

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

October 22, 2014

The meeting was called to order by Councilmember Lynn Stoner, 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 introduced Lieutenant Colonel Douglas Fields with South Plantation High School JROTC and Christine Henschel, South Plantation High School Principal.

Lieutenant Colonel Fields announced that the South Plantation High School JROTC program has been invited to Normandy, France in June 2015 to represent the State of Florida in the D-Day commemoration. This is a great opportunity for the students to step foot on the same soil where men and women fought for our freedom. The students need to raise approximately \$70,000 and they are diligently working on fundraisers. Any assistance and/or guidance regarding fundraising is greatly appreciated. Florida Atlantic University has offered \$5,000 from their Foundation and are challenging other Universities in the area to do the same. A Go Fund Me account has been established for anyone in the community who wishes to donate. The website is www.gofundme.com/amjecg.

Mrs. Henschel commented that South Plantation High School is the only school in the State of Florida that was afforded this opportunity. The JROTC team will not only be representing the City but the entire State of Florida. The nomination came as the result of the hard work of her teachers and students in the program.

Councilmember Stoner suggested linking the Go Fund Me website on the City website. She also suggested that perhaps anyone who wishes to chaperone could pay for a student.

In response to Councilmember Levy, Lieutenant Colonel Fields stated that all payments must be completed by May 20, 2015.

Councilmember Levy indicated that as an election season, both on a Local and National level, any leftover campaign money can be directed to specific areas. He suggested that letters be sent to all candidates including the Governor all the way up to the Federal level saying that since this is an avenue where campaign funds can be utilized after the campaign is over that they consider donating towards this trip.

Councilmember Stoner questioned whether the School Board member that represents Plantation has made an announcement at the School Board meeting.

Mrs. Henschel could not say that they have this year; however, they were all alerted at the end of last year when we were first notified.

Councilmember Stoner suggested reminding them again because after the November 4, 2014 elections is when the funds availability comes into play.

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Sharon Kent, Assistant Director of Parks and Recreation, made the following announcements:

- Tennis Under the Stars is Friday, October 24, 2014 between 6:30 p.m. and 10:30 p.m. at Veltri Tennis Center. The cost per couple is \$50 and \$30 for individuals.
- Kids Day Off is Friday, October 24, 2014. There are two programs; one at Plantation Central Park between 7:30 a.m. and 6:00 p.m. for ages 5 through 11, and the other is Share a Pony at the Equestrian Center for ages 4 through 12.
- Family Halloween and Safety Festival is Saturday, October 25, 2014 between 10:00 a.m. and 2:00 p.m. at Volunteer Park. Admission is \$3 for anyone over two years of age.

Councilmember Stoner mentioned that Saturday, October 25, 2014 is also Bring Your Old Prescription Drugs, at Volunteer Park.

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Mayor Bendekovic read a Proclamation designating April 25, 2014 as *Arbor Day* in the City of Plantation.

Danny Ezzeddine, Director of Design, Landscape and Construction Management, accepted the proclamation.

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Mayor Bendekovic presented Service Awards to the following Employees:

*Officer Dale Clark	Police	30 years
*Anibal Guadalupe	Police	30 years
Matthew Taylor	Parks and Recreation	30 years
Lowell Coffman	Parks and Recreation	30 years
Sgt. Douglas Powell	Police	25 years
*Andrew Bacchi	Purchasing	15 years

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*Anthony DeLeon	Parks and Recreation	15 years
Mark DeWalt	Fire Rescue	15 years
*Leslie Ethridge	Fire Rescue	15 years
Stephen Jackson	Public Works	15 years
*Robert Krogman	Utilities	15 years
Sandra Wallett	Fire Rescue	15 years
*Officer Andrew Khaleel	Police	10 years
Robert Palino	Fire	10 years
Victor Pedlar	Utilities	10 years
Roy Malcolm	Landscape	5 years

*Unable to attend.

Congratulations were offered.

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Mayor Bendekovic made the following comments:

- The Annual Firefighters' Barbecue is Sunday, November 2, 2014 at Pine Island Park between 12:00 p.m. and 5:00 p.m.
- The 48th Annual Art in the Park, "Fall into Art", is Saturday and Sunday, November 8 and 9, 2014, between 10:00 a.m. and 5:00 p.m. at Rae Carole Armstrong Liberty Tree Park.
- The Veterans' Day ceremony is Tuesday, November 11, 2014 at Plantation Veteran's Park at 9:30 a.m.
- Plantation Farmer's Market is every Saturday between 8:00 a.m. and 2:00 p.m. at Volunteer Park.

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Mayor Bendekovic advised that today was the public hearing for the Plantation General Hospital relocation of 200 beds. There were close to 150 people at the meeting and she believes that the HCA and Nova Southeastern had close to 45 to 50 speakers. Mr. Lunny and his team along with Brett Butler, City Engineer, and Laney Stearns, Fire Chief, would have made you proud today. This is a blatant attempt not to serve a certain population. Some residents came out and we had about eight speakers. If anyone has any questions, please call Mr. Lunny or herself. We are not allowed to give anymore documents or evidence to ARCA; they will make their decision December 5, 2014. They stated that if they do not get their way they will possibly close the hospital anyway. Technically they are closing the hospital if they relocate and keep the emergency room. Hopefully they will not go along with the threat that they would close the hospital because that would certainly be detrimental to all of our residents as well as residents in the surrounding communities. It would also increase EMS times. This is the only hospital in Central Broward and she hopes they realize that. We did our best and gave 150%. She thanked all of the residents; we had a great response.

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Councilmember Stoner acknowledged Councilmember Zimmerman. He submitted two designs for the Fort Lauderdale A1A Awards and won Honor Awards for a mid-century modern restroom and for the TM Rec Fire Station 78 proposed designed. She offered congratulations.

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Mayor Bendekovic announced that Utility bills can be paid online.

Robert Castro, IT Director, explained that Utility bills can be paid online with credit or debit cards. Go to www.Plantation.org and there is a Pay Your Water Bill icon.

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CONSENT AGENDA

As a Commissioner of the CRA, Mayor Bendekovic has a voting privilege on Item No. 14.

Item Nos. 6 and 9 were pulled for discussion and voted on separately.

Mr. Lunny read the Consent Agenda by title.

3. Request to approve Helicopter Landing at Pine Island Park, on November 2, 2014 as part of the Fire Association's Annual BBQ.
4. Request for authorization to exercise/execute the first of two one-year renewal options for utility repair service (term contract) with Jackson Land Development, LLC expiring November 30, 2015. (Budgeted – Utilities)
5. Request to award an annual contract with two one-year renewal options for the supply/delivery of sodium metaphosphate to Brenntag Mid-South, Inc. at a cost of \$1.08/lb. (Budgeted – Utilities)
7. Approve \$65,700 to purchase the licensing and services from Document Access Systems (DAS) and allow Administration and Information Technology to enter into an agreement with DAS. (Budgeted – IT)
8. Approve Flood Insurance Renewal with Travelers for 2014-2015 plan year in the amount of \$62,334. (Budgeted – Risk Management)

Resolution No. 11967

10. **RESOLUTION** assessing a lien on certain property for the cost to the City of Plantation of its mowing and clearing said property located at 4544 NW 3rd Court. (Donaldson)

Resolution No. 11968

11. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 2 – October 15, 2014 for the Plantation Gateway Development District.

Resolution No. 11969

12. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 2 – October 15, 2014 for the Plantation Midtown Development District.

Resolution No. 11970

13. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 2 – October 15, 2014.

Resolution No. 11971

14. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 2 – October 15, 2014 for the City of Plantation’s Community Redevelopment Agency.

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

Mayor Bendekovic voted affirmatively on Item No. 14.

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Mr. Lunny read Item No. 6.

6. Request to purchase a Toro Groundmaster 4500-D with Universal Sunshade in the amount of \$55,396.10. (Budgeted – Golf)

Councilmember Fadgen indicated that this item requested a waiver of competitive bid and the backup looks like a piggyback type bid for a piece of equipment for the golf course. It piggybacked on a national IPA account. The backup only has information relating to a purchase two years ago and he is not sure it is the same equipment from Tucson, Arizona. He does not get the sense that the price shown is what they would get if they tried to buy it on the open market. He questioned if there is more backup that might make him comfortable with waiving the competitive bid process for this item.

Ms. Kent explained that the total price of the equipment is \$55,396.10 and it is based on the IPA account. Her information states that we have that account and she did not have any other backup to provide at this point. She stated that the current piece of machinery is about to fall apart; it has been the original piece since the Plantation Preserve opened. It is not very useful to the crew anymore.

Councilmember Fadgen mentioned that there must be a lot of trust in our piggyback process with other municipalities or the State of Florida and that the bid is the result of some competitive bid process and that is the lowest price. He does not know much about the National IPA Organization and he does not have a comfort level from the documentation.

In response to Councilmember Stoner, Councilmember Fadgen indicated that he was looking for Mr. Romano prior to the meeting; however, he is not here.

Motion by Councilmember Fadgen, seconded by Councilmember Jacobs, to continue Item No. 6 until the November 12, 2014 meeting. Motion carried on the following roll call vote:

Ayes: Zimmerman, Fadgen, Jacobs, Stoner
Nays: Levy

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Mr. Lunny read Item No. 9.

Ordinance No. 2520

9. **ORDINANCE** Second and Final Reading pertaining to the subject of medical marijuana; providing findings; providing regulations; providing a savings clause; and providing an effective date therefor.

Dennis Conklin, resident, was present. He thanked the Council and Mayor for taking what he hopes will be an unnecessary action. The item is drawn up to inhibit the distribution of marijuana should the ballot issue, Amendment #2 for legalized marijuana, pass. He encouraged other municipalities to follow Plantation’s mature responsible actions in formulating this ordinance. He also encouraged everyone to look at page 2 of their ballot and mark “No” on amendment #2. For further information go to www.don'tletflgotopot.com.

Motion by Councilmember Jacobs, seconded by Councilmember Zimmerman, to approve Ordinance No. 2520 as presented. Motion carried on the following roll call vote:

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

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ADMINISTRATIVE ITEMS – None.

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LEGISLATIVE ITEMS

Mr. Lunny read Item No. 15.

15. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, CREATING A HISTORIC PRESERVATION PROGRAM FOR THE CITY; AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.

A Memorandum dated October 16, 2014, to Mayor Bendekovic and Members of City Council, from Quentin E. Morgan, Assistant City Attorney, follows:

I. Background

Broward County, on September 24, 2014, adopted a major code revision to its Historic Preservation Ordinance. The Legal Department participated in that process and provided comments and offered accepted revisions to the County ordinance prior to its adoption. In that ordinance it states in pertinent part that it will be effective Countywide and within a municipality to the extent a municipality does not have an ordinance that preserves historical sites and structures and that prohibits ground disturbance of archaeological historic resources. It goes further to state that the municipal ordinance shall control the historical sites and structures, and archaeological sites, or both, within the municipality, provided the municipality has adopted an ordinance protecting historic resources or archaeological sites, and County ordinance shall not be applicable within the municipality.

The City currently has no historic preservation ordinance in place and as such is governed by the County law.

II. Proposed City Ordinance

In reviewing the County ordinance, its provisions were satisfactory to carry over to the City ordinance with few exceptions. Accordingly, the proposed City ordinance mirrors the County's in most respects. The following are the notable differences: (a) The size of the Historic Preservation Board is comprised of five (5) members; (b) Only the City Council and the Property Owner may nominate a property as a historic resource; and (c) The permissive statutory tax exempt provisions have not been added.

The most important aspect of the ordinance is that it retains, as contemplated by the County ordinance, the City's home rule over this subject. This will allow the Council to adapt and adjust to conditions in the City as necessary.

The Ordinance is now ready for First Reading.

Mr. Lunny referenced the Memorandum by Mr. Morgan and summarized that the County amended its Historic Preservation Law and has more clearly indicated that Cities can opt out of the County program if they adopt their own Historic Preservation Ordinance. This ordinance was prepared at the Administration's request so that the City can administer its own program and not fall within the County's program. The substance of the law is very similar; however, the process that the City proposes is slightly different. One of the City's main points of contention with the County was that it should not be that unelected Board members initiate applications that affect public or private property. We pointed out to the County that we would prefer that elected representatives, which have a different perspective than appointed Board members or the property owner, should be the one that initiates applications that affect real property rights and that is within the City's ordinance. Secondly, we wanted to make sure that the Council controls the decisions concerning historic preservations, designating property and approving or not approving permits be advisory from the Board to the Council that will make the decision. This is consistent with the City's culture in terms of its site plan like functions. This ordinance is also a little different in that it indicates that any elected official can make nominations for Board appointments; appointments should be confirmed by Resolution of the governing body and the appointment should be from learned disciplines, land use lawyer or a developer in an effort to make the membership more professional.

Councilmember Fadgen referenced Page 10, lines 422 to 440. He mentioned that in addition to a licensed architect and attorney we are looking for a practicing or retired professional in "each" of these categories. He questioned if they only have to have one of these categories.

Mr. Lunny clarified that it says, "The remaining three members shall come from these areas". With regard to the categories, they only have to have one.

Councilmember Zimmerman mentioned Councilmember Fadgen's reference about appointees to the Board and the categories. Although he agrees with the categories, he would also like to see that we have a resident who has been here 30 years. Members of the Boards may have all these designations; however, someone who has lived here all of their life may have some real insight on a historic value of a building compared to someone who is educated in some of these disciplines. There is a statement at the end that says, "In the event no qualified individual has expressed interest" so he imagines it could fit in there. He does not want the ordinance to say, "We have another qualified candidate because there are five qualified people on the other eight divisions".

Mr. Lunny indicated that it can and noted that is how the ordinance currently reads. That is a policy decision for the Council. He stated that part of the process issue encountered resulted from people who were not professionals and who were acting in a way the City felt was contrary to their due process interests. The law previously was not as clear as it is now in terms of opting out. The desire is that the Declaration of Historic Preservation can add significant and meaningful economic impacts so it was felt that having professional or learned experiences appropriate.

Mayor Bendekovic thought that perhaps the President of the Historical Society would be one of the members if that happened; usually the President of the Historical Society is a resident. Sometimes they are not a resident but they do have the history of the City. She questioned if that mirrored with the County.

Mr. Lunny replied no. The substantive provision; the appointment and process provisions are different.

Councilmember Zimmerman agreed with Mayor Bendekovic as far as the Curator of the museum but maybe that person did not live here.

Mayor Bendekovic clarified that she was not saying the Curator, she was saying the President of the Museum. The Curator is an employee of the City and you do not want that.

Councilmember Jacobs stated that all you have to do is add on #9 someone who has been a resident for 30 or more continuous years.

Councilmember Zimmerman indicated that he would like to see that.

Councilmember Levy and Councilmember Jacobs concurred.

Councilmember Zimmerman mentioned Page 15, Item 639, new construction. The backup did not have the County ordinance and it was just received today. He did not have a chance to compare the County ordinance to our ordinance. He questioned the part that talks about new construction and whether it mirrors the County.

Mr. Lunny advised that he did not write this but it is his understanding that it is.

Councilmember Zimmerman stated that his concern is that in new construction, whether it be a new addition to a building or whether it be a new building on the same site as the Historic Preservation Building. This reads as if this new portion has to match the existing historic building and that necessarily does not need to happen to keep the building historic.

Mr. Lunny indicated that he would have Mr. Morgan look at it.

Mayor Bendekovic referenced #6 and read the following, "All additions shall be designed to compliment" so that means it does not have to be exact but it needs to be in terms of scale, shapes and materials.

Councilmember Zimmerman stated that there are a lot of other items, 1 through 5, that speak more matching than complimentary. He noted that the cover memo says Item C. Evidently Item C, the permissive statutory tax exemption provision, has not been added. He does not know what that means. If someone is willing to designate a building or something historic and there is some tax credits they can take credit for, perhaps we should allow that considering the monetary expense it is to be a historic structure.

Mr. Lunny advised that is a policy decision. He thinks that our perspective is not to give that up given our financial circumstances. If that is something the Council wants to do it will be added.

Councilmember Zimmerman believes it is important if we are going to preserve history and ask owners to abide by this ordinance. We want to save buildings and there are not that many or that will come about in the foreseeable future.

Councilmember Stoner questioned what a tax exemption means to him.

Councilmember Zimmerman indicated that he would like to see whether it is property taxes or other taxes, he does not know what the provision was in the County ordinance. During discussion with Mr. Morgan, he also was not sure what tax benefits were in that.

Mr. Lunny advised that he would report that for Second Reading.

Mayor Bendekovic mentioned that only you or the property owner can say that.

Councilmember Stoner commented that the Town of Palm Beach also has architectural guidelines with their Historic Designation. We have talked about architectural guidelines not existing and she questioned if it would make sense for us to have an additional exhibit about architectural guidelines.

Councilmember Jacobs stated that we do not know where the architecture is going to be.

Councilmember Stoner noted that we can specifically say that windows have to be replaced in a certain style whether it is new or old material in the same style to match.

Councilmember Levy commented that to preserve it has to be in the same style and if it is not we need to clarify it.

Councilmember Stoner requested that Mr. Lunny look at the Town of Palm Beach. She knows it is unique because it is a unique area. Perhaps there is something that could compliment what we are trying to achieve. We can always expand later.

Mr. Lunny clarified that Councilmember Stoner would like more detail on architectural treatments in terms of preservation of architectural treatments.

***Motion by Councilmember Jacobs, seconded by Councilmember Zimmerman, to approve Item No. 15.
Motion carried on the following roll call vote:***

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

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QUASI-JUDICIAL CONSENT AGENDA - None.

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QUASI-JUDICIAL ITEMS

Mr. Lunny read Item No. 16.

Resolution No. 11972

16. **RESOLUTION** APPROVING A 2,460-SQUARE-FOOT MENTAL HEALTHCARE ESTABLISHMENT AS A PERMITTED CONDITIONAL USE, TO BE LOCATED IN THE SPI-3 (PLANTATION MIDTOWN) ZONING DISTRICT, PROPERTY LYING IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AND DESCRIBED AS THAT PORTION OF PLANTATION COMMUNITY PLAZA, AS RECORDED IN PLAT BOOK 80, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING FURTHER DESCRIBED IN EXHIBIT "A" TO THIS RESOLUTION, LOCATED AT 130 SOUTH UNIVERSITY DRIVE, SUITE B, C & D OF UNIT #2, AND PROVIDING AN EFFECTIVE DATE THEREFOR. (HORIZON BEHAVIORAL CENTER)

A Staff Report dated October 22, 2014, to the City Council, from the Planning, Zoning and Economic Development Department, follows:

REQUEST: Confidential use approval for nine (9) mental health practitioners within a 2,460-square-foot mental health care establishment (Horizon Behavioral Center) in an SPI-3 zoning district.

EXHIBITS TO BE INCLUDED: Planning and Zoning Division report and application.

ANALYSIS:

Section 27-51 of the Code allows the Planning, Zoning and Economic Development Director to administratively approve "conditional use" applications under 4,000 square feet after mailed notice to the City Council and property owners within 300 feet of the subject site. The Director's administrative decision becomes final fourteen days after notice unless a resident or elected official objects within 14 days, in which case the approval is withdrawn. The applicant may request a formal determination by City Council with re-notification of property owners within 300 feet.

In this case, the applicant filed an application requesting administrative conditional use approval for a 2,460-square-foot mental health care establishment (Horizon Behavioral Center) in an SPI-3 zoning district. Staff notified elected officials and property owners within 300 feet of the subject site and an objection was received within the 14-day notice period. Based on the objection, the Planning, Zoning and Economic Development Director has withdrawn his approval and referred the request to the City Council for consideration.

Horizon Behavioral Center is a mental health care provider that is currently located at 7860 Peters Road. The applicant would like to relocate to 130 South University Drive within the Office Villas of Plantation, located behind the Plantation Community Plaza.

The office is located in Unit 2, within an existing one/two-story office building, setback about 25 feet from the west lot line of the O.P.W.C.D. canal right-of-way. The canal right-of-way is 100 feet wide. The back yards of single-family homes (Eldorado Estates) are located on the east side of the canal.

The applicant indicates (i) a psychiatrist (M.D.) will share space with eight licensed mental health care professionals, and (ii) the eight mental health care professionals will provide services on a part time basis at varying times and days. The proposed hours of operation are Monday to Saturday from 8:00 a.m. – 9:00 p.m.

STAFF COMMENTS:

PLANNING AND ZONING: If approved by the City Council:

1. Applicant shall not provide on-site storage or dispensing of drugs.
2. Approval is limited to nine (9) licensed mental health practitioners, including M.D.
3. Local Business Tax License approval shall be subject to the conditions of this report.

DESIGN, LANDSCAPE & CONSTRUCTION MANAGEMENT: Staff has no objections to the conditional use request.

1. There is a missing code required tree in the planting island on the NWC of the building. The planting of a Live oak tree, 12'-14' x 6'3" caliper, FL #1 or better in quality is required in this location.
2. There are missing code required trees in the landscape pedestrian zone along the northern side of the building. The planting of two trees, Crepe myrtle, Pink tabebuia, or Yellow tabebuia, 12' x 5'2" caliper, FL #1 or better in quality is required in this location.
3. Please contact Diana Berchielli at 954-797-2248 regarding this matter.

BUILDING DEPARTMENT: No objection, must meet FBC 2010.

ENGINEERING: No objection.

FIRE DEPARTMENT: No objection as to this conditional use request with the understanding that, prior to its occupancy, these premises will require a fire inspection to verify compliance with applicable codes. Any violation that is encountered will have to be corrected prior to occupancy. Additionally, any demolition and/or construction will require signed/sealed plans and applicable building permits.

UTILITIES: No objection, additional capacity charges may apply.

POLICE:

The following CPTED recommendations are for shopping centers, office buildings and public parking that deal with preventing public robberies, shoplifting, employee theft, and other crimes inside the businesses.

The following design measures apply to areas and facilities that are in the public area outside and inside the individual stores and other businesses.

The CPTED guidelines discussed are for office buildings that can be applied on a case-by-case basis in the design of buildings that have offices. Although facilities at this particular location will be used primarily for office and clinical use, the following suggestions are recommended but not mandatory.

Lighting Recommendation

High-intensity, uniform lighting should be provided in all parking areas, outdoor walkways, plazas, etc. Lighting should not be provided in areas that people should not be in at night. Fixtures should be resistant to vandalism.

Office Security Recommendations

Protecting the office and employees from vandalism, theft, and personal attacks. The first area deals more with the actual office itself-its layout, alarm systems, and so on. Office design should stress wide, open areas with clear sight lines. Hallways and offices should be open and have no nooks or crannies where an intruder could hide in the shadows. All areas should be well lit, especially after hours when employees might be working alone or in small groups. Mirrors in stairwells and inside and outside of elevators allow employees to see around corners or past obstructions.

Doors and window are the most obvious access points to an office and should be secure. Avoid double doors because they are easily hinged open. Ideally, entranceway doors – particularly those used for deliveries, etc., should be steel or steel-sheathed. This helps with security and also aids in fire prevention. Door hinges should face inward whenever possible; use non-removable pins and screws if it is not possible. Simply upgrading hinges and door locks is one of the cheapest and most effective security steps a business can take.

Deadbolt locks are best, whether they are electronically controlled or manual in nature. Combination locks on washrooms and other common areas are also an excellent option. Employees don't have to carry keys and the combination can be changed frequently. All windows should use key locks, and window near the ground level or fire escapes should have steel bars or lockable gates that meet local fire codes. Provide adequate security systems, alarms, CCTV for surveillance of parking lot.

Access-control systems that establish “point of control” access over an office. That means that all tenants and guests are routed through a control areas before admittance is authorized. The control point can be as low-tech as a sign-I sheet or as high-tech as an elaborate system to scan the fingerprints. Most common is the use of access cards or “swipe cards”. These cards are electronic “keys” – the user passes a part of the card through an electronic reader stationed outside a door, and, if the person is authorized to enter, the door is unlocked.

Alarms Recommendations

Alarm systems are another popular office security tool. There are two primary types of alarm systems, those that sound a loud siren or other noise when a break-in is detected, and those that send a silent alarm directly to a security company or to the police, who will respond to the alarm. The type of alarm chosen depends in large part on where the business is located.

Mr. Lunny indicated that this item was initially approved by the Planning, Zoning and Economic Development Department. It was published pursuant to the call-up privilege where if any objection was received within the 14-day notice then staff would defer the item to Council. An objection was received, approval was withdrawn by the Director and the item was referred to Council. There is a note from Eldorado Estates Association, Inc., indicating that this Association has withdrawn its objection. He does not know if there were other objections beyond this one. If there were, he assumes that the hearing should continue. If not, then perhaps the issue has been addressed. He suggested hearing from Mr. Leeds on that topic.

Councilmember Stoner questioned if there was anyone wishing to speak on this other than Eldorado.

Motion by Councilmember Jacobs, seconded by Councilmember Zimmerman, to approve Resolution No. 11972 as presented. Motion carried on the following roll call vote:

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

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Mr. Lunny read Item No. 17.

17. REQUEST FOR SITE PLAN AMENDMENT AND SIGN SPECIAL EXCEPTION FOR TESLA MOTORS CHARGING STATION LOCATED AT 801 SOUTH UNIVERSITY DRIVE.

A Staff Report dated October 22, 2014, to the City Council, from the Planning, Zoning and Economic Development Department, follows:

REQUEST #1: Site plan modification approval; and

REQUEST #2: Sign Special Exception.

WAIVER REQUEST:

From: Section 27-741(f), which prohibits the discontinuance or reduction of required parking facilities.

To: Allow up to 12 parking spaces designated for Tesla charging pedestals and charger enclosure.

SPECIAL EXCEPTION REQUEST:

From: Section 22-33(f), which allows spanners up to four square feet in area for fuel pumps associated with gas stations.

To: Allow spanner signs for eight (8) Tesla electric vehicle-charging pedestals.

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

ANALYSIS:

The applicant requests site plan modification to place a vehicle charger enclosure with eight Tesla charging pedestals adjacent to SW 10th Street along the south lot line of the Fountains Shopping Center. The unroofed charger enclosure is 13 feet wide, 19 feet long, and enclosed by an eight-foot high wall with brick veneer to match the existing shopping center.

The charger enclosure is located nearly 400 feet behind Chili's and is set back about 20 feet from the SW 10th Street right-of-way (ROW) line. Both the charger enclosure and designated charging spaces (300+ feet behind Chili's) will occupy up to 12 existing parking spaces. A four-foot high transformer is located between SW 10th Street and the charger enclosure.

Tesla provides the electricity free and the charging pedestals will only fit Tesla vehicles. Tesla has indicated the vehicle price includes free electricity for the life of the vehicle. To that end, Tesla says it is constructing unmanned charging facilities throughout the country, especially along the east and west coasts. Staff has asked Tesla to explain how they will respond to maintenance issues since the facility is unmanned.

The vehicle charging pedestals are located at the south end of each parking space. Each pedestal is 5'6" high, 2'2" wide, and 10' thick (see sheet A-8). The word "Tesla" (defined as a spanner if the pedestals were gas pumps) is located at the top of each pedestal and faces both the parking lot and SW 10th Street. The top of each pedestal and the word "Tesla" are internally illuminated from both directions as well.

Section 22-33(f) of the code allow sign spanners up to four square feet in area for service station fuel pumps but does not address spanners for the unmanned electrical charging pedestals. The applicant has requested a sign special exception to allow one spanner for each charging pedestal measuring approximately 0.5 square feet in area. While the sign special exception relates to a service station sign regulation, staff does not consider the proposed use to be a service station as described in the zoning code.

Section 27-741(f) prohibits the discontinuance or reduction of required parking facilities. The applicant has requested a waiver to allow up to 12 parking spaces for the charger enclosure plus the eight Tesla parking spaces. Tesla proposes to identify the spaces on a separate non-illuminated sign stating "Tesla Electronic Vehicle Parking". While the signs suggest the spaces are reserved, Tesla is not requesting the spaces reserved for the exclusive use of Tesla vehicles.

The City Council has previously granted three parking waivers to the Fountains Master Plan parking, one for each apartment building and a third 98-space waiver to allow additional restaurants in the main street are (Lime Fresh, Five Guys, etc.). If staff evaluates shopping center parking only (excluding the apartment buildings and retail outparcels not owned by DDR), the 98-space waiver is about a 6% reduction. The waiver of 12 more spaces increases the prior Council reduction from 6% to 6 ¾%, or a net reduction of about ¾%.

STAFF COMMENTS:

PLANNING AND ZONING: No objection based on the following:

1. Zoning staff does not consider this facility to be a "service station" but an accessory use to a shopping center parking based on the following:
 - a. The proportion of charging spaces to total shopping center parking spaces.
 - b. The location of the charging pedestals and the charger enclosure with respect to University Drive, SW 10th Street, landscaping, and building location.
 - c. The appearance and size of the charging pedestals and the charger enclosure.
2. Tesla agrees to the following:
 - a. The designated charging parking spaces are not "reserved" for Tesla vehicles.
 - b. All staff comments, plus rotating the charger enclosure 45 degrees to the east to eliminate the line-of-site vision concern in Engineering Comment No. 6 and "door swing out" concern in Engineering Comment No 7.

ENGINEERING DEPARTMENT:

1. The drawing is not scale. Please provide in an Engineering scale no smaller than 1'=50'. 10-01-14: Comment not addressed. The Topographic Survey has been reduced. Sheet A-1 has been reduced. Sheets A-2 through A-6 are still in an architectural scale.

2. Please label the street next to the proposed plan. 10-01-14: Comment partially addressed. Please label on all affected plan sheets.
3. Please show the complete drive aisles, with dimensions, for both the east-west and north-south aisles. 10-01-14: Please provide on both existing and proposed.
4. Please show the whole area to the north and west of the equipment room, including the entrance drives.
5. Parking spaces are either 18 feet with a wheel stop or 16 feet with a curb and two-foot landscape overhang. 10-01-14: Comment not addressed.
6. As shown, the equipment room still blocks line of site for both spaces. When discussed, it was to be located more in the green area to avoid a site distance issue. 10-01-14: Comment not responded to.
7. Please provide dimensions for the equipment room on the site plan. As shown, the doors will open into the drive aisle. 10-01-14: Comment not addressed.
8. The charging stations appear to be in the middle of two spaces. How do you know which one to use or is it always on the right side of the car? 10-01-14: Comment not responded to.
9. Sheet A-3 shows asphalt being cleared yet there are no restoration plans. Please provide asphalt restoration area and detail and associated signing and marking.
10. Please provide a Type D curb detail, the one submitted is incorrect.
11. Please dimension all curb lengths on the plans.
12. Plans state they are "Not To Be Used For Construction". Please remove prior to permitting.

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 may 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 Broward County and/or SFWMD may be required and a copy(s) provided to the Engineering Department 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.

TRAFFIC CONSULTANT: See Engineering.

DESIGN, LANDSCAPE & CONSTRUCTION MANAGEMENT:

1. Sheet BP-1 shows a proposed primary conduit path connecting from an existing transformer on the southern side of SW 10th Street to the proposed utility transformer; please show the existing trees in line with the proposed conduit path and the impact the trenching path will have on the existing, mature trees along SW 10th Street.
2. If the proposed trenching will negatively impact the existing trees, staff requests that the conduit be bored under the tree roots at a minimum depth of 36" to avoid damaging the trees. Please submit a proposed boring profile reflecting this.
3. Please show the proposed primary conduit path in gray scale on the planting plan.
4. Staff has a concern with the open space between the proposed utility transformer and the equipment enclosure as this space could be conducive to vandalism, loitering, and other types of crime and disorder.

- Staff recommends either moving the utility transformer closer to the equipment enclosure or heavily planting this space.
5. The proposed hedge along SW 10th Street must be planted a minimum of 3' off the edge of pavement (the sidewalk).
 6. The proposed utility transformer must be screened at time of planting on three sides.
 7. The proposed Azalea hedge is suited for zones 7-9 and requires full sun.
 8. Please include spread and spacing on all proposed plant material. At time of installation the tips of hedge material must be touching.
 9. Please specify the species of tree to be planted in the relocated planting island.
 10. Please include the spread on the proposed tree to be planted.
 11. Please note on the plant schedule that the proposed tree will be field grown/balled and burlapped.
 12. Please label all sod areas.
 13. Please use the City of Plantation Tree Planting detail in lieu of those submitted; they are available online: <http://www.plantation.org/Landscape-Architecture/details-notes.html>.
 14. Please include Tree Protection details as per City codes; 2" x 4" posts, 48" in height, with three 2" x 4" rails spaced equally. Please note on plant that appropriate tree protection barriers will be placed around all existing trees within the construction zone.
 15. Three inches 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.

BUILDING DEPARTMENT: No objection.

FIRE DEPARTMENT: No objection as to this site plan modification request with the understanding that the applicant and/or owner are aware that additional conditions may arise upon review of all required permitting plans.

POLICE DEPARTMENT:

The following C.P.T.E.D. recommendations are for the following design measures which apply to the rear of 801 South University Drive, Plantation. A proposed 12 electric car charging station.

Security: Recommendations

Provide adequate security systems, locks, and alarms, etc. Use of a permanent "no trespass" sign displayed for unauthorized individuals on the existing structure.

Construction phase: Recommendations

Safety protocols should be in place to ensure pedestrian/motorist safety during construction phase along the parking lot of 801 South University Drive.

Construction site and equipment should be enclosed with proper use of "no trespass" signs displayed for unauthorized individuals. Reference to F.S.S. 810.09 d (1)

UTILITIES:

No objection providing no structures are installed in any water or sewer utility easements. There does not appear to be any conflict based on conceptual plans.

Councilmember Zimmerman expressed concern about an eight-foot building on the corner at the entryway into this shopping center, which will be seen going down SW 10th Avenue. He does not mind the parking spaces and believes this is good for the shopping center. His concern is with the location of the building.

Councilmember Stoner commented that an enclosure is shown that shields it from the street.

Councilmember Zimmerman believes there is a new rendering that Council has not seen.

Bill Whiteman (sic), developer for Tesla Motors, was present. He stated that they are incredibly flexible on what the enclosure is made of. In this particular scenario they chose to make it out of red brick to match the existing structures at The Fountains Shopping Center. Each of the two parking spaces require a super charger, which is essentially a refrigerator. It is a seven-foot tall, 3' x 3'-square-foot cabinet. When opened, it is full of power electronics and an air conditioning unit. It is basically an air conditioner with a large computer inside. To power eight stalls they need to include four super chargers within 100 feet of the furthest charging stall. Along with that is also the switch gear.

Councilmember Stoner questioned how long it takes to charge.

Mr. Whiteman indicated that a Tesla would be able to obtain a 50% charge in roughly 20 minutes and a full 100% charge in about one hour. The reason they are in Plantation is to connect the existing network. They have a site in Port St. Lucie on I-95 and another in Fort Myers on I-75. They felt that Plantation was a nice merge and as people head for Miami or down into the Keys they would be able to stop, charge their car, enjoy a handful of quality amenities and be on their way.

Councilmember Stoner questioned the cost of a Tesla.

Councilmember Levy mentioned that they are coming down in price in two years.

Mr. Whiteman stated that their business plan is modeled on electronic devices. They are following the same business model as cell phones. Their first model was a Roadster two-door coupe; it did 0 to 60 in 3.5 seconds and went 240 miles in 2008. That car started at about \$150,000. Model S is the world's first luxury electric sedan. It starts at \$69,900 and can run quite a bit higher if you insist on the model that does 0 to 60 in 3.2 seconds, which is the fastest production sedan in the world. Into next year they will be introducing an SUV starting at roughly the same price. Just a few months ago they broke ground on a facility in Nevada where they will manufacture more kilowatt hour storage capacity of batteries annually in the United States that are currently being manufactured globally. Part of the reason electric cars are so expensive is because there are not enough batteries in the world to power them. Once the battery is complete and online in 2017, they intend to have a vehicle on the market that achieves a \$35,000 price point before any tax incentives. In collaboration with this network these are completely free. There is no mechanism at point of use for someone to pay for this service. Currently, Tesla vehicles are the only ones that can use them. They recently opened all of their patents to the other OEM's. The problem is that no one else makes a battery pack that is big enough to handle the power input. Other fast chargers out there are roughly one-third the speed of this system; the others are a 50 kilowatt hour charging system and theirs is 135 kilowatts. It is a fast and free solution.

Councilmember Stoner questioned what kind of maintenance has to be done in upgrades on the equipment.

Mr. Whitman advised that it is minimal. Currently, they have a little Tesla in three-inch lettering that lights up because people could not find them at night. They are going back to the first 90 sites installed and replacing the pedestals, which is about a one-hour process. In terms of other standard maintenance, all of their service teams throughout the country are trained; they received specialized training to maintain these. What is really unique about this system is that they are the only manufacturer that is actively pursuing a nationwide infrastructure. The others are coming out with cars but waiting for some mystical third parties to come along and build a system. It is hard to make money on electricity unless you are a utility so they give it away for free. When one of their cars plugs into the equipment a handshake takes place. The power electronics inside the enclosure register the car and once it is unplugged the file goes into a little folder and once every few days it sends data to California. If there is ever a problem the packets go out immediately so the customers do not have to tell them that something is wrong; the system tells them. They are all connected to the Internet.

Councilmember Jacobs mentioned battery swapping, which is something that is planned for the future. He questioned the plan as far as the location of the battery swap locations. He questioned if Plantation would be a place they would also want to do that.

Mr. Whiteman stated that is yet to be determined. From what he knows about that, they are underway installing their first one in the L.A. market. They have committed to providing that service as time goes on. From the time they break ground until they are finished is about three weeks. Installing a battery swap station is a big can of worms. What has been said is that they will focus on the major markets first. His belief is that once the first ones are finished in California they will probably hit the New York market; Boston, D.C., and they will be in Miami sooner than later. This is the first one they are building down here. The last two days of this week they were planning out next year and the key word they are looking at along with connecting routes is also density. They have had great success in Florida this year. I-75 from Fort Myers to Atlanta is just about done; Ocala is going to turn on Friday. You will be able to go from Atlanta to Fort Myers.

Councilmember Jacobs questioned I-95; St. Lucie going to Jacksonville.

Mr. Whiteman stated they are going to Port Orange, St. Augustine. They are coming into Jacksonville next year and then in Savannah, Georgia, all the way up.

Councilmember Stoner questioned the term of their lease.

Mr. Whiteman advised that their partner here is DDR. They are on a ten-year lease plan and their hope is that it extends beyond that.

Motion by Councilmember Jacobs, seconded by Councilmember Levy, to approve Item No. 17. Motion carried on the following roll call vote:

Ayes: Fadgen, Levy, Jacobs, Stoner

Nays: Zimmerman

* * * * *

Mr. Lunny read Item No. 18.

18. REQUEST FOR SITE PLAN, ELEVATION AND LANDSCAPE PLAN APPROVAL FOR PLANTATION COMMUNITY CENTER AT KENNEDY PARK LOCATED AT 5555 PALM TREE ROAD.

A Staff Report to the City Council, dated October 22, 2014, from the Planning, Zoning, and Economic Development Department, follows:

REQUEST: Site plan, elevation and landscape plan approval to construct a 10,955-square-foot community center.

WAIVER REQUEST:

1. From: Section 13-41(a)(b)(c). Pedestrian zones along building facades.
Landscape pedestrian zones shall extend the full width of each façade which abuts a parking or vehicular use area; the minimum width of such landscape zone shall relate to the adjacent structure's wall height.
 - *10' required along the southeastern façade – 3' planting space plus 5' paved area = 8' provided.*One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width.
 - *Six trees required along the southeastern façade – 0 provided.*
Mitigation for the six trees required in the landscape pedestrian zone has been provide on the submitted landscape plans.

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

REVIEW COMMITTEE RECOMMENDATION: NO OBJECTION to the project moving forward. (September 23, 2014)

ANALYSIS:

The subject property is zoned CF-P (Community Facility) and is currently developed with a City Park on approximately 9.5 acres. The property is located on the north side of Palm Tree Road and is bound on north, south and east by single family residential uses and on the west by public tennis courts.

This proposed community center replaces the previously approved community center in the same general location. The CF-P district requires application of B-6P district development regulations.

STAFF COMMENTS:

PLANNING AND ZONING:

1. A comparison of required and proposed B-6P development regulations is as follows:

Min lot size	Minimum 20,000 square feet (Existing lot is 9.4 acres)
Min lot width and depth	Minimum 125 feet (Depth and width both exceed 200 feet)
Front, side and rear setbacks	25 feet for one story (90 feet or more proposed)

Lot coverage	Max 30% for one story (7% proposed)
Floor area ratio	Max .3 for one story (.07 proposed)
Height	5 stories or 55 feet (one story proposed)
Parking (1 space/400sf.)	26 spaces required (94 spaces or approximately one space/113sf. of floor area proposed)

The proposed plan meets the required development regulations.

ENGINEERING DEPARTMENT:

Site Plan Comments:

1. The site plan does not reflect required signage and pavement markings in the area of the proposed circular access drive and existing traffic circle. Signage is not reflected at the two (2) proposed striped crosswalks. Directional arrows are recommended to clarify traffic circulation, particularly as traffic engages the traffic circle. Please revise the site plan accordingly.
2. The site plan submittal does not include typical detail(s) or conceptual civil drawings to clarify proposed pavement grading and elevation relationship to proposed walkways (i.e. – are the concrete walks elevated above finished pavement grade? Curbing?) Please revise the site plan accordingly.
3. Please revise the site plan to dimension the proposed circular drive width. Code requires a minimum width of 25 feet.
4. The site discharges storm water runoff directly to the existing canal fronting the property. The canal is owned and operated by the Old Plantation Water Control District (OPWCD). Please revise the note for “Utilities” on Sheet AS-101 to include reference to OPWCD.
5. The proposed concrete walkway meandering through the green area in front of the circular driveway is not needed for ADA/pedestrian accessibility and creates a pedestrian crossing at the entrance to the circular drive that could be avoided. Suggest removing the meandering walkway.
6. The two-way drive aisle to the east of the traffic circle, dimensioned at 20 feet, does not comply with the code required minimum dimension of 25 feet. Please revise the site plan accordingly.
7. Flood zone information on sheet AS-101 is outdated. The correct flood zone information is as follows:
City of Plantation Community No. 120054
FIRM Map and Panel No. 12011C0363H
FIRM Panel Effective Date: August 18, 2014
FIRM Flood Zone: 0.2 PCT Chance Annual Flood Hazard (Shaded-X)

Please revise the site plan accordingly.

8. All vertical elevations on the survey, site plan and other design drawings must be referenced to NAVD 1988. Please revise the survey and site plan accordingly.

Permitting Comments

Note: No conceptual civil drawings were submitted for review. 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.
2. A Maintenance of Traffic (MOT) plan will be required. Please meet with Engineering to discuss.
3. Drainage calculations complying with Chapter 9 of the City Code, signed and sealed by a professional engineer registered in the State of Florida will be required.
4. A copy of a Surface Water Management permit or letter of permit exemption from the OPWCD will be required.

DESIGN, LANDSCAPE & CONSTRUCTION MANAGEMENT:

Site Plan:

1. Code requires landscape pedestrian zones (lpz) to extend the full width of each façade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building and shall relate to the adjacent structure's wall height. (Paved areas in the lpz may not constitute more than 5' of required lpz.)
 - a. 10' lpz is required along the southeastern façade – 3' of planting space plus 5' paved area = 8' has been provided.
2. Screen above ground utilities on the planting plan with live greenery, including FPL boxes, etc. Please make a note to this effect on the plans.
3. Please show existing and/or proposed lighting on landscape plans; light poles must be a minimum of 15' from any tree/palm planting to avoid interference as the tree matures.
4. Please include Landscape Contractor's general notes.
5. Please add the current City of Plantation City Notes available online: <http://www.plantation.org/Landscape-Architecture/details-notes.html>; please keep the "General Notes" on the landscape plan.
6. A minimum of one tree is required every 30 lineal foot, or fraction thereof, of façade width (three palms = one tree).
 - a. Six trees required along the southeastern lpz.
Waiver requested – the required trees under this code will be mitigated on-site as per the landscape plans submitted.

At time of permitting please address the following:

1. Please note on plans that the contractor will coordinate with City staff prior to the installation of the irrigation system throughout the new planting areas. Please remove the container size on the proposed hedge material and ground cover.
2. Please note on plans that all trees and palms will be field grown/balled and burlapped.
3. Please include the spread on the proposed trees.
4. Please include the spread on all ground cover.
5. The proposed plant list shows 10 WB, the plant key on the planting plan shows 9 WB, there are 10 WB palms on the planting plan – please correct the quantity on the plans.
6. Foxtail palms require a high level of maintenance as they are high feeders with regards to fertilization.
7. Palm 17, Royal Palm, shows "dead – no head" under the condition; in lieu of this palm remaining on-site please show this palm to be removed.
8. Please clarify the condition of Royal Palm 45 and 46 – the space under condition is blank.
9. The tree disposition plan states that Sabal palm 30, 31, 32, and 33 are to remain – the planting plan shows these palms to be transplanted to new location – please clarify the conflicting statements.
10. City staff will confirm the condition and disposition of all existing trees and palms in the area of construction.

BUILDING DEPARTMENT: No objections.

FIRE DEPARTMENT:

1. Fire apparatus cannot exit property under the current configuration.
2. Building shall be protected by a complete fire sprinkler system.

POLICE DEPARTMENT:

Statement of purpose:

The purpose of this survey is to provide some security recommendations for this location. This report is only advisory and is not intended to identify all of the security weaknesses or to in any way warrant the adequacy of all present or future security measures your business may take, whether or not recommended. Implementing of enclosed recommendations should:

- Reduce opportunities for criminal activity.
- Create a “Target Hardened Environment” against criminal opportunity.
- Deter potential criminal activity through environmental enhancements.
- Increase employee safety through security enhancements.

Natural Access Control

- Clearly mark public paths. Make private areas harder for non-employees to access.
- Use signs to direct patrons to parking and entrances.
- Prevent easy access to the roof or fire escape from the ground.

Territorial Reinforcement

- Mark property boundaries, where possible, with hedges, low fences, or gates.
- Make private areas distinguishable from public areas.
- Install awnings over rear doors and windows.
- Position parking areas to be clearly visible from the building or street with neatly marked spaces.

Lighting Recommendation

- High-intensity, uniform lighting should be provided in all parking areas, outdoor walkways, plazas, etc. Lighting should not be provided in areas that people should not be in at night. Fixtures should be resistant to vandalism.

Emergency Communication Systems:

- Emergency phones, alarms, or intercoms should be installed for student body or visitors in convenient places to use to report intruders or suspicious activities, or to call for help. Signs should be posted to designate locations of emergency communication systems.

Pedestrian Walkways:

- Streets, sidewalks, walkways, and intersections should be designed to protect pedestrians from vehicles and to encourage walking. They should also be designed to maintain neighborhood street patterns, and have good lighting, natural surveillance, and clear boundaries between public, semi-public, and private areas. The streetscape should be designed to deter vandalism, loitering, and other types of crime and disorder.

UTILITIES: No objection to the site plan approval.

1. Water and Sewer Utility Plans were not provided with this submission.
2. Prior to a Building Permit the following must be provided:
 - Water and Sewer Utility plans must be submitted to the Utilities Department for review and approval.
 - BCHD and BV EPD Permits must be approved if applicable.
 - Utilities Agreement must be executed.
 - Utilities Performance Bond must be posted.
 - Utility Easements must be executed if applicable.
 - Utility Inspection fees must be paid.
 - Capacity Charges must be paid in FULL if applicable.
 - Contact: Danny Pollio if you have any questions, 954-797-2159.

3. Show all existing water and wastewater facilities on site plan.
4. Show all new and existing water and sewer lines and easements on landscaping and drainage plan.
5. Maintain all utilities and utilities easements for water and wastewater system access.
6. Full Utilities plan review and approval is required prior to permitting. No plans are for construction until marked "FINAL".

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

WASTE MANAGEMENT: If the site has an existing dumpster enclosure that is being serviced by Waste Management there is no issue.

Mr. Lunny indicated that tonight is the time for the formal development order for the project. It is here for site plan approval and is an item that is permitted under the Zoning District. He pointed out that the Fire Department had a comment about trucks and Chief Stearns will testify should you ask. He has explained that the first comment is a function of a curb design that can be easily cured between his department and Mr. Ezzeddine. That is not a safety concern.

Mr. Ezzeddine stated that he did not see any major issues. They are putting in more trees than what is required. He will put in a budget for the landscaping. The Fire lane is not an issue; they made the driveway wider and shallower to exit. They will speak with the Fire Department to see if they want additional modification on the curbing.

Merrill Romanik, with Synalovski, Romanik, Saye, architects for the project, was present.

Ms. Romanik advised that they are working together to make sure all of the City's requirements are satisfied.

Motion by Councilmember Zimmerman, seconded by Councilmember Fadgen, to approve Item No. 18. Motion carried on the following roll call vote:

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

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SEALED COMPETITIVE SOLICITATIONS – None.

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COUNCILMEMBERS' COMMENTS

Councilmember Fadgen understands that notification stating that notices would no longer be put on doors when the utility was going to be shut off for lack of payment were sent in the recent water bill. He questioned if there was any idea as to how much this is saving us versus how much disruption and calls we will be receiving.

Mayor Bendekovic indicated that residents get 51 days; they have 30 days and 21 days to pay the bill. We have had several conversations regarding this and the fact is that it did not matter if a pink slip was provided or not, residents did not come in and pay their bills. She stated that this does save money and embarrassment because when there is a pink slip on the door all of the neighbors know about it. We are trying to be empathetic but we have to be very consistent.

Chuck Flynn, Director of Utilities, was present. He stated that there were 50 turn-offs this most recent month. It takes about an hour for a service worker to hang the notice and come back; then go a second time to turn it off. Usually once it is turned off, the customer will come in, make a payment or payment plan, and then we go out a third time to turn it back on. There is a charge associated with that but not with the initial notification. He did not have a number of annual savings but stated that most of the cities we researched have already changed their policy to not provide the notices. This was a courtesy, not a legal requirement. Our ordinance says that we only did it once a year; however, we were not consistent; some customers got the notice several times a year. He does not think there is anything to be gained by giving notices; it is on the bill and the bills are going to be changing soon with a new design and a red indicator for the date of turn off and the date they must pay by. We are trying to work with the customers; unfortunately, there are some that do require payment plans to comply with their bills.

Councilmember Fadgen questioned if someone is shut off if they have to come to City Hall to settle or arrange a plan.

Mr. Flynn stated that they must come in or now they can pay via credit card. Generally speaking, if they have a payment plan and need to make arrangements they have to come to City Hall.

Councilmember Fadgen commented that hopefully the online capability will improve some of the inconvenience.

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Councilmember Levy thanked the Plantation Acres Woman's Club for their Spaghetti Dinner. He mentioned the contributions of Councilmember Stoner and Councilmember Zimmerman who were the high bidders and donated the most to "Operation Smile". This is the group that goes out and corrects cleft palate throughout the world and they raised quite a bit of money for the charity.

* * * * *

Mayor Bendekovic made the following comments:

- The Veteran's Day ceremony is on Tuesday, November 11, 2014.
- Voting is on Tuesday, November 4, 2014. There are some referendums that will impact the City of Plantation.
- The next two City Council meetings will be held on November 12 and 19, 2014.

* * * * *

Councilmember Fadgen mentioned the Firefighter's Retirement Board terms for the trustees have expired as of September 30, 2014. He questioned when the new trustees will be appointed.

Mayor Bendekovic advised that she will bring that back to Council on November 12, 2014. If there are enough applicants that want to serve on the Board then she will relinquish her seat; she knows that Councilmember Jacobs' preference is not to serve. She is not permitted to serve on the General Employee's Retirement Board but if anyone wants her to take their place on the Police Retirement Board she can do so.

* * * * *

PUBLIC REQUESTS OF THE COUNCIL CONCERNING MUNICIPAL AFFAIRS

Dennis Conklin, resident, was present. He thanked Mayor Bendekovic for attending the Park East Homeowner's Association meeting and the State Road 7 neighborhood Associations. The Associations basically support the efforts that are going on to keep Plantation General Hospital in place. They are also going to send letters to Tallahassee in support of keeping the hospital.

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WORKSHOPS – None.

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Meeting adjourned at 9:00 p.m.

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Councilmember Lynn Stoner, 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