

**MEETING OF THE CITY COUNCIL
PLANTATION, FLORIDA**

December 18, 2013

The meeting was called to order by Councilmember Robert A. Levy, President of the City Council.

1. Roll Call by City Clerk:

Councilmember:	Jerry Fadgen Ron Jacobs Robert A. Levy Lynn Stoner Chris P. Zimmerman
Mayor:	Diane Veltri Bendekovic
City Attorney:	Donald J. Lunny, Jr.

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2. The invocation was offered by Councilmember Zimmerman.

The Pledge of Allegiance followed.

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ITEMS SUBMITTED BY THE MAYOR

Mayor Bendekovic thanked Santa Claus who was in attendance for tonight's meeting.

Mayor Bendekovic recognized American Heritage State of Florida District 5-H Football Champions who won 66-8. Congratulations were offered.

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Resolution No. 11817

3. **RESOLUTION** of Appreciation to Beverly Farron for 11 years of dedicated service to the City of Plantation.

Motion by Councilmember Fadgen, seconded by Councilmember Zimmerman, to approve Resolution No. 11817 as presented. Motion carried on the following roll call vote:

Ayes: Jacobs, Stoner, Zimmerman, Fadgen, Levy
Nays: None

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Mayor Bendekovic presented Service Awards to the following Employees:

Chief W. Howard Harrison	Police	30 years
Suzanne Plunske	Police	25 years
Lisa Bernstein	Engineering	10 years
Idalia Gandero	Police	10 years
Patiya Archer	Parks and Recreation	5 years
Walter Elfers	Utilities	5 years
Janelle Keyser	Fire/Rescue	5 years

Congratulations were offered.

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Jim Romano, Director of Parks and Recreation, made the following announcements:

- USTA Orange Bowl Championship winners were Francis Tioford (sic) and Varvona Fink (sic).
- Winter Wonderland Holiday camp, Winter Tennis Camp and Share-A Pony winter camps will be coming up in the near future.
- Santa’s visits will be held December 24, 2013 from 5:00-10:00 p.m.
- Orange Classic Soccer Tournament will be held December 28 -30, 2013 at Pine Island and Central Parks.

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Mayor Bendekovic made the following announcements:

- The Plantation Historical Museum is hosting the Winter Wonderland with over 40 themed trees.
- Plantation Elementary School will have a new magnet program.
- Plantation Farmers Market is held every Saturday at Volunteer Park from 8:00 a.m.-12:00 noon.

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CONSENT AGENDA

As a Commissioner of the CRA, Mayor Bendekovic has a voting privilege on Item No. 11.

Item No.’s 5 and 10 were removed and discussed separately.

Mr. Lunny read the Consent Agenda by title.

4. Request for permission for Westfield Broward Mall to have a traveling mobile makeover salon hosted by BET and Revlon on Friday, January 3, 2014 from 9:00 a.m. until 7:00 p.m. located in the parking lot outside their food court area near JC Penney’s.

Ordinance No. 2493

6. **ORDINANCE** Second and Final Reading pertaining to the subject of Growth Management, rezoning 3.15 plus or minus acres from “RS-1EP” (Residential Single Family Estate) to “B-3P” (General Business) in accordance with the City of Plantation Comprehensive Zoning Ordinance, Chapter 27-681; and Assigning 3.15 residential to commercial flexibility acres to the following described property located in Flex Zone 76 so as to permit the construction of a 18,197 square foot office building without amending the City Comprehensive Future Land Use Plan for property within the City of Plantation, Florida; with such property being located at 12331 SW 3 Street and described as a parcel of land in Section 12 Township 50 South, Range 40 East, said parcel including Lake Parcel A and Lake Parcel B and Parcel A, B, C, A-1 and B-1 of Lou’s Acres. According to the Plat thereof as recorded in Plat Book 163 at Page 12 of the Public Records of Broward County, Florida, and being more particularly described in the legal description identified as “Exhibit A”, providing findings; providing a savings clause, and providing an effective date therefor.

Ordinance No. 2494

7. **ORDINANCE** Second and Final Reading pertaining to the subject of Finance, codifying the Library Fees for the City of Plantation; amending Section 2-351 to reflect new library fees; providing a savings clause; and providing an effective date therefor.

Resolution No. 11818

8. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period December 5, 2013 through December 11, 2013 for the Plantation Gateway Development District.

Resolution No. 11819

9. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period December 5, 2013 through December 11, 2013 for the Plantation Midtown Development District.

Resolution No. 11820

11. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period December 5, 2013 through December 11, 2013 for the City of Plantation’s Community Redevelopment Agency.
12. Request for authorization piggyback the City of Pembroke Pines Contract No. PSUT -12-01 for bio-solids treatment and disposal. (Budgeted-Utilities)

Motion by Councilmember Fadgen, seconded by Councilmember Zimmerman, to approve tonight’s Consent Agenda as printed. Motion carried on the following roll call vote:

Ayes: Jacobs, Stoner, Zimmerman, Fadgen, Levy
Nays: None

NOTE: Mayor Bendekovic voted affirmatively on Item No. 11.

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Mr. Lunny read Item No. 5 by title.

5. Approve moving forward with the interview/presentation process for RFQ Architectural Services for Plantation Community Center.

A memorandum from Danny Ezzedine, AIA, Director of Design, Landscape and Construction Management, to Mayor and Members of City Council dated December 12, 2013 follows:

On October 9, 2013, the City of Plantation solicited a request for qualifications for professional architectural services for the Plantation Community Center.

The procurement process involves a two (2) step process. Step One (1) Review of qualifications and short listing of minimum three (3) firms. Step Two (2) Interview of short listed firms and rank the top three (3) and present the ranking to Council.

Step One (1) The selection committee had met on December 11, 2013, and short listed five (5) firms: Allequez Architecture, Inc., Cartaya and Associates, Inc., Saltz Michelson Architects, Syanlovski Romanik Saye, LLC, and Walters Zacharia Associates to be interviewed by the committee. The above mentioned firms are not listed based on ranking, but rather by alphabetical order.

Accordingly, we are recommending to Council the approval to move forward with the interview/presentation process in accordance with the Consultants' Competitive Negotiation Act (CCNA). F.S. 287.55, subject to administration approval.

Should you have any questions, please contact me.

Mayor Bendekovic explained this is being presented since Council requested an RFP be submitted for the architects.

Mr. Ezzedine concurred. The RFQ is the recommendation from the Committee.

Councilmember Zimmerman expressed his belief the proposals should be limited to the top three. He requested to be notified of the presentations.

Mr. Ezzedine did not object to the limitation for the top three.

Motion by Councilmember Zimmerman, seconded by Councilmember Stoner, to approve Item No. 5 with the amendment to include the top three firms. Motion carried on the following roll call vote:

Ayes: Jacobs, Stoner, Zimmerman, Fadgen, Levy
Nays: None

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Mr. Lunny read Item No. 10 by title.

Resolution No. 11820

10. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period December 5, 2013 through December 11, 2013.

Councilmember Zimmerman noted he may have a conflict of Check No. 149794 to the Broward Alliance for Neighborhood Development and did not vote on this particular check. The appropriate forms are on file in the City Clerk's office.

Motion by Councilmember Jacobs, seconded by Councilmember Fadgen, to approve Resolution No. 11820 as presented. Motion carried on the follow roll call vote:

Ayes: Jacobs, Stoner, Zimmerman, Fadgen, Levy
Nays: None

* Councilman Zimmerman abstained as to Check No. 149794.

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ADMINISTRATIVE ITEMS

Resolution No. 11822

13. **RESOLUTION** OF THE CITY OF PLANTATION, FLORIDA, AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$35,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF UTILITY SYSTEM REVENUE NOTE, SERIES 2013 OF THE ISSUER PAYABLE FROM PLEDGED REVENUES TO FINANCE THE ACQUISITION AND CONSTRUCTION OF VARIOUS IMPROVEMENTS TO THE UTILITY SYSTEM AND TO PAY COSTS AND EXPENSES OF ISSUING SUCH SERIES 2013 UTILITIES NOTE: APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT AUTHORIZING THE ACCEPTANCE OF PNC BANK, NATIONAL ASSOCIATION'S PROPOSAL TO PURCHASE THE SERIES 2013 UTILITIES NOTE: AUTHORIZING THE SALE OF THE SERIES 2013 UTILITIES NOTE ON A NEGOTIATED BASIS TO PNC BANK, NATIONAL ASSOCIATION; AUTHORIZING THE ISSUER TO ACT AS REGISTRAR, PAYING AGENT AND AUTHENTICATING AGENT WITH RESPECT TO THE SERIES 2013 UTILITIES NOTE: MAKE CERTAIN FINDINGS, REPRESENTATIONS AND COVENANTS WITH RESPECT THERETO: PROVIDING CERTAIN OTHER DETAILS WITH RESPECT THERETO; AND PROVIDING AN EFFECTIVE DATE.

A memorandum from Public Financial Management Inc, to Mayor and Members of City Council, regarding 2013 Utility System New Money Loan – Bank Loan Financing Decision dated December 12, 2013 follows:

As the elected Officials may recall, we are the City's Financial Advisor.

The purpose of this memorandum is to summarize the transaction details for the proposed Series 2013 Utility Revenue Note, and to render our advice regarding same. The City of Plantation ("City" or "The City") would issue a fixed-rate note secured by net revenues of the City's utility system (the "Note"). The proceeds of the Note will be used to finance improvements to the utility system, in the form of various projects totaling

approximately \$30 million. The proposed list of projects is set forth in an Exhibit "B" to the Resolution (the list can be modified by the council in the future, and all of such projects will need additional approvals from the Council before they can commence {i.e. as to procurement process}).

On November 6, PFM distributed a request for proposals on behalf of the City to a pool of 27 bank lenders that are active in issuing direct-loans to municipalities. The size of the loan (approximately \$30 million) and term sought (10-15 years) are in line with those typically seen in the direct-bank placement space, and would provide the City with efficient cost of capital. On November 20 two proposals were received. A summary of the proposing firms that responded to the competitive solicitation, along with their proposed interest rate is included below.

- **PNC Bank** – 2.82% indicative rate (15-year amortization, 10-year maturity) or 2.26% indicative rate (10-year amortization, 10-year maturity)
- **SunTrust (STING)** – 3.07% fixed rate for 15 years, or 4.00% fixed rate for 20 years, with prepayment available for 17 basis points, and elimination of after-tax yield maintenance language available for 25 basis points.

After discussion among the City Administration, Department of Financial Services, Bond Counsel, and PFM, the decision was made to proceed with the fixed-rate loan with PNC Bank. The following additional negotiations resulted in concessions from PNC, as follows:

- Violation of the rate covenant will not be considered a payment default;
- PNC agreed to allow prepayment of the loan starting in year 6, when this was previously not provided for under their original proposal;
- PNC agreed to allow for prepayment of the loan in an event of a tax law change that would cause the loan to become taxable;
- PNC agreed to limit required cross-default language to only additional parity debt, such that if the City defaults on additional utility system debt, such default would constitute a default under the PNC debt.
- PNC agreed not to have in the Loan Agreement a provision to accelerate the debt in case of default, but required the City to agree that if in the future the City gives to another Utilities Loan Holder a right to accelerate Debt upon default, PNC would have the same remedy.
- By the same token, as of this writing, we believe that PNC will not require the City to pledge its utility impact fees towards the payment of debt service; however, if in the future the City agrees to pledge its impact fees to pay debt service of another Utilities Loan Holder, PNC would obtain the same pledge.
- As of this writing's date, PNC has tentatively agreed to the removal of the renewal and replacement fund previously mentioned in the loan agreement, and
- PNC was agreeable to not using a reserve fund on the transaction.

PNC is requiring a transaction indemnity to allow it to recover from the City in the event the Loan Agreement and Note are determined invalid and for other exposures. The Indemnity is set forth in Section 3.09 of the draft Loan Agreement.

Please note that the Loan Agreement includes a Rate covenant that requires that the net revenues in each fiscal year be at least 110% of the Debt Service on the Loan, and that the City will maintain and collect the fees necessary to maintain this coverage. These provisions are customary where City's pledge Utility Revenue to repay loans. If ever the City is unable to meet the required rate coverage in the future, the City will be required by the Loan Agreement to raise its utility rates until they are sufficient to satisfy the coverage test in the Loan

Agreement. The Bond Solution report on page four of the preliminary numbers demonstrate that the City is estimated to have a minimum coverage level of 398% based on Pledged Revenues calculated in the PRMG rate study. We will also provide the updated rate and Note statistics upon receiving the updated rate on December 16.

Based upon the final terms, PFM is of the opinion that the City has achieved a fair market proposal and that the City may elect to proceed to close in order to progress the Utility's capital program.

Please also note that the proposal rate was indicative and based on then-current market conditions. PNC has since provided an updated rate of 2.79%, and will provide an updated rate on December 16 that will be held through the anticipated closing on December 20.

The 2013 Note will be issued in the amount of approximately \$30,100,000. \$30,000,000 will be deposited into a project fund upon closing. The remaining proceeds will be used towards costs of issuance for professional services related to the transaction. Based on comparable transactions, we believe the costs incurred on this transaction are fair and reasonable. A full set of preliminary numbers (based on the proposal rate) is attached to this memorandum detailing the Sources and Uses of Funds, Loan Statistics, Annual Debt Service, and Costs of Issuance.

We are pleased to work with the City on this transaction and look forward to a successful closing on December 20. Should you have any questions concerning business terms, please feel free to contact us. As to questions concerning legal terms, please contact either Bond Counsel of the City Attorney.

City Attorney Lunny advised the documents submitted may be slightly changed to those which are executed, assuming this is approved by Council. Slight changes will be approved through the City Attorney and Bond Counsel and related specifically to the determination of taxability language; the fact that Utility Impact Fees are not pledged. At the end of the meeting, assuming this item is approved, Council will have to sign a Public Meeting Certificate which confirms the Sunshine Law has been followed and there were no private meetings outside of the Sunshine.

Kristi Caravella, Financial Services Director, noted there was a team working on this project. She introduced the team who participated in reviewing all of the documents. She summarized the aforementioned memorandum. After review, the committee is recommending the 10 year loan from PNC. As of now, all of the outstanding debt for the Utilities Department has been paid. The interest rates are competitive.

Councilmember Levy felt it was important to utilize local banks.

Councilmember Stoner questioned the interest rate. It was her belief the Resolution should state not more than 3%.

Dr. Caravella explained the maximum high rate will be set once this approved and the rate will be locked in.

Sergio Masvidal, Public Financial Management, was present. He advised the rate submitted at the time the agenda item was submitted is a rate that would not be exceeded. The 2.82% is the number proposed by PNC with the 15 year amortization and a 10 year loan which is the recommendation. As of this morning the rate is 2.88%.

After discussion, it was recommended to amend the Resolution to state the interest rate will not exceed 2.9%. This will be noted on page 3, section 5 of the Resolution.

Councilmember Fadgen questioned the amount of the loan in the title of the Resolution and why this loan was chosen.

Mr. Masvidal noted the cushioned amount was due to the possibility that the banks would require the City to maintain the reserve fund. The amount will be \$30,100,000.

Dr. Caravella advised the 10 year loan has a debt service of \$1 million lower per year. In addition, the City will be able to hold onto the monies and make investment earnings. She was more comfortable with the lower debt service.

In response to Councilmember Stoner, City Attorney Lunny advised the loan agreement notes the amount. The amount will be determined from future expenses and such time the financials fall below the agreed amount. This is defined in paragraph B on page 23. Because this is a Utilities pledge it is customary to give a rate covenants specific to the utility system. Most of the past debt was financed with a covenant to budget appropriate money and the concept is similar. The Covenant calls for the City to keep the utility rates sufficient to past the test defined in the documents. This is specified to utility rates because the lender is looking for payment because these are utility project. The Covenant calls for net revenues of 110% of the debt service on all outstanding utility debt in the applicable fiscal year. The memorandum indicated the City is currently passing the Covenant and City Attorney Lunny was unsure of the percentage.

Mr. Masvidal commented the 2014 rates exceeded the Covenant with \$9.3 million and the debt service estimate is \$2.5 million over the next 10 years.

Councilmember Stoner questioned the need to finance the project.

Councilmember Levy was of the belief that funding needs to be in place prior to implementing the project.

Chuck Flynn, Director of Utilities, thought the debt service was around \$4 million per year. The Rate Study was completed with the anticipation of a rate increase over the next 5 years in order to satisfy the loan. To date, there is \$100 million worth of needs. The work cannot be completed with the current reserves.

Councilmember Levy opened the discussion to the general public. There being none, this section of the meeting was closed.

Motion by Councilmember Jacobs, seconded by Councilmember Fadgen, to approve Resolution No. 11822 as presented. Motion carried on the following roll call vote:

Ayes: Jacobs, Stoner, Zimmerman, Fadgen, Levy
Nays: None

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LEGISLATIVE ITEMS

Mr. Lunny read Item No. 14.

14. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE PERTAINING TO THE SUBJECT OF COMPREHENSIVE PLANNING; AMENDING THE CITY OF PLANTATION COMPREHENSIVE PLAN; AMENDING POLICY 1.6.8 OF THE FUTURE LAND USE ELEMENT; PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE THEREFOR.

A memorandum to Mayor and City Council from Laurence Leeds, Planning Zoning & Economic Director, and Peter S. Dokuchitz, Principal Planner dated December 18, 2013 reads as follows:

Background and Discussion

On December 6, 2012 the Broward County Planning Council granted the City provisional recertification of the Future Land Use Element of the Comprehensive Plan. The Planning Council recertified the Future Land Use Element with the exception of Policy 1.6.8, which regulates penal, correctional and reentry facilities. The Planning Council took issue with certain language in the policy.

Based on Planning Council recommendations, City staff, with the assistance from the City Attorney, revised Policy 1.6.8 distinguishing between City and County community facilities, instituting a distance separation from residential property, and eliminating the restriction of educational facilities.

Recommendation

Staff requests recommendation of approval of the text amendment as presented to allow the Broward County Planning Council to fully recertify the City's Future Land Use Element.

Action

The Planning and Zoning Board sitting as the Local Planning Agency (LPA) unanimously recommended approval at their December 3, 2013 hearing.

Motion by Councilmember Zimmerman, seconded by Councilmember Levy, to approve the aforementioned Ordinance amending the City of Plantation Comprehensive Plan on first reading. Motion carried on the following roll call vote:

Ayes: Jacobs, Stoner, Zimmerman, Fadgen, Levy
Nays: None

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QUASI-JUDICIAL CONSENT AGENDA – None.

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All witnesses intending to testify on quasi-judicial items during tonight's meeting were sworn in by Susan Slattery, City Clerk.

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QUASI-JUDICIAL ITEMS

Mr. Lunny read Item No. 15.

15. DEFERRED REQUEST FOR CONSIDERATION OF A SITE PLAN MODIFICATION APPROVAL TO CONVERT A TENNIS COURT TO A PARKING LOT (EAST OF THE CLUBHOUSE) – LOCATED ON JACARANDA COUNTRY CLUB CIRCLE, APPROXIMATELY ½ MILE SOUTH OF BROWARD BLVD.

A Staff Report from the Planning Zoning & Economic Development Department dated November 13, 2013 reads as follows:

SUBJECT: PM13-0029: Site Plan Modification – Jacaranda Country Club

ADDRESS: 9200 West Broward Boulevard

LOCATION: Located on Jacaranda Country Club Circle, approximately ½ mile south of Broward Boulevard

LAND USE/ZONING: Commercial Recreation / S-GC (Golf Course)

REQUEST: Site plan modification approval to convert a tennis court to a parking lot (east of the clubhouse).

WAIVER REQUESTS:

1. From Section 13-40(a)(b)(c)(4)(c). Interior landscaping for parking areas:
 - a. Medians shall be provided between double parking bays, shall be curbed and shall have a minimum of 8' in green area, not including curbing.
8' wide median required in northern parking area - 0' has been provided.
 - b. Large shade trees shall be installed in all parking areas at a maximum spacing of 40' on-center.
10 trees required in northern parking area – 0 provided.

City codes (Section 27-742) sets the minimum drive aisle widths and parking stall dimensions. Code provides the minimum drive aisle width to be 25', and the minimum parking stall dimensions to be 9' wide by 18' long.

The applicant is proposing three drive aisles with width exceeding the code minimums (26.72', 30' and 30'). The applicant is also proposing four rows of parking with stalls that are 25' in length, one row of parking with stalls proposed at 21' in length and one row of parking with stalls proposed at 20' in length.

Staff recommends the applicant reducing the drive aisles to 25' in width and the parking stalls reducing to 9' x 18' with a wheel stop or 9' by 16' with a curb and a 2' vehicular overhang – this would allow for city code required medians throughout the site and will not affect the parking count.
2. From Section 13-40(a)(b)(c)(5). Interior landscaping for parking areas:

- a. Where multiple perpendicular or angular parking spaces are provided to driveways, landscape islands will be preserved in green so as to break up the monotony of such parking and to minimize the hazards created thereby providing visual breaks to assist in seeing other pedestrian and vehicular traffic every eight space.
~ 28 islands required - ~ 23 islands have been provided throughout.
 - b. Large shade trees shall be installed in all parking areas.
~ 28 trees required – ~ 23 trees have been provided throughout.
3. From Section 13-40(a) Interior landscaping for parking areas:
- a. In all zoning districts requiring review and approval of site plans, a total area of interior landscaping shall be provided in all off-street parking areas equal to not less than 15% of the total paved vehicular use area of the site, including all parking and circulation areas.
15% interior landscape required – < 15% interior landscaping proposed.

EXHIBITS TO BE INCLUDED: Planning and Zoning Division report; subject site map; and development review application.

ANALYSIS:

The subject property is zoned S-GC (Golf Course) and developed with a 293.4 acre golf course with clubhouse. The applicant is requesting approval to utilize a parking area formerly developed as tennis courts as a parking area. The tennis courts were resurfaced and striped for parking without a permit in 2008 (as per aerial photographs).

STAFF COMMENTS:

PLANNING AND ZONING:

1. Section 27-742 sets minimum drive aisle widths and parking stall dimensions. The Zoning Code provides the minimum drive aisle width to be 25-feet, and the minimum parking stall dimensions to be 9-feet wide by 18-feet long.
 - a. The applicant proposes three drive aisles ranging from 26.7 to 30 feet in width. In addition, parking spaces vary from 20 feet to 25 feet in depth. Reducing drive aisle stall and parking space depth dimensions to minimum Zoning requirements will reduce or eliminate the need for Landscape 1 Waiver requested above.

TRAFFIC CONSULTANT: See Engineering.

ENGINEERING DEPARTMENT:

1. If the engineering plans are “conceptual”, please provide the plans that will actually be built. If these plans change significantly (other than due to the comments) they may not be approved at permitting. 10-02-13: Plans may not be labeled as “Conceptual”, if they are not the proposed plans, please correct.
2. Please provide dimensions for the drive aisles and parking spaces. 10-02-13: Drive aisles may not have a minimum/maximum dimension. Please pick one.
3. Please note on the plans that the stop bar and double yellow at the roadway connections will be thermoplastic. 10-02-13: Comment not addressed.
4. Please provide a break in the curb where the new 5-foot concrete sidewalk is going. 10-02-13: Comment not addressed.
5. Please provide a detail of the curb taper that will be required at the ends. 10-02-13: Comment not addressed.
6. On Sheet SP2 there is a disabled parking aisle with no connection to the walkway. Please revise.

Permit Comments

Note: A detailed review of the civil drawings has not been performed at this time. If the site plan application is approved by City Council, a thorough engineering review will be performed at the time of application for construction permits.

1. An erosion and sedimentation control plan will be required and reviewed at time of permitting. An NOI will be required.
2. A Maintenance of Traffic (MOT) plan will be required. Please meet with Engineering to discuss.
3. Drainage calculations will need to be submitted, signed and sealed by a professional engineer registered in the State of Florida.
4. Surface water management permit(s) through the Plantation Acres Improvement District (PAID) and/or SFWMD may be required and a copy(s) provided to the Engineering Dept. at the time of permit review.
5. The Applicant may be required to execute a developer agreement and post security for all engineering and landscape related improvements at the time of permitting.

DESIGN, LANDSCAPE & CONSTRUCTION MANAGEMENT:

- All site plan and planting plan comments from the Department of Design, Landscape and Construction Management must be responded to in writing at time of permitting. When responding to staff comments, please bubble plan changes and specify the page number corrected in the written responses.

Site Plan:

1. In all zoning districts requiring review and approval of site plans, a total area of interior landscaping shall be provided in all off-street parking areas equal to not less than 15% of the total paved vehicular use area of the site, including all parking and circulation areas. *Waiver required.*
2. One planting island is required every 8th space on an averaged basis on commercial properties; proposed plans do not reflect this requirement. *Waivers required.*
3. Medians shall be provided to separate parking bays from major internal access drives. Medians between double parking bays shall be curbed and have a minimum width of 8' in width, not including curbing. 2' vehicle overhang does not count towards code required dimensions. Proposed plans do not reflect this requirement. *Waivers required.*

Planting Plan:

1. 3" of clean mulch shall be installed around all new and existing trees, palms and throughout planting beds; mulch shall be kept 3" away from the trunks and stems of plants. Please do not use Cypress or red mulch (Eucalyptus, Melaleuca, or recycled mulch is acceptable; please make a note to this effect on the plans.
2. Please note on plans that all exotic invasive plant material will be removed throughout the site.
3. Staff is concerned with the proposed placement of asphalt/curbing within 1' of an existing Black olive tree in the southern parking area.
4. Trees should be a minimum of 4' from curbed/paved areas.
5. Please consider the use of an alternate tree species in the terminal islands; when the seed of the Mahogany tree drops prematurely it can damage cars, windshield, etc.
6. Staff requests the planting of additional plant material (hedge, ground cover, etc.) under the existing tree canopy on the southeast corner of the parking lot where it abuts the PRD community.
7. There is a dead Foxtail palm between the proposed parking area and the PRD community – staff requests the removal and replacement of this palm.
8. All trees shall be field grown/balled & burlapped (fg/bb); container grown trees are not acceptable; under specifications on the Plant List please make a note to this effect.
9. Trees with a height of 12' – 14' should have a minimum caliper of 2½" – 3".
10. Please include Tree Protection details as per City codes; 2" x 4" posts, 48" in height, with 3, 2" x 4" rails spaced equally in lieu of those submitted. Please note on plan that appropriate tree protection barriers will be placed around all existing trees within the construction zone.
11. Please include General Contractor's notes (this is in addition to the City of Plantation City notes).

12. All landscape areas 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. Irrigation plans must be submitted at time of permitting.
13. Large shade trees shall be installed in all parking areas (medians) at a maximum spacing of 40' center to center. *Waiver required; if a waiver is granted for the elimination of medians throughout the parking field staff requests mitigation of code required trees.*
14. Large shade trees shall be installed in all required planting islands throughout the site. *Waiver required; if a waiver is granted for the elimination of required planting islands throughout the parking field staff requests mitigation of code required trees.*

BUILDING DEPARTMENT: No objection.

FIRE DEPARTMENT: No objection as to this site plan modification request.

POLICE DEPARTMENT: Maintain uniformity with the existing parking lot lighting system. Pedestrian area is well lit for night time employee parking, also that there is no glare or spill onto adjacent property to the east of the property.

UTILITIES: Objection, a discussion must be held on how best to protect or replace existing utility lines. Both mains are major transmission lines for the area.

1. A pre-design meeting is required with the Utilities Department. Existing 12" water (AC) and 12" sewer (CAST IRON) lines are currently located on this site. Due to the existing material of the mains, any construction on or around will damage and possibly cause a health and safety issue.
2. Onsite improvements may be required at proponent's expense to support project
3. Show all new and existing water and sewer lines and easements on landscaping and drainage plans. Utilities has concerns about any new or existing landscaping on existing water and sewer mains. Any design including removal or installation could damage the existing mains and should involve this Department prior to approval.
4. Maintain all utilities and utilities easements for water and wastewater system access.
5. Full Utilities plan review & approval is required prior to permitting. No plans are for construction until marked "FINAL".
6. Show all existing easements on civil and landscaping plans
 - Contact: Danny Pollio if you have any questions, 954.797.2159

City Attorney Lunny referenced a letter from Arnstein and Lehr LLP, dated December 10, 2013 and email correspondence from Bill Laystrom dated October 11 and 13, 2013, plans, and a diagram from Mr. Flynn.

Attorney Bill Laystrom was present on behalf of Jacaranda Country Club. He summarized the application submitted. Due to high parking events, there is a need to create more parking. The landscaping will remain the same as the exterior. Improvements on the south and east landscaping will also be done. There has been a lot of discussion with regard to improvements and the letter from Mr. Poliakoff indicates the master association has not objection to the request with the following conditions:

- The parking lot will be utilized for ancillary overflow parking.
- The efforts to prevent illegal parking were defined.
- Mr. Laystrom will provide 90 day notice for any applications to the property in the future.

Mr. Laystrom noted this project resulted in an additional 143 parking spaces. He briefly described improvements to the site plan. He noted there is no objection to staff comments and pledged to work with staff to address concerns. No improvements will be made to affect utility piping.

Councilmember Levy opened the discussion to the general public. There being none, this section of the meeting was closed.

Larry Leeds, Director, Planning, Zoning and Economic Development suggested eliminating waiver 1 if the drive aisles are reduced in size and the depth of some of the parking aisles.

Danny Ezzedine, Director, Design, Landscape and Construction Management met with the landscape architect and understood the impact of the waiver. There was no objection to the waiver request and the additional landscape provided.

Councilmember Zimmerman expressed his belief a parking lot with regular sized parking stalls and landscape islands would be sufficient and that there is no hardship.

Mr. Leeds advised some of the aisles are 25 and 30 feet wide. The parking spaces are 25 feet deep with 18 being the normal depth required. He discussed the code requirements for parking spaces.

Councilmembers Jacobs and Stoner were agreeable to building an island with a curb with straight through parking because of utility concerns.

Chuck Flynn, Director of Utilities, described the water mains for water and waste water locations. The pipes are AC pipes, old and subject to potential risk from construction damage. He requested a nominal bond in the event that either line fails and clarified a utility easement.

Mr. Laystrom pledged to work with the Utility Department to address their concerns.

Tom Leventhal, Landscape Architect, advised he was sworn in and understood the proceedings. He described the additional trees that were provided as a courtesy to resident concerns. There are approximately 28 extra perimeter trees.

Councilmember Levy opened the discussion to the general public. There being none, this section of the meeting was closed.

Motion by Councilmember Jacobs, seconded by Councilmember Zimmerman, to approve Item No. 15 request for site plan modification, subject to utilities comments, without the landscape aisles as the plan was described, granting waivers 1, 2 and 3 and a nominal bond for the Utilities Department. Motion carried on the following roll call vote:

Ayes: Jacobs, Stoner, Zimmerman, Fadgen, Levy
Nays: None

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COUNCILMEMBERS' COMMENTS

Councilmember Jacobs wished everyone a Merry Christmas and Happy New Year.

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Councilmember Fadgen wished everyone a Merry Christmas and Happy New Year.

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Councilmember Zimmerman complimented the City's clinic and the staff. He congratulated Chief Harrison for 30 years of service and thanked him for his efforts. He wished everyone a Merry Christmas and a Happy New Year.

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Councilmember Stoner thanked staff for working with Councilmembers.

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Mayor Bendekovic wished every a Merry Christmas and a Happy New Year.

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Councilmember Levy noted American Express was moving from the City. He objected to local municipalities competing against one another. Additionally he questioned the lights in Country Club Estates and noted opposition to removal of the lower lights. He wished everyone a Happy Holiday.

Mayor Bendekovic explained American Express has an opportunity to purchase land that will allow them to consolidate several locations to one location. There was a \$10 million incentive from the City of Sunrise. This is a leased property.

Mayor Bendekovic noted Mr. Butler is working with the homeowners association for Country Club Estates. She indicated the financial information was provided to the homeowners association and that it is an expensive project.

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PUBLIC REQUESTS OF THE CITY COUNCIL CONCERNING MUNICIPAL AFFAIRS

Former Fire Chief Joe Harris wished everyone a Happy Holiday and complimented City officials.

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Dennis Conklin wished everyone a Merry Christmas and commented on the Anniversary of the Boston Tea Party.

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SEALED COMPETITIVE SOLICITATIONS – None.

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WORKSHOP – None.

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Meeting adjourned at 9:05 p.m.

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Councilmember Robert A. Levy, President
City Council

ATTEST:

Susan Slattery
City Clerk

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Minutes was received by the Office of the City Clerk and entered into the Public Record this _____ day of _____, 2014.

Susan Slattery, City Clerk