of the surface parking area. This proposed parking space appears to conflict with oncoming traffic just past the gate into the residential parking area.

Applicant's Response: Applicant has maintained the parking spot noted in order to maximize parking.

12. The south setback to residential building 3 and the retail building are not to the closest points for either building. The closest portion of building 3 and of the retail building to the property line is the southeast corner for both buildings.

Applicant's Response: Dimensions have been added and setback measurement is now based on the closest points as per comment.

13. Two-way drive aisles are required to be 25 feet in width. Staff will not object to a minimum two-way drive aisle of 24 feet. **The applicant is requesting a waiver.**

Applicant's Response: All drive aisles are shown at 24'-0".

14. A 40' or 1.5 times the building height setback (whichever is greater) is required adjacent to Sunrise Boulevard. Indicate the setbacks for Building 3, the retail/fast food building, and the office building at the closest point to the south property line. **The applicant is requesting a waiver.**

Applicant's Response: Agreed

15. Provide offsite handicap accessibility.

Applicant's Response: Handicap sidewalk and internal path is provided between the lake and main entrance on west end of site.

16. The parking field on the north side of Phase 2 is a substantial walking distance to the entrances of Building 1 and 2 which it will likely support. Staff recommends rear access entrances be provided for Buildings 1 and 2.

Applicant's Response: All residential buildings now provide both front and rear entrances in order to reduce walking distances.

17. Between Buildings 1 and 2, there is a parking field with one-way traffic and angled parking. The applicant is proposing 12-feet. One of the drive aisles needs to be corrected, because it is labeled at 20' 1" at the entry point. See Fire Department comments below.

Applicant's Response: Drive aisle dimensions have been changed to 15'-6" and 15'-7" at entrances. Drive aisles have been changed to 15'-0".

18. Provide dumpster enclosures or trash rooms for the office building.

Applicant's Response: Office building trash room is internal to the building on the ground floor. See sheets A1.3, A1.9. and A3.16.

19. Provide the overhangs of the office building above the entrances on the east and west side.

Applicant's Response: Overhang has been provided and shown as a dashed line on sheet A1.6.

20. Provide access to the east side of the office building. Currently there are no sidewalks to this area. The floor plans and the elevations indicate access on the side, with stairs and a ramp.

Applicant's Response: Access on east side has been removed and instead provided on the south side adjacent to retail building.

21. The location of the trash rooms in the residential buildings do not allow vehicular access for pick-up. The applicant is providing sidewalks for something that appears to be a roll-out, and a "parking" area for the garbage truck, which is in the middle of the required drive aisle. There seems to be some conflict with traffic flow. Please explain the logistics, and this requires approval from Waste Management. Provide documentation that this arrangement is acceptable.

- a. The site plan does show trash access points for each building, but these points, with walkways, etc. do not match the location of the trash rooms on the floor plans. This is the case for all three residential buildings.

Applicant's Response: Applicant has allocated two spaces for moving / loading and trash removal for each residential building. Applicant has strategically placed these areas in locations where we do not block traffic and secondary traffic can generally pass without restrictions. Applicant has reviewed the plan with Waste Management and will seek Waste Management approval of our City Council submittal.

Floor plans:

22. The residential floor plans are inconsistent with the site plan, elevations, and renderings provided in the site plan package. For example, the locations of the trash rooms indicated on the site plan do not match the locations on the floor plan; the site plan indicates 2 entry points for Building 1 where the floor plans only have one; Building 2 on the site plan hints at access to the pool/amenity area through the interior amenity common room, the floor plans do not show this door way, but a window and a balcony. These are examples and not an exhaustive list. Go through the plans for consistency and make the necessary corrections.

Applicant's Response: Floorplans have been updated to match site plan layouts.

23. The ground floor plate square footages shown for the residential building are incorrect. The floor plates for levels 2 thru 6 should be larger than the floor plate for level 1.

Applicant's Response: Floor plates are the same size throughout, only program changes on ground level.

24. Provide floor plans for each individual residential unit type indicating the "interior paint to paint" square footage. The applicant has provided 4 typical floor plans. However, there are many more unit types. The typical floor plan for a studio unit is less than the labelled 505 net square feet. Provide dimensions from interior wall to interior wall. Especially the units that are not rectangular/squarish in shape. See comment # 25 below.

Applicant's Response: Paint to paint numbers on typical plans now reflect accurate "interior paint to paint" square footage.

25. The "interior paint to paint" square footages appear to be incorrect. Based on floor plan dimensions, the unit sizes are smaller than labeled (i.e. the studio detail shows the unit size as 505 square feet but based on floor plan dimensions appears to be 487 square feet in area. The requested waiver must reflect the smallest unit size for each unit type (based on # of bedrooms). Approximately 66.8% of the dwelling units (efficiencies and 1 bedrooms) are below the minimum code requirement. ***The applicant is requesting a waiver.***

Applicant's Response: Paint to paint numbers on typical plans now reflect accurate "interior paint to paint" square footage.

26. Indicate the location of storage areas for residents in each residential building as required by the quality housing standards. Many bedrooms do not appear to have closets. Where will residents store their clothing?

Applicant's Response: All units will have closets. Applicant will resolve for City Council submittal.

27. One of the typical units shown has a walk-in closet that is not associated with any bedroom. Some of the units have bedrooms without closets.

Applicant's Response: All units will have closets. Applicant will resolve for City Council submittal.

28. The two-bedroom unit of 1,155 square feet in Building 2 and 3, I think should be a 3 bedroom, it has the exact same configuration as the 3 bedroom units in Building 1.

Applicant's Response: Despite the similar configuration, some units have been designed as 3BR's and some as 2BR's. Applicant will provide details for City Council submittal.

29. Verify that the two-bedroom unit of 1,116 square feet in Building 3 is a two bedroom. Based on the square footage, and configuration similar to the 1,155 sf unit, it appears to be a three-bedroom.

Applicant's Response: Despite the similar configuration, some units have been designed as 3BR's and some as 2BR's. Applicant will provide details for City Council submittal.

30. Approximately 66.8% of the dwelling units (efficiencies and 1 bedrooms) are below the minimum code requirement. Provide a minimum of 600 square feet for efficiencies and 750 square feet for 1-bedroom units. ***The applicant is requesting a waiver.***

Applicant's Response: Applicant is requesting a waiver for unit size.

31. Seven of the two-bedroom units are below the minimum requirement of 950 net square feet. Increase the size. ***The applicant is requesting a waiver.***

Applicant's Response: Applicant is requesting waiver for unit size.

32. Please provide the office building floor plans at a larger scale. It is hard to see the window and door locations.

Applicant's Response: Applicant will provide drawings at larger scale for City Council submittal.

33. Provide a floor plan for Level 7 of the garage as it is not typical with Levels 2 thru 6. The table provided on the floor plan sheets indicate that level 7 has 10 less spaces than 2-6. Therefore, it is not a "typical" level.

Applicant's Response: Applicant has reduced the height of the garage and provided floor plans for each unique level. See sheets A3.19 – A3.21.

34. The site plan labels the office building as a 6 story building. The floor plans and elevations indicate only 5 stories. Make the necessary corrections for consistency, including the table on the floor plans.

Applicant's Response: The office building has been adjusted to include only 4 floors. All plans and elevations have been modified to reflect this change.

35. Garage – add the dimension of how much the screen on the exterior of the garage extends from the face of the garage.

Applicant's Response: The screen extends 8"-12". Applicant will provide further detail with City Council submittal.

Elevations:

36. Section 27-688(h) requires all building designs be of substantial construction using high quality materials and workmanship, be site responsive, recognize local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian. The design criteria addresses building and roofing materials, massing, step backs, notches and bump outs, glazing requirements, building design and other elements. The

buildings do not appear to meet the design criteria; however, given the lack of detail on the site plan submittal, staff cannot do an accurate assessment of each design element. The buildings do not meet the design elements. **Provide written response illustrating how the applicant is addressing the design criteria for each building on this site.** There are glazing requirements, etc. These calculations have not been provided. The section is provided in Exhibit G of this report. **Waivers may be required from this section.**

- a. Section 27-688(h)(2)(a) – All building entrances shall be architecturally emphasized. The residential buildings main entrances are not architecturally emphasized.
- b. Section 27-688(h)(2)(b) – Ground floors along street frontages (Sunrise Blvd) (Building 3) shall be architecturally distinguished from the upper floors by a change in contrasting material. A minimum change of plan of building frontage between the ground and upper floors of a minimum of 12-inches, and string courses greater than 4-inches in height and clearly discernible from the nearest public right-of-way.
- c. Section 27-688(h)(2)(i)(1) – A minimum of three of the following volumetric elements shall be provided. The applicant shall explain which of the three that they comply with for each building.
- d. Section 27-688(h)(2)(i)(2) – A minimum of four architectural elements shall be provided. The applicant shall explain which of the list provided in Exhibit G that they comply with. **A waiver may be required.**
- e. Section 27-688(h)(2)(j) – All buildings longer than 90-feet, shall provide minimum massing articulations; A minimum of 50% of each façade's cumulative frontage shall be setback a minimum of 5-feet from the primary façade and shall be distributed throughout the building frontage and shall not be provided as a single aggregated setback; and a minimum of 20% of each façade's cumulative frontage shall be setback a minimum of 8-feet from the primary façade. **A waiver may be required.**
- f. Sunrise Boulevard is a Primary Residential Community Visual Transportation Corridor. Therefore, as per section 27-688(h)(2)(m), all building facades above the second story and facing Sunrise Boulevard shall be stepped back a minimum of 20-feet from the primary façade of the ground floor. **A waiver may be required.**

Applicant's Response: Please refer to attached Architectural Design Standards response.

37. Note on the elevations that mirrored or reflective glass is not permitted (27-688(h)(2)(p)).

Applicant's Response: No reflected or mirror glass will be used.

38. The material board provided is for the residential buildings. Please provide material and paint sample board for the office building, the retail building, and the parking garage.

Applicant's Response: New material board has all building materials.

39. The elevations of the "ends" of the residential buildings should include the areas that can be seen at the angles.

Applicant's Response: Elevations are flattened for clarity; applicant will provide additional drawing for clarification.

40. Consider adding a stone or brick veneer to levels 1 and 2 of the residential buildings to enhance the architectural style.

Applicant's Response: Brick veneer added as per above comment.

41. The residential building colors appear to be in the brown tones and the door and window frames are anodized. Please consider a light gray or bronze color for the residential patio balcony mesh and railings in lieu of black.

Applicant's Response: Building colors have been adjusted and revised to be more vibrant as per city and council comments.

42. Provide a "tower" element on the south side of the office building facing Sunrise Boulevard, similar to the elements on the east and west elevations.

Applicant's Response: Applicant will explore adding this element for City Council submittal.

43. Ghost in mechanical equipment on the building rooftops. This should be included on all of the elevations of all of the buildings.

Applicant's Response: Applicant will resolve prior to City Council submittal.

44. Retail Building –

- Consider changing the sign bands on the retail building to stucco.
- Increase the size of the molding at the top of the parapet.

Applicant's Response: Applicant will consider prior to City Council submittal.

45. All building elevations should include the "proposed mechanical area with decorative screen."

Applicant's Response: Applicant will resolve prior to City Council submittal.

46. Provide material sample of the proposed decorative screen around the mechanical areas.

Applicant's Response: Applicant will resolve prior to City Council submittal.

Residential use:

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

Applicant's Response: All units will have closets.

Parking and Loading:

48. The current submittal requires 1,592 parking spaces with 1,256 spaces provided on the site plan. Of the 1,326 spaces proposed, 756 spaces are located in the garage which is the last phase planned for construction. Prior to construction of the garage, 465 spaces will be available to residents resulting in an average of 118 spaces per unit. Subsequent to construction of the parking garage, 535 spaces will be available resulting in 1.36 spaces per unit. It should be noted that the residential area will be 35.2% below code and the office building will be slightly below code resulting in an overall reduction in parking 21% below code. Staff cannot support the proposed parking ratio provided for the residential use and recommends a ratio of 1.75 spaces per dwelling unit.

- a. The required parking for the residential is:
 - i. 119 studio units – 178.5
 - ii. 143 one-bedroom units – 250.25
 - iii. 105 two-bedroom units – 236.25
 - iv. 25 three-bedroom units – 63 spaces
 - v. Guest parking for 392 units – 98
 - vi. Total required for the residential – 826 parking spaces
- b. The parking required for the office building is 750 parking.
- c. The parking required for the 5,000 square foot retail is 17 spaces.
- d. The total parking required is 1,592 parking spaces.
- e. Total provided 1,256 spaces:
 - i. There are 465 surface parking spaces around the 3 residential buildings and 70 spaces in the garage for the residential uses, a deficit of 291 spaces (a 35% reduction)
 - ii. There are 35 spaces around and near the retail.
 - iii. There are 686 spaces in the parking garage to accommodate the office building (an 8.5% reduction).

The applicant is requesting a waiver.

Applicant's Response: Applicant has reduced the office building to 103,766 SF. The site plan requires 1,161 parking spaces as detailed in the Zoning Analysis on sheet A2.2. Applicant has provided 1,015 spaces and is requesting a waiver.

49. Correct the loading zone calculations based on the code requirement of 1 zone for each 40K square feet plus 1 space for each 60K square feet over 40K square feet or major fraction thereof for office use and 1 space for each 50 dwelling units (Section 27-747(d)). Staff calculates 12 loading zones are required (9 for the residential use and 3 for the office use). Three loading zones are provided for the office building only. ***The applicant is requesting a waiver.***

Applicant's Response: Loading details are provided in the Zoning Analysis on sheet A2.2. Applicant calculates 10 required loading zones (8 for the residential buildings and 2 for the office building). Applicant has provided 7 loading zones and is requesting a waiver.

50. Clearly show all three loading zones for the office building on the site plan. Only one is clearly shown. Add dimensions to all three proposed loading zones. The minimum dimensions required for the loading zones is 12-feet by 45-feet.

Applicant's Response: Applicant is providing one loading zone for the office building, which is clearly depicted on the site plan.

Lighting:

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

Applicant's Response: Site plan to comply.

Details:

52. Please move the bike racks by the retail building onto a hard surface and out of the landscape area.

Applicant's Response: Applicant will resolve prior to City Council submittal.

53. Provide location of the pool fence on the site plan.

Applicant's Response: Applicant will resolve prior to City Council submittal.

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

Applicant's Response: Agreed

55. Provide details of the mechanical equipment screening on top of the buildings.

Applicant's Response: Applicant will resolve prior to City Council submittal.

56. If a generator is proposed, provide location and details.

Applicant's Response: No generator to be proposed

57. Note: This request must undergo a local concurrency review for parks, water, sewer, streets, drainage, and solid waste. The standard single-page form is available in the Planning and Zoning Department. The applicant must present the form to the appropriate City departments for sign off prior to Planning and Zoning approval.

Applicant's Response: Agreed

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

Applicant's Response: Agreed

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

Applicant's Response: Agreed

60. Note: Update and provide the entire submittal in PDF format on a CD, flash drive, or other means of electronic transfer. Submittal shall be separated into folders (e.g. site plan, elevations, landscape, civil, etc...).

Applicant's Response: Agreed

61. Establish a Unified Control document for the site. City Attorney approval is required prior to issuance of a building permit. Establish a trust account for legal review costs with a minimum deposit of \$2,000.

Applicant's Response: Agreed

62. When responding to staff comments, please "bubble" any plan changes and specify the page number corrected in the written responses. This will help shorten staff review of revised plans.

Applicant's Response: Agreed

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

Applicant's Response: Agreed

64. Note: Signage is not part of this review. Any future signage must be compliant with Article IX of Chapter 27.

Applicant's Response: Agreed

Note:

A. Please Resolve Comments It is not ready for Council Prior to City Council Application

B. Please Resolve Comments _____ Prior to Building Permit

LANDSCAPING:

In General:

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

Applicant's Response: Agreed

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

Applicant's Response: Agreed

c. All site plan and planting plan comments from the Department of Public Works - Environmental Landscape Division must be responded to in writing.

Applicant's Response: Agreed

d. This review is preliminary thus a full Landscape Plan review and subsequent approval is required at time of Building Dept. permitting.

Applicant's Response: Agreed

Site Plan:

1. Pursuant Sec. 13-40(c)(3) requires islands separating parking bays from major interior access drives to have a minimum width of 10 feet (not including curbing). **Adequate waiver is required** for the remaining instances which are still less than the minimum of 10 feet width.

Applicant's Response: The site plan has been revised to fix the formerly deficient islands. All islands separating parking bays from major interior access drives now have a minimum width of 10 feet.

2. Pursuant Sec. 13-40(c)(4)(a) an **Adequate waiver is required** for the deficient 8 foot wide median on sheet # A1.3 and L413 Northeast of Building NO.01 seating area.

Applicant's Response: The site plan has been revised to fix the formerly deficient 8 foot wide median on sheet # A1.3 and L413 Northeast of Building NO.01 seating area.

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

Applicant's Response: The site plan has been revised to correct the formerly deficient landscape area adjacent to the Retail Building which was 3 feet in width, as well as the formerly 1 foot Landscape area East of Building #2 adjacent to the drive aisle. All landscape areas are now a minimum of 5 feet in dimension.

4. Pursuant Sec. 13-41 (a)(b) LPZ required for the Office Building is noted correctly noted on the Legend of sheet # L012 of 25.8' width to meet code. However, on the same sheet the Office Building shows LPZ measurement on plans of a deficient 20'-5". **Adequate waiver is required.**

Applicant's Response: The LPZ measurement for the Office Building on sheet L012 was updated to reflect actual dimensions of 25'10". Previous submittal incorrectly indicated measurement of 20'5". LPZ measurement for the Office Building meets code requirement.

5. Please provide dimensions for all green spaces on Landscape Plans from sheet # A1.3 for transparency.

Applicant's Response: Applicant will resolve prior to City Council application.

6. Please show the 15 feet distance radius around the light poles on the Landscape plans to adhere to a minimum of 15 feet distance from any existing or proposed planting to avoid future conflict, e.g., "SB 20" light pole is under a proposed Gumbo limbo on sheet #L800.5

Applicant's Response: Applicant will resolve prior to City Council application.

7. Pursuant Sec. 13-42(c)(1) Indicate Utility lines and Fire hydrants on all Landscape plans to ensure they do not conflict with required trees and(or) palms.

Applicant's Response: Applicant will resolve prior to City Council application.

Planting Plan:

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

Examples are as followed:

- a. (CNU) Coconut palms on sheet # L412, lacks proper space for maturity planted within 10 feet of another.

Applicant's Response: Applicant has specified the palms to have a curved character and lean out away from each other.

- b. (SPA) Sabal palms on sheet #L410 SW of Bldg. #2.

Applicant's Response: Applicant has specified the palms to have a curved character and lean out away from each other.

- c. (SPA) Sabal palms on sheet #L411 in Northern LPZ of Building #1.

Applicant's Response: Applicant has specified the palms to have a curved character and lean out away from each other.

- d. (SPA) Sabal palms on sheet #L413 NE corner of the Parking Garage.

Applicant's Response: Applicant has specified the palms to have a curved character and lean out away from each other.

- e. (CRO) Autograph trees are overhanging the (NUT) Native Understory Trees in the Western LPZ on sheet #L412 within LPZ of detail bldg.

Applicant's Response: Trees will achieve the spacing noted above.

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

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

Building #1: North facade requires 12 trees - 10 provided. Applicant's Response: Applicant will add 2 more trees.

Retail Building: North facade requires 2 trees - 0 provided. Applicant's Response: Applicant has provided 1 tree and will add 3 palms.

Office Building: North facade requires 4 trees - 0 provided; Applicant's Response: Applicant has provided 3 palms and will add 3 trees.

South facade requires 7 - 1 provided; Applicant's Response: Applicant will add more trees and palms.

West facade requires 7 trees - provided 5 trees. Applicant's Response: Applicant will add more palms.

Parking Garage: South facade requires 5 trees provided; Applicant's Response: Applicant will add more palms.

West facade requires 9 trees - 6 provided. Applicant's Response: Applicant will add more palms.

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

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

Applicant's Response: Applicant's Response: Applicant will resolve prior to City Council application.

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

Applicant's Response: Applicant will resolve prior to City Council application.

11. Please correct the Tree Disposition Table to omit the blank entry and adjust the Landscape

Plans accordingly, e.g. "Number skipped" 172, 174, 242, 243, 273, 274, 363, 364, 401, 402, 420, 430, 438, 439, 504, 505, 539, 568, 569, 591

Applicant's Response: Applicant will resolve prior to City Council application.

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

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

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

Applicant's Response: Applicant will adjust plans to provide more diversity prior to City Council application.

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

Applicant's Response: Applicant will resolve prior to City Council application.

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

Applicant's Response: Applicant will resolve prior to City Council application.

18. Staff recommends the Relocated Royal Palms # 244, 249, 250 & 251 be re assigned to a space away from the adjacent walkway due to the projectile manner of the large fronds and seedpods upon descent. Reference sheet #L410 (SW) corner of Building 03.

Applicant's Response: Applicant will resolve prior to City Council application.

19. Pursuant Sec. 13-44(a)(b)(9) Please request the Tree Removal/Relocation permit from Public Works - Environmental Landscape Division at Building Department Permit submission.

Applicant's Response: Applicant will resolve prior to City Council application.

20. Propose an alternate species of palm instead of the Coconut palm for areas adjacent ROW/ Drive aisles. Reference sheet #L412 (SE) greenspace adjacent Sunrise Blvd. The large fruit have a potential of becoming high maintenance or liability. Thus, please utilize a lower maintenance palm in this and similar instances to prevent future Tree Removal requests.

Applicant's Response: Applicant will resolve prior to City Council application.

21. Provide colored Landscape Plans as the tree #'s are barely legible over the greyed color palette within green areas.

Applicant's Response: Applicant will resolve prior to City Council application.

22. Indicate the square footage for the proposed St. Augustine sod on sheet #L400.

Applicant's Response: Applicant will resolve prior to City Council application.

23. Please add square footage of the proposed Synthetic Turf reference and add specs for permeable base.

Applicant's Response: Applicant will resolve prior to City Council application.

24. Add an Irrigation schedule to sheet #IR900 to provide Irrigation regiment for the first 12 months which specifies the method and frequency of application, and amount of water used for each application.

Applicant's Response: Applicant will resolve prior to City Council application.

25. Provide a Tree/Palm Root Pruning detail on sheet #L450.

Applicant's Response: Applicant will resolve prior to City Council application.

26. Draw and label the Root Barrier locations on Landscape Plans.

Applicant's Response: Applicant will resolve prior to City Council application.

27. Pursuant Se. 13-44(d) Provide an ISA Tree value for ALL trees in the Disposition Table.

Applicant's Response: Applicant will resolve prior to City Council application.

28. Please utilize a thinner "X" within the circle of the "Removed" trees on TD series as they prove illegible and overbearing for Tree ID.

Applicant's Response: Applicant will resolve prior to City Council application.

29. Please indicate on Landscape Plans the numerical suffix from the Tree List for CNU1, CNU2, CNU3 as well as SPA1, SPA2, SPA3.

Applicant's Response: Applicant will resolve prior to City Council application.

30. Be advised: Remove ALL reference of The Department of Planning, Zoning and Economic Development - Landscape on Landscape Plans and Replace with The Department of Public Works - Environmental Landscape Division, e.g. #22 of Planting notes on sheet #L400.

Applicant's Response: Applicant will resolve prior to Building Permit.

Note:

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

B. Please Resolve Comments # (Site Plan); #30 (Planting Plan) prior to Building Permit

ENGINEERING:

1. Survey shows multiple existing easements (FPL, Drainage and Utilites). Please provide status of all easements (to remain or to be vacated) and apply for vacation of easements as deemed necessary.

Applicant's Response: Applicant will resolve prior to City Council application.

2. Plot all easements to remain on site plan, landscaping and Engineering plans to ensure no conflict between such easements and site improvements.

Applicant's Response: The existing easements to remain will be shown on the site plan, landscape plans, and final engineering plans prior to building permit.

3. Survey shows a dedicated Reciprocal Access Easement. Please provide status and intent if this easement to remain.

Applicant's Response: The reciprocal access easement will remain.

4. Please clearly label the property line in bold line in all sheets especially at the frontage of Sunrise Boulevard. Also, clearly label NVAL and platted opening dimensions.

Applicant's Response: Applicant will resolve prior to City Council application.

5. The stormwater management regulation for this property is subject to the regulations of the Old Plantation Drainage District in addition to Chapter 9 of City of Plantation Land

Development Code. Please provide drainage calculations to ensure adequacy of proposed stormwater management system to support this development. Calculations shall include but not limited to pervious/impervious calculations, water quality and quantity analysis, adequacy of the existing pond, and site discharge rate shall be the allowable discharge during a 25-year, three-day storm event.

Applicant's Response: Preliminary drainage calculations have been provided. Final drainage calculations will be provided along with final engineering plans at permit submittal. Therefore, Applicant is requesting that this requirement be adjusted from "prior to city council application" to "prior to building permit".

6. Section 9-101 of the City's code defines impervious surface any human-made surface compacted or covered with material resistant to infiltration by water and impeding or restricting the percolation of surface water into the soil such as private streets; building floor slabs at grade; compacted building pads; roofs and roof extensions; athletic courts; oiled surfaces; and additionally, sidewalks, porches, patios, decks, driveways, and parking areas which have a concrete, asphalt, wood, concrete tile, or brick paver. Please provide detailed table of all surface considered for the calculation of impervious areas

Applicant's Response: Applicant has only included green areas with grass in our pervious calculation. Applicant has also shown planned pervious walkways and hardscapes in the Zoning Analysis on sheet A2.1 but understands that these areas are not considered pervious per code.

7. Section 9-29 states that Development shall restrict the percentage of site area that is impervious (including roofs and pools) to sixty-five (65) percent and to the assumptions or other limitations of the master drainage permit Site plan Sheet A 2.1 shows total pervious area of 67.8 % since pervious walkways and hardscape will not be considered for water quality quantity calculations.

Applicant's Response: Applicant is committed to continuing to collaborate with City Staff to identify and implement solutions to ensure that the proposed redevelopment provides adequate drainage capacity and contains as much pervious as possible.

8. Provide no objection letter from OPWCD for the removal of the existing outfall and approval of the new proposed outfall within the district canal.

Applicant's Response: Applicant has discussed this request with Brett Butler at OPWCD and the District is unable to issue a letter of this type until we make a formal submittal for permit. Therefore, Applicant is requesting that this requirement be adjusted from "prior to city council application" to "prior to building permit".

9. Provide grading plan to ensure compliance to Section 9-29 Please note that site perimeter grade shall be designed to allow zero discharge during a 25-year, three-day storm event, and pre-development discharge shall be less than or equal to post-development discharge for the 100-year storm event.

Applicant's Response: Preliminary drainage calculations have been provided. Final drainage calculations will be provided along with final engineering plans at permit submittal. Therefore, Applicant is requesting that this requirement be adjusted from "prior to city council application" to "prior to building permit".

10. Development shall restrict the percentage of site area that is impervious (including roofs and pools) to sixty-five (65) percent. Please provide detailed calculations that describe pervious and impervious areas counted to ensure compliance to Section 9-29

Applicant's Response: Pervious green areas have been provided in the Zoning Analysis on page A2.1.

11. Provide cross sections across the property lines, typical parking cross section and existing retention pond.

Applicant's Response: Cross sections requested will be provided on the final engineering plans "prior to building permit".

12. Please provide the proper pervious impervious calculations needed to adjust the stormwater utility fee for the property. According to Article VII of Section 9-103 – Stormwater Management Utility.

Applicant's Response: Applicant will resolve prior to City Council application.

Traffic Comments

13. Traffic Study did not clearly address the adequacy of the existing (West and East) bound turn lanes on Sunrise Boulevard. Please clarify the adequacy of the storage and taper length to support the additional traffic flow to the proposed development.

Applicant's Response: Turn lane storage lengths and expected queues at project driveways are detailed below.

West Driveway:

- WB right turn storage measured at 200 feet. No queue is expected as vehicles enter the project site unimpeded.

East Driveway:

- WB right turn storage measured at 175 feet. No queue is expected as vehicles enter the project site unimpeded.
- EB left turn storage measured at 115 feet. The 95th percentile queue length estimated at one vehicle during both AM and PM peak hours.

Queue lengths are calculated within the Synchro analysis included as Appendix I of the Traffic Study.

14. Broward County Bus Stop # 3549 is located on Sunrise Boulevard just at the entrance of the proposed development. Please clarify if any improvement to the bus stop is warranted to support the proposed development.

Applicant's Response: Please see attached letter from Noemi Hew of the Transportation Department, Capital Programs Division of Broward County.

15. Broward County Elementary School (Horizon Elementary School) is located on Pine Island Road just west of the proposed development. Traffic study should clarify the impact (if any) on the traffic flow on Pine Island Road especially at the arrival and dismissal time of the school with the proposed development traffic added.

Applicant's Response: Pine Island Road adjacent to Horizon Elementary School is a six (6) lane divided facility with a posted speed limit of 45 miles per hour (mph). According to Broward County, Pine Island Road has a peak hour capacity of 5,121 vehicles per hour (vph). As the proposed project is expected to place 59 vph and 65 vph on Pine Island Road north of W. Sunrise Blvd during the AM and PM peak hour respectively, the expected impact is minimal at 1.15 percent of LOS 'D' during the AM peak hour and 1.27 percent during the PM peak hour.

Note:

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

TRAFFIC CONSULTANT:

Note: engineering comment 12

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

BUILDING: No objections.

FIRE:

Reviews:

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

No objections as to this Use Variance, Conditional Use, Flex Assignment, Site Plan, Elevations, and Landscape Plan approval with the understanding that the applicant and/or owner are aware of following City of Plantation Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.

1. All aspects of fire and life safety shall comply with the current edition of the Florida Fire Prevention Code at time of permitting.
*Applicant response – Agreed.
*Fire Dept reply – Complied.
2. All structures/buildings shall be able to provide a maintained minimum, as determined by City of Plantation Fire Department, radio signal strength for fire department communications during in-building operations. A two-way radio communication enhancement system may be necessary to comply with this requirement.
*Applicant response – Agreed.
*Fire Dept reply – Complied.
3. All structures/buildings, with the exception of retail, shall be provided with the following features:
 - a. Fire command room.
 - b. Voice evacuation system supervised by the fire alarm control panel.
 - c. Engineered automatic pressurization system for all vertical shafts (i.e. stair, elevator) with its control panel in the fire command room.
 - d. Emergency generator.*Applicant response – Agreed.
*Fire Dept reply – Complied.
4. A minimum 10' by 10' fire command room shall be provided with access directly from exterior and access directly to interior.
*Applicant response – Agreed.
*Fire Dept reply – Complied.
*Fire Dept reply – Building-2 fire command room shall be on west side; Building-3 fire command room shall have access to interior.

Applicant's Response: Applicant will comply.

5. Means of egress, as preliminarily depicted on this submittal, may not comply with current applicable codes. Means of egress features for all structures/buildings shall be re-evaluated with the City of Plantation Fire Department to verify proper compliance.
*Applicant response – Agreed.
*Fire Dept reply – Complied.
6. Egress components (i.e. doors, stairs) for the business occupancy structure/building shall be capable of handling a high-density occupant load of 1 person per 50 sq. ft. and a conference room load of 1 per 15 sq. ft.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
7. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main, not shared; as such, the point of service shall be the valve at the water main tap.
*Applicant response – Agreed, we will comply with request.

- *Fire Dept reply – Complied.
8. Structures/buildings shall be entirely protected by an approved, supervised automatic fire sprinkler system hydraulically calculated to City of Plantation drought standard of 50-PSI static, 45-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
9. Standpipe fire hose valves shall be provided on the inside and the outside of each stair floor landing and within 115' of any point as hose is deployed.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
10. Retail structure/building fire sprinkler monitoring alarm control panel shall be located in a properly conditioned room that provides an unobstructed 3' access to the front and to the sides of the cabinet.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
11. Fire sprinkler risers shall be located in a room/area that provides an unobstructed 3' access to the front and to the sides of the appliances.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
12. Fire pump rooms shall be sized to allow clear 3' access around fire pump.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
13. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall face roadway, shall be located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.
*Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
14. FDC's shall comply with following:
- Free standing.
 - Single 4" screened Storz coupling on a 30 degree bend.
 - Intake between 24" to 36" above grade.
 - No obstructions within 3' of sides.
 - Unobstructed 6' wide area from FDC to curb front.
 - Posted "NO PARKING - FIRE DEPARTMENT CONNECTION" sign behind it, compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.
- *Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
15. FH's shall comply with following:
- No obstructions within 3'.
 - Unobstructed 6' wide area from FH to curb front.
- *Applicant response – Agreed, we will comply with request.
*Fire Dept reply – Complied.
16. The same Florida Fire Protection Contractor I, II or V shall be responsible for the installation of the fire sprinkler system underground supply line from valve at water main up to the 12" above grade stub outside of building, the DDCV and the FDC (if connected

to supply line prior to the 12" above grade stub).

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

17. The following shall be permitted separately:

- a. All fire sprinkler system underground supply line from valve at water main up to the 12" above grade stub outside of building and the FDC (if connected to supply line prior to the 12" above grade stub).
- b. DDCV.
- c. Whole fire sprinkler system installations after the 12" above grade stub outside of building.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

18. Electrical generator fuel supply shall comply with City of City of Plantation Fire Department standard as to type, location and containment. For above ground combustible fuel storage tank exceeding 250 gallons, an "UL2085" compliant aboveground combustible fuel storage tank is an approved installation. Whole property shall comply with City of Plantation Ordinance 8-3, which permits a maximum of one (1) single aboveground fuel storage tank within a single property.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

19. If business occupancy structure/building is designated limited access per FFPC NFPA-101 11.7 (no operable openings on upper floors), it shall be provided with a smoke evacuation opening on each side of upper floors near separate corners and identified by a 12'x12' reflective red square on both sides.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

20. Parking garage structure/building may require mechanical ventilation as per approved calculations provided at time of permitting.

*Applicant response – We are maintaining a 50% open air ratio to provide natural ventilation.

*Fire Dept reply – Complied.

21. Trash containers shall always be contained and maintained in dedicated trash room when not in trash holding area on day of trash pick-up.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

22. All structures/buildings shall be established with a master keyed system approved by City of Plantation Fire Department.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

23. All exterior doors shall have keyed access from exterior.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

24. A Knox 4400 series Key Vault shall be provided/installed at locations designated by City of Plantation Fire Department.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

25. Vehicle gates shall be motorized/automatic and shall comply with the City of Plantation Fire Dept's standard requirements.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

26. Emergency vehicle access roadways shall have a turning radii of 50' outside and 38' inside, compliant with City of Plantation Engineering Dept standard.

*Applicant response – Applicant has adjusted drawings and shows firetruck turning radius, see sheet A1.7 fire truck site plan and maneuverability.

*Fire Dept reply – Not complied; sheet A1.7 does not depict emergency vehicle access throughout all roadways, especially adjacent to all buildings, and does not identify the turning radius at all turns; using a 40' template, there are areas that may not comply with requirement; affirm to these specifications in written reply and/or plan submittal.

*Applicant response – See sheet A1.3 for Fire truck diagrams showing turning radius and auto-turn study.

*Fire Dept reply – Complied.

*Fire Dept reply – Bottom of loop between Building-1/Building-2 and new vehicle gate system by parking garage does not provide the proper turning radii.

Applicant's Response: Site plan has been revised to provide adequate turning radius.

27. Any straight curbing in excess of 4' shall be designated "NO PARKING - FIRE LANE", compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

28. Contact City of Plantation Engineering Dept for proper addressing of all buildings.

*Applicant response – Agreed, we will comply with request.

*Fire Dept reply – Complied.

29. Additional conditions may arise upon review of all required permitting plans.

*Applicant response – Agreed.

*Fire Dept reply – Complied.

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

*Applicant response – Plan submittal: C-1.

*Fire Dept reply – Complied.

31. Garage structure/building fire sprinkler monitoring alarm control panel shall be located in a properly conditioned room that provides an unobstructed 3' access to the front and to the sides of the cabinet.

Applicant's Response: Applicant will comply

POLICE:

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

Applicant's Response: Applicant will provide.

Note:

A. Please Resolve Comments _____ Prior to City Council Application

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

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

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

1. Proponent must agree that any offsite improvements required to support this project be completed prior to first C.O. of any building on site.

Applicant's Response: Agreed

2. Additional pre-design meeting must be held to discuss our Consultants preliminary findings

Applicant's Response: Agreed

3. Plans are conceptual and incomplete

Applicant's Response: Agreed

4. All offsite improvement cannot be fully determined as this plan is conceptual with no previous meetings to discuss.

Applicant's Response: Agreed

5. A plan must be provided based on the actual needs to support the project.

Applicant's Response: Agreed

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

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

Applicant's Response: Agreed

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

Note:

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

O.P.W.C.D.

1. Old Plantation Water Control requires an acceptable drainage plan with retention and runoff calculations and a construction drawing prior to issuance of a building permit. Calculations are to include the master storm water system and include an as-built of the existing features.

Applicant's Response: Agreed

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

Applicant's Response: Agreed

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

Architectural Design Standards

CITY OF PLANTATION

DEC 13 '21

Planning, Zoning and
Economic Development

Sec. 27-688(h) - Architectural requirements.

(1) Intent. All buildings, regardless of use, which are subject to the requirements of this Article shall be of substantial design and construction using high quality materials and workmanship, be site responsive, recognize local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian.

(2) Design standards.

a. Building entrances shall be architecturally emphasized.

MEETS CRITERIA

Applicant will provide additional elevations demonstrating that residential building entrances are architecturally emphasized.

b. The ground floor along street frontages shall be architecturally distinguished from the upper floors by a change in contrasting material, a reduction of thirty percent (30%) of facade openings area on upper floors from those on the ground floor (except for facades where all floors are residential), a minimum change of plane of building frontage between the ground floor and upper floors of a minimum of twelve (12) inches, and string courses greater than four (4) inches in height and clearly discernible from the nearest public right-of-way or private street.

MEETS CRITERIA

Applicant has clearly differentiated the lower portion of the building from the upper architecture by utilizing, as depicted in the elevations. There is a clear datum in the form of a cornice and overhang which is approximately 2' in height and projects 4' in width.

c. Arcades may be used as a means of sheltering the pedestrian way, and where provided, shall connect to entrances or accessible areas of the building.

N/A

d. Buildings should be composed of simple rectilinear forms. Overly complex or fragmented volumes should be avoided. Elements such as side wings, porticos, etc., should be clearly expressed as subordinate to the main building volume.

MEETS CRITERIA

All buildings are composed of simple rectilinear geometries.

e. Roofs may be composed of a variety of pitched roof designs, or may be flat. Flat roofs shall be screened by parapets at all exterior elevations. Variations in roof form and profile are encouraged for large roof areas.

MEETS CRITERIA

Applicant is providing flat roofs with approximately 3' parapets at all exterior elevations. Architectural roof features have been added to break up the horizontal roof line.

f. At least twenty-five percent (25%) of each elevation's facade area shall contain openings or some other means of architectural embellishment through the use of massing articulations or variations in material finishes. The use of adhered foam trims and moldings are prohibited, and shall not be counted as (or considered) an architectural embellishment. The facade area for each elevation shall be equal to the total square footage of the wall planes comprising each elevation.

MEETS CRITERIA

All elevations' facade area meet the required 25% minimum and architectural element through the use hardy plank boards, window canopy overhangs, concrete architectural frames, and aluminum metal mesh railings. The facade area for each elevation is equal to the total square footage of the wall planes comprising each elevation.

g. No horizontal length or uninterrupted curve of a facade should exceed ninety (90) feet without a minimum change in plane of twelve (12) inches, contrasting material, rhythm, or scale.

MEETS CRITERIA

All facades will comply.

h. Unsightly service and support elements such as loading docks, mechanical equipment, waste containers, etc., shall be located at the sides or rear of buildings and shall be screened from public view by appropriate means.

MEETS CRITERIA

All service and support elements are located inside the buildings.

i. All buildings shall incorporate the following combined elements:

1. A minimum of three (3) of the following volumetric elements shall be provided: Applicant meets 2 of 3 requirements.
 - A. Pitched roof forms, the area of which exceeds thirty percent (30%) of the overall roof area. Applicant does not meet this requirement.
 - B. Architectural roof overhangs four (4) feet or greater in depth or cornices twelve (12) inches or greater in height. Applicant complies. Cornices exceed the 4' by 12" requirement throughout project.
 - C. Arcades. Applicant does not meet this requirement.
 - D. Accent elements such as tower elements, porticos, cupolas, domes, or belvederes. Applicant complies. Tower elements are included in all buildings.
 - E. A building frontage less than or equal to ninety (90) feet in length may provide the following minimum massing articulations:
 - (i) A minimum of fifty percent (50%) of each facade's cumulative frontage shall be setback a minimum of five (5) feet from the primary facade and shall be distributed throughout the building frontage and shall not be provided as a single aggregated setback; and, Applicant does not meet this requirement.
 - (ii) A minimum of twenty percent (20%) of each facade's cumulative frontage shall be setback a minimum of eight (8) feet from the primary facade. Applicant does not meet this requirement.
 - F. A step back of a minimum of twenty (20) feet may be provided for facades above the second story, measured from the primary facade of the ground floor (i.e. that which functions as the building front or which faces a public right-of-way). Applicant does not meet this requirement.
2. A minimum of four (4) of the following architectural elements shall be provided.
 - A. Stoops and balconies, including ground floor terraces and patios. Yes, provided in all residential buildings.

B. Porches. **No**

C. Display windows. **Yes, provided in the retail building.**

D. Pilasters, string courses, character lines, or other such means of subdividing the facade. **Yes, pilasters, character lines, and subdividing architectural elements provided in all facades.**

E. Structural or ornamental details clearly distinct from the primary wall surface, for example, lintels, sills, door and window surrounds, decorative panels, etc. **Yes, all buildings comply. Decorative panels, architectural awnings, architectural overhangs, etc. provided on all buildings where applicable.**

F. Decorative planters or planting areas a minimum of five (5) feet in width, integrated into the building design. **No**

G. Unit masonry in at least two (2) contrasting tones or textures, accomplished by a change in material or coursing such as brick, natural stone, brick or stone veneer, glass, masonry stucco, decorative concrete block, decorative concrete panels, tile glazing and framing systems, split face or fluted concrete masonry, factory glazed concrete masonry units, or architectural pre-cast concrete. **Yes, all buildings are in compliance.**

j. All building frontages greater than ninety (90) feet in length shall provide the following minimum massing articulations:

1. A minimum of fifty percent (50%) of each facade's cumulative frontage shall be setback a minimum of five (5) feet from the primary facade and shall be distributed throughout the building frontage and shall not be provided as a single aggregated setback; and, **Applicant does not meet this requirement.**
2. A minimum of twenty percent (20%) of each facade's cumulative frontage shall be setback a minimum of eight (8) feet from the primary facade. **Applicant does not meet this requirement.**

k. All facades facing a public right-of-way shall provide a minimum of two (2) wall surface materials and two (2) visibly distinct colors, distributed throughout the entire facade (variations in stucco finishes shall not constitute different surface materials).

MEETS CRITERIA

All buildings comply.

l. Where residential uses are not provided on the ground floor, a continuous building frontage in excess of two hundred fifty (250) feet long shall include a pedestrian passageway at the ground level between the street and the rear of the building, a minimum of ten (10) feet wide and located no closer than one hundred (100) feet to either end of the building.

MEETS CRITERIA

All buildings comply. Buildings with non-residential contain facades that are less than 250'.

m. All building facades above the second story and facing any of the Primary Residential Community Visual Transportation Corridors listed below shall be stepped back an additional, minimum twenty (20) feet from the primary facade of the ground floor of such building nearest to such Corridor. The Primary Residential Community Visual Transportation Corridors for which this standard is applicable are:1.Sunrise Boulevard;2.Broward Boulevard;3.Pine Island Road;4.Peters Road;5.University Drive;6.Cleary Boulevard; and,7.Nob Hill Road.

Applicant does not meet this requirement.

n. Subject to other requirements above, exterior walls may be finished in any of the following:1.Stucco and Exterior Insulation and Finishing Systems (EIFS). An EIFS should be used as a subordinate element for certain accent purposes

and shall not be used at the ground floor.2.Modular unit masonry, either brick, concrete block, or cut stone.3.Cement siding.4.Architectural precast concrete panels.5.Stone panels.6.Curtain wall systems, provided that at least two (2) panel materials are included.

MEETS CRITERIA

All buildings comply.

o. Roofs may be constructed of any of the following materials:1.Clay or cement barrel, s-shaped, or mission tiles.2.Galvanized metal and prefinished metal panels, in standing seam, batten seam, or bermuda pattern.3.Flat roofs may be any built-up or membrane roofing system.

MEETS CRITERIA

All buildings comply.

p. Windows and doors in a wide variety of materials and styles are permitted; however,1.Mirrored and reflective glass is not permitted, and2.Glass block may be used for architectural accents only.

MEETS CRITERIA

All buildings comply.

q. Accessory buildings.

- 1.Buildings that are subordinate to the principal use on the site shall not be placed on the primary frontage.
- 2.Accessory buildings shall be architecturally compatible with the principal building.

Not applicable.

8601 W. Sunrise Blvd Development
Waiver Request Letter

DEC 13 '21

Planning, Zoning and
Economic Development

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

Planning and Zoning Waivers

1. **From:** Section 27-689 which states that minimum setbacks need to be 1.5 times the height of the building.

To: Our dimensions vary throughout the project as detailed on page A2.1 of the submittal package. The setback from the parking garage to the north property line has been increased from 21'0" to 41'2" with this submittal.

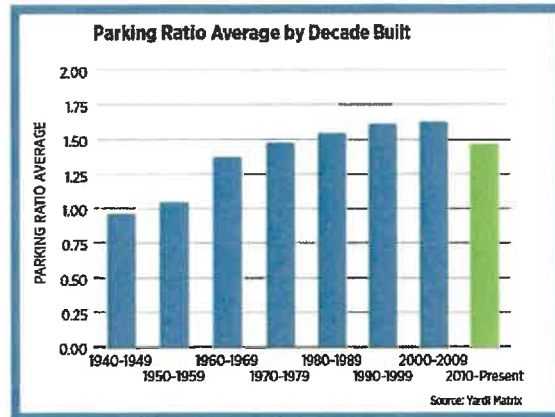
Justification: The Code required setbacks would have a substantial impact on the amount of buildable space and park area the Applicant would be able to provide. With this waiver, a larger green area and a larger amenity area can be provided. Additionally, parking ratios, pedestrian walking paths, amenity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

2. **From:** Section 27-743 which states that the minimum number of parking spaces required are as follows: 1.5 spaces for studio units, 1.75 spaces for 1 bedroom units, 2.25 for 2 bedrooms units, 2.5 for 3 bedrooms units, 1 per 200 gsf for office, and 1 per 300 gsf for fast food restaurant respectively. Total required parking: 1,592 [Note: Applicant believes there was an error in staff's calculation of required parking in the October 5, 2021 Staff report. Regardless, applicant has reduced the size of the office building and adjusted parking calculations accordingly.]

To: 1,015 parking spaces. Based on the reduction of the office from 150,000 SF to 103,766 SF, Applicant calculates that 1,263 total spaces are required. However, based on revisions to code that have reduced parking required from 1 per 200 gsf to 1 per 250 gsf for office, total required parking reduces to 1,161 total parking spaces.

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

The National Apartment Association (NAA) released a report in 2018 ("The Transformation of Parking") that examined, among other parking related topics, demand for parking in the rental housing industry. NAA's report noted that, "After rising consistently through the decades, the 2010s witnessed a decrease in parking ratios in newly constructed buildings across the United States. Average parking ratios for apartment properties with 50 or more units peaked at 1.62 in the 2000s before declining to 1.46 in the current decade, its lowest rate since the 1960s." The shift "reflects the increasing urban nature of residential development versus the overwhelming suburban character of residential developments in decades past."



The Applicant has provided a parking ratio of 1.44 for the residential component. The Applicant previously provided a copy of the NAA report. The Applicant has submitted a shared parking analysis (included in the traffic study) based on Urban Land Institute Data with this submittal that concluded the proposed project will need 771 parking spaces total based on peak parking occurring at 10:00 AM when the office is at 100% utilization, the residential is at 50% utilization (residents) and 20% utilization (visitors), and the retail is at 60% utilization (customers) and 75% utilization (employees). Applicant also submitted a multifamily parking analysis based on Institute of Transportation Engineers data that concluded the multifamily component will require 517 spaces. Applicant has proposed 565 spaces allocated to the multifamily component.

3. **From:** Section 27-750 which requires that the proposed project have a total of 11 loading zones. [Note: Based on the reduction in size of the office building, Applicant calculates that 10 loading zones are now required.]

To: 7 loading zones (6 for residential, one for office).

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

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

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

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

5. **From:** Section 27-689(b) which requires maximum F.A.R. of 1.12 for five-story buildings, 1.14 for six-story buildings, and 1.16 for seven-story buildings. [Note: Applicant has reduced the height of the office building from 6 stories to 4 stories and the parking garage from 7 stories to 6 stories. Required F.A.R. for four-story buildings is 1.00.]

To: F.A.R. of 1.18 for the 5-story residential building and F.A.R. of 1.37 for the 6-story residential and parking garage buildings.

Justification: The Applicant has provided two 5-story residential buildings, one 6-story residential building, and a 4-story office building. In order to park these, we have included a 6-story parking garage which increases our F.A.R. above allowable for the 6-story buildings.

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

To: 24 feet.

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

Not requested:

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

Applicant does not believe this waiver is needed as Applicant meets the vast majority of architectural requirements of 27-688(h).

Landscape Waivers

1. **From:** Section 13-41(a)(b) which requires for landscape pedestrian zones (lpz's) to extend the full width of each façade. (Paved areas in the lpz may not constitute more than 5' of required lpz).
Residential: A 20.4'-34' landscape pedestrian zone is required.
Retail: A 10' landscape pedestrian zone is required.
Office: A 25.8'- 43' landscape pedestrian zone is required.
Garage: A 21.7'-36.25' landscape pedestrian zone is required.

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

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

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

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

Applicant has revised the site plan such that all islands separating parking bays from major interior access drives have a minimum width of 10 feet. Applicant believes this waiver is no longer required.

3. **From:** Sec. 13-40(c)(4)(a), which requires medians between double parking bays be 10 foot in green area not including curbing. The 8-foot wide median on sheet # A1.3 and L413 Northeast of Building NO.01 seating area is deficient.

Applicant has revised the site plan such to fix the formerly deficient 8 foot wide median on sheet # A1.3 and L413 Northeast of Building NO.01 seating area. Applicant believes this waiver is no longer required.

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

Applicant has revised the site plan to correct the formerly deficient landscape area adjacent to the Retail Building which was 3 feet in width, as well as the formerly 1 foot Landscape area East of Building #2 adjacent to the drive aisle. All landscape areas are now a minimum of 5 feet in dimension. Applicant believes this waiver is no longer required.

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

DEC 13 '21

Date: December 10, 2021

Planning, Zoning and
Economic Development

PLANTATION CONDITIONAL USE STANDARDS RESPONSE DOCUMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant's Response: The proposed square footage of the new buildings within the community are as follows: the residential community will be approximately 417,327 square feet, the office building will be approximately 103,766 square feet, the retail building will approximately 5,000 square feet, and the parking garage square footage will be approximately 182,344 square feet.

Wherefore the Applicant requests favorable consideration of this application.

Respectfully submitted, C. William Laystrom, Jr., Esq. this 10th day of December, 2021

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

Date: May 28, 2021

LETTER OF INTENT

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

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

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

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

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

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

Date: May 28, 2021

PLANTATION FLEXIBILITY ALLOCATION STANDARDS **RESPONSE DOCUMENT**

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

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

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

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

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

3. The extent to which the project contributes to the tax base, adds employment, and provided other positive economic impacts;

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

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

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

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

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

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

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

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

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

8. The extent to which the type of flexibility proposed to be utilized will remain available for future use by the City under this Section's requirements and under any possible regulatory scheme;

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

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

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

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

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

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

Applicant's Response: The proposed residential development will transform and reinvigorate an aging and underutilized site into an excellent home for Plantation residents. The additional units will contribute to the City by providing more customers, potential employees, and revenue for business in the area.

Wherefore the Applicant requests favorable consideration of this application.

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

