

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

November 18, 2015

The meeting was called to order by Councilmember Chris Zimmerman, President of the City Council.

1. Roll Call by City Clerk:

Councilmember:	Ron Jacobs Robert A. Levy - Absent Lynn Stoner Peter S. Tingom Chris P. Zimmerman
Mayor:	Diane Veltri Bendekovic
City Attorney:	Donald J. Lunny, Jr.
City Clerk:	Susan K. Slattery

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2. The invocation was offered by Councilmember Tingom.

The Pledge of Allegiance followed.

3. Approval of Minutes from August 26, 2015 and October 21, 2015

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4. **ITEMS SUBMITTED BY THE MAYOR**

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

- November 11 – Annual Veterans Program
- November 11 - Share a Pony, Plantation Equestrian Center
- November 13 – Parents Night Out, Central Park
- November 14 - Garage Sale, Volunteer Park
- November 15 – 20 – Web.com Second Stage Qualifying School, Golf Course

Mayor Bendekovic presented the following service awards:

Mayor Bendekovic made the following announcements:

- Holiday Parade – November 21st
- Hazardous Waste Disposal – November 21st, Public Works Compound
- Citizen Online Police Reporting system is now operational
- Winter Wonderland begins December 3rd, Historical Museum
- Farmers Market every Saturday 8am – 2pm at Volunteer Park

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CONSENT AGENDA

6. Approve funds to purchase ongoing maintenance for Microsoft licensed software.
7. Request for approval of a competitive procurement exemption and authorization to issue a purchase order to Law Enforcement Supply for the installation and supply of emergency lightning and vehicle equipment for two (2) 2016 Ford Explorers (Police Rated) in the amount of \$28,113.40.
(Budgeted Item - Police Department)
8. Request for authorization to issue a purchase order to Plantation Ford in the amount of \$55,977.56 for two (2) 2016 Ford Explorer 4-Door AWD vehicles (Police Rated).
(Budgeted Item - Police Department)
9. Request to approve a purchase order to Hazen and Sawyer, P.C. in the amount of \$30,500 for engineering services related to the East Water Treatment Plant (Budgeted-Utilities).
10. Request for authorization to issue a purchase order to Plantation Ford in the amount of \$58,797.54 for two (2) 2016 Ford Explorers XLT.
(Budgeted Item - Public Works and Utilities Department)
11. Request to award bid to Coramarca Corporation for the State Road 7 Restoration Project in the amount of \$39,400.
12. Request for approval of a competitive procurement exemption to authorize the City to procure office and education consumables from Staples Contract and Commercial, Inc.
(Budgeted Item - All Departments)
13. Broward Blvd. Multi-Use Recreational Trail Amendment to the Old Plantation Water Control District (OPWCD) License Agreement.
14. **Resolution #12190**
RESOLUTION approving Museums for America Grant Application.
15. **Resolution #12191**
RESOLUTION approving FY 2014/2015 Budget Amendment #3.
16. **Resolution #12192**
RESOLUTION approving FY 2014/2015 End Budget Amendment #4.

17. **Resolution #12193**
RESOLUTION approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 29 through November 11, 2015 for the Plantation Gateway Development District.
18. **Resolution #12194**
RESOLUTION approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 29 through November 11, 2015.
19. **Resolution #12195**
RESOLUTION approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period October 29 through November 11, 2015 for the City of Plantation Community Redevelopment Agency.

Motion by Councilmember Tingom, seconded by Councilmember Jacobs, to approve the Consent Agenda as presented. Motion carried on the following roll call vote:

Ayes: Stoner, Tingom, Jacobs, Zimmerman
Nays: None
Mayor Bendekovic voted affirmatively on Item No. 19.

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LEGISLATIVE ITEMS

Items 20 and 24 were heard together, but voted on separately.

20. Public Hearing and 1st Reading of an Ordinance pertaining to the subject of Comprehensive Planning. Request for the assignment of LAC Units for Strata. Property located at 4350 West Sunrise Blvd. and zoned SPI-2.

Motion by Councilmember Jacobs, seconded by Councilmember Stoner to defer the item till December 16, 2015. Motion carried on the following roll call vote:

Ayes: Stoner, Tingom, Jacobs, Zimmerman
Nays: None

24. Consideration of a request for site plan, elevation and landscape plan amendment for Strata. Property located at 4350 West Sunrise Blvd. and zoned SP1-2. (PP15-0006)

Motion by Councilmember Stoner, seconded by Councilmember Jacobs to defer the item till December 16, 2015. Motion carried on the following roll call vote:

Ayes: Stoner, Tingom, Jacobs, Zimmerman
Nays: None

REQUEST: Assignment of LAC units, site plan, elevation, and landscape plan approval for a 150-unit townhouse development.

EXHIBITS TO BE INCLUDED: Planning and Zoning Division report; subject site map; development review application; Planning and Zoning Board minutes of September 1, 2015; Landscape Planning Review Board Meeting minutes of September 1, 2015; Review Committee Meeting minutes of June 2, 2015; and Review Committee Meeting minutes of March 26, 2015.

PLANNING AND ZONING BOARD RECOMMENDATION: DENIAL (September 1, 2015).

LANDSCAPE PLANNING REVIEW BOARD RECOMMENDATION: DENIAL (September 1, 2015).

REVIEW COMMITTEE RECOMMENDATION: NO OBJECTION to the project moving forward for further review (June 2, 2015).

REVIEW COMMITTEE RECOMMENDATION: OBJECTION to the project moving forward for further review due to incompleteness (March 26, 2015).

WAIVERS:

1) From: Section 27-613.4(b) and 27-613A(a)(10), which requires a rear setback of 25 feet;

To: Provide a rear setback of 11.91 feet for Building 4

To: Provide a rear setback of 13.16 feet for Building 5

To: Provide a rear setback of 8.91 feet for Building 6 2

2) From: Section 27-635 requires minimum end-to-end building separation of 30 feet.

To: Provide end-to-end building separations ranging from approximately 17 feet to 22 feet.

3) From: Section 27-743(1) and 27-613A(a)(2)(i), which requires 508 spaces;

To: Provide 497 spaces (450 unit spaces and 47 surface parking spaces).

4) From: Section 27-743(1)(b), which requires:

a. Two side-by-side driveway spaces 18-feet in width for all units; and

b. One enclosed garage space 15-feet wide by 20-feet deep for two bedroom townhomes; and

c. Two enclosed garage spaces 22-feet wide by 20-feet deep for three bedroom townhomes

To: a. Provide one driveway space 9-feet in width for the two bedroom (B1) unit; and two side-by-side driveway spaces 17-feet in width for all other units

b. Provide no garage spaces for two bedroom plus den (C1) unit and one enclosed garage space 11-feet wide by 20-feet deep for the two bedroom (B1) unit.

c. Provide one enclosed garage spaces 12.5-feet wide by 20-feet deep for the three bedroom (A1) unit and two enclosed garage spaces 19.91-feet wide by 20-feet deep for the three bedroom (D1) unit; and

5) From: Section 27-747(c), which requires three loading zones 12' wide by 45' long;

To: Not provide a loading zone.

6) From: Section 27-742(2)(e), which requires a 25-foot drive aisle width;

To: Provide a 24-foot drive aisle width.

7) From: Section 27-613A(b) which requires all buildings to comply with the standards of the Plantation Tropical Design Manual;

To: Develop the site with a contemporary design.

8) From Section 13-41(a) Recognizing that it is universally accepted that trees and other plantings function to visually and aesthetically buffer and enhance building facades to reduce air and noise pollution and to conserve energy within the structure, there shall be a landscaped pedestrian zone along the length of all building walls not directly adjacent to vehicular approaches. The depth of this pedestrian zone and the degree to which it is landscaped shall be determined by building height and function.

Building 1:

- a. 12'-6" lpz is required along the southern façade – 9' has been provided
- b. 12'-6" lpz is required along the western façade – 11' has been provided

Building 2:

- a. 12'-6" lpz is required along the southern façade – 9' has been provided
- b. 12'-6" lpz is required along the western façade – 11' has been provided
- c. 12'-6" lpz is required along the northern façade – 9' has been provided

Building 3:

- a. 12'-6" lpz is required along the southern façade – 9' has been provided
- b. 12'-6" lpz is required along the western façade – 11' has been provided
- c. 12'-6" lpz is required along the northern façade – 9' has been provided

Building 4:

- a. 12'-6" lpz is required along the western façade – 11' has been provided
- b. 12'-6" lpz is required along the northern façade – 9' has been provided

Building 5:

- a. 12'-6" lpz is required along the southern façade – 9' has been provided

Building 6:

- b. 12'-6" lpz is required along the southern façade – 9' has been provided

Building 11:

- a. 12'-6" lpz is required along the eastern façade – 10'-6" has been provided

Building 12:

- a. 12'-6" lpz is required along the eastern façade – 10'-5" has been provided

Building 13:

- a. 12'-6" lpz is required along the western façade – 10'-6" has been provided

Building 14:

- a. 12'-6" lpz is required along the southern façade – 10' has been provided

Building 17:

- a. 12'-6" lpz is required along the eastern façade – 11' has been provided

Building 18:

- a. 12'-6" lpz is required along the eastern façade – 11' has been provided
- b. 12'-6" lpz is required along the northern façade – 10' has been provided

Building 19:

- a. 12'-6" lpz is required along the western façade – 11' has been provided

Building 20:

- a. 12'-6" lpz is required along the western façade – 11' has been provided

Building 21:

- a. 12'-6" lpz is required along the western façade – 10' has been provided
- b. 12'-6" lpz is required along the southern façade – 6' has been provided

9) From Section 13-41(a) (b). 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.

Building 5:

- a. 12'-6" lpz is required along the eastern façade – 7' has been provided
- b. 12'-6" lpz is required along the western façade – 11' has been provided

Building 7:

- a. 12'-6" lpz is required along the eastern façade – 11' has been provided

Building 8:

- a. 12'-6" lpz is required along the western façade – 9'-6" has been provided
- 10) From Section 13-41(a)(c). Pedestrian zones along building facades.

One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width. *Trees in poor condition do not count towards the required trees. Required perimeter trees do not count towards trees required throughout landscape pedestrian zones.*

Clubhouse:

- a. 2 trees are required along the southern façade – 0 trees have been provided

Building 1:

- a. 2 trees are required along the southern façade – 1 tree has been provided
- b. 2 trees are required along the northern façade – 0 trees have been provided

Building 2:

- a. 2 trees are required along the northern façade – 1 tree has been provided
- b. 2 trees are required along the southern façade – 1 tree has been provided

Building 3:

- a. 2 trees are required along the northern façade – 1 tree has been provided
- b. 2 trees are required along the southern façade – 1 tree has been provided

Building 4:

- a. 2 trees are required along the northern façade – 1 tree has been provided

Building 7:

- a. 2 trees are required along the eastern façade – 0 trees have been provided

Building 8:

- a. 2 trees are required along the western façade – 0 trees have been provided
- b. 2 trees are required along the eastern façade – 1 tree has been provided

Building 9:

- a. 2 trees are required along the western façade – 0 trees have been provided

Building 10:

- a. 2 trees are required along the southern façade – 1 trees have been provided

Building 12:

- a. 5 trees are required along the northern façade – 4 trees have been provided

Building 13:

- a. 2 trees are required along the western façade – 1 tree has been provided

Building 14:

- a. 4 trees are required along the eastern façade – 3 trees have been provided
- b. 2 trees are required along the western façade – 1 tree has been provided

Building 17:

- a. 2 trees are required along the western façade – 1 tree has been provided

Building 18:

- a. 6 trees are required along the northern façade – 4 trees have been provided
- b. 2 trees are required along the western façade – 1 tree has been provided

Building 19:

- a. 2 trees are required along the western façade – 1 tree has been provided
- b. 2 trees are required along the eastern façade – 0 provided

Building 20:

- a. 2 trees are required along the eastern façade – 0 trees have been provided
- b. 2 trees are required along the western façade - 1 tree has been provided

Building 21:

- a. 6 trees are required along the eastern façade – 2 trees have been provided
- b. 2 trees are required along the northern faced – 1 tree has been provided

11) From Section 13-40(c)(1). Interior landscaping for parking areas.

No landscaped area shall have any dimension less than five (5) feet.

a. 5' planting width required – 3'-6", 3'-9" & 4'-3" provided on numerous planting islands on Buildings 1 through 22 (~80 planting islands < 5' in width).

Staff does not support this waiver. Planting spaces < 5' in width is inadequate for the planting of trees and/or hedge material.

12) From Section 13-40(e). Interior landscaping for parking areas.

Landscape areas in all vehicular use areas shall be curbed to provide landscape protection.

a. Numerous islands throughout the site are not curbed. (i.e. islands in front of the units/buildings).

Staff does not support this waiver. The curbing is to protection the landscape as well as help reduce damage to the driveways from tree roots as the tree matures.

EXECUTIVE SUMMARY:

Please note that the plans submitted with this staff report are not the plans reviewed by the Planning and Zoning Board and Landscape Review Board. Both Boards recommended denial of the plans on September 1, 2015. When the applicant resubmitted revised plans with significant changes, staff recommended the applicant resubmit to both advisory boards. The applicant refused; therefore, it is staff's opinion that the applicant's position that the revised plans are a significant improvement to the prior submittal be given little or no weight in the absence of the Advisory Boards reconsideration of the most recent submittal.

The townhouse site is 13.46 acres in area and part of the property previously known as Plantation Business Park that encompasses approximately 24.6 acres overall. The site is bound by vacant land under the same ownership to the north, single-family residential use to the south, commercial use to the east, and multi-family residential use to the west. The site was originally developed with two office/warehouse building clusters on the south side of the site totaling 30,500 square feet in area. After construction of the office/warehouse buildings, the site was zoned SPI-2 (Health Care Services Subdistrict). Recently, one of the two buildings was demolished and the other is under renovation.

The applicant proposes to separate the 24.6 acre parcel into three development sites; (a) the existing office/warehouse building on approximately 3 acres at the southeast corner of the site, (b) a 150-unit gated townhome community on the 13.46 acre subject site, and (c) an undisclosed development proposal on the remaining 8.14 acres on the north side of the site. The proposed density, at 11.14 townhomes per acre, exceeds that of recent townhome projects such as The Cove (six units per acre) and Riverwalk (eight units per acre) and Emerald Creek (10 units per acre.) For comparison purposes, the Townhouses of Plantation (formerly Islandia) is built at 11.97 units per acre.

The applicant proposes 150 townhouses in a predominately linear layout with 21 buildings ranging between four and eight units per building for the 13.46 acre site. Four unit types, a two bedroom, two bedroom plus den, and two three bedroom plans, are proposed. The design guidelines for the district require compliance with "Plantation Tropical" which is characterized by a blend of traditional colonial architectural elements influenced by the tropical climate of the area (South Florida.) Sloped roofs,

articulated entryways, windows with muntins and mullions, shutters and awnings are part of the design criteria.

The applicant proposes contemporary flat-roofed buildings with “partial” mansard parapets that resemble a roofline. Entrances to the majority of townhomes are from the front of the building and recessed back from the building face without articulation. The rear of each townhouse grouping is relatively flat and apartment-like. The applicant proposes gray and white stucco finishes, dark wood or wood colored trims, and gray mansard style metal seam roofing. Neither the building architecture nor the trim colors comply with Plantation Tropical Design guidelines.

In addition:

- a) As noted by Engineering, the revised plan shows an emergency vehicle exit from the townhouse project to NW 8th Street. Generally access from townhouse development (10 units per acre) directly to a local road serving single family development (5 units per acre) is not recommended. Emergency egress is another issue and should be reviewed with the Engineering or Fire Department.
- b) The street view of most units cannot provide sufficient landscaping due to the narrow width of the townhomes (18’ - 20’). The majority of these small landscape areas between driveways are 3’ wide, less than the 5’ minimum required by the landscape code.
- c) Although only a 10’ setback is required along the north lot line, this is not sufficient since the rear of these townhomes may back up to the rear of a shopping center loading area or an apartment complex parking lot, the latter which has been previously denied by the City Council. The applicant has not indicated a future use for this property.
- d) At least three townhouse buildings do not meet the minimum setback requirement along the south lot line. In many cases, the project fails to meet the required 30’ minimum end-to-end building separation. Staff has compared the technical drawings with the color perspective renderings and determined the renderings do not accurately represent the technical building elevations, landscaping, and site plan as submitted.
- e) The SPI-2 zoning district allows an automatic 15% reduction in required parking to encourage redevelopment. This reduces the required parking for the site from 584 spaces to 508 spaces. The applicant is providing 497 spaces, thereby requesting an additional reduction of 11 spaces (2%). Were this townhouse project not located in the SPI-2 Gateway zoning district, the parking would be substantially below code in terms of the following:
 - a. There are 109 (73%) out of the 150 units that do not provide the minimum number of spaces per townhouse unit.
 - b. All garages are deficient in meeting the interior garage dimensions required by code.

There is no entitlement to residential development in the Local Activity Center (LAC) land use designation. The applicant must demonstrate that the project meets the criteria listed in City Code Section 19-71 (b) to justify the allocation of LAC units to a parcel. Responses to the Section 19-71(b) LAC criteria from both the applicant and PZED staff are provided in Appendix “A” below. It is staff’s opinion that the application fails to meet the Ch. 19 City Code Criteria and that the request for 150 LAC units shall be denied.

STAFF COMMENTS:

PLANNING AND ZONING:

Planning:

1. If approved, the applicant shall pay city impact fees (\$1,833 per unit) to the Building Department prior to issuance of development permits.

Zoning:

In general: Staff does not support approval of the application. The following information indicates where the application is incomplete or code deficient and shall be revised accordingly.

1. A 7'-8' high chain link fence with barbed wire has been installed without benefit of a permit on the north and east sides of the property. The City Code does not permit barbed wire on fences facing a public right-of-way unless there is a persistent pattern of criminal activity. The applicant shall remove the barbed wire and obtain the necessary permits from the Building Department or provide documentation from the Plantation Police Department that the barbed wire is necessary to deter a "persistent pattern of criminal activity". Staff will discuss this issue with the Plantation Police Department prior to the City Council meeting.
3. Upon resubmittal for City Council consideration, the applicant significantly modified the site plan by rearranging the layout of the buildings, reducing the number of buildings, and providing a different unit mix than what had been previously submitted to the Review Committee and Planning and Zoning Board. This has resulted in some previous staff comments being eliminated; however, new comments have been added that were not on previous staff reports.
4. The site plan does not meet minimum requirements for perimeter and building setbacks/separations, required parking (including interior garage dimensions), and building design. The plan also provides insufficient landscaping directly in front of the townhomes. Under these circumstances, staff cannot support the site plan application as proposed.
5. Revise to meet the following minimum site plan and building design revisions:
 - a. Provide sloped roofs, not flat roofs with roof-like parapet features.
 - b. Offset adjacent units 3-5' within the building footprint.
 - c. Add a solid colored contemporary brick veneer or stacked stone veneer to portions of the front building facades.
 - d. Provide an identity for each townhouse without combining architectural design elements overlapping on units.
 - e. Provide three or more different color palettes for the buildings as allowed by Plantation Tropical. The proposed palette is monochromatic and is not consistent with Plantation Tropical.
 - f. The building material sample indicates green screens covering the front walls of some units. The trellis design is a new application so staff cannot determine its effectiveness and planting areas are very limited in the front of the unit. If the green screen does not thrive, it is unclear who (HOA or unit owner) is responsible for maintenance or replacement.
 - g. Add a decorative brow, awning, or shutter over the front entrance and rear sliding glass door for each unit.
 - h. Provide windows on both floors of the exterior sidewall of end units. Most of the end units have no side windows or details or only one window or detail. The Plantation Tropical Design Manual discourages large expanses of blank walls without windows or details.
6. Staff had requested the applicant provide a platting determination letter from Broward County prior to City Council consideration. If re-platting is not required, a delegation request to amend the plat note will be required as the current plat is restricted to office, industrial, and commercial uses. Staff advised

applicant at the beginning of the process no development permits can be approved without a plat letter or approved delegation request. Applicant has failed to provide this information.

7. Separation of the existing office building at the southeast corner of the site may have created non-conformities. Staff requested the applicant provide the following information on the office building site plan:
 - a) Site data information including lot coverage, pervious, impervious, and parking calculations.
 - b) Building setbacks, open space and parking lot buffer dimensions.
 - c) Lot line dimensions – note: the phase line should be a minimum of 7-feet from the curb (5-foot landscape buffer plus the 2-foot vehicular overhang.)

The applicant has not provided the requested information.

8. Easement vacations are required prior to issuance of development permits unless otherwise approved by the appropriate departments or agencies.
9. Unified control documents are required. All unified control documents, cross access agreements, operating agreements and any declaration of restrictions will require review and approval by the City Attorney prior to issuance of development permits. Additional trust account funds for attorney review will be required.
10. The applicant has indicated that the project will be fee simple townhomes. Homeowner association documents shall be submitted, reviewed, and approved by the City Attorney prior to issuance of any development permits. Additional trust account funds for city attorney review will be required. This project meets minimum open space requirements. To assure open space does not fall below minimum and lot coverage does not exceed maximum, revise the HOA documents to include:
 - a) No increase in the patio size.
 - b) No screen enclosures or solid roof screen enclosures.
 - c) No additions.
 - d) No garage conversions (equals a reduction in provided parking).
 - e) No additional fencing except the privacy fences between units.

Site data:

11. Revise to meet parking requirements. Per Section 27-743(b):
 - a) The three bedroom townhomes require two side-by-side driveway spaces plus one fully enclosed garage space 22-feet wide by 20-feet deep. The applicant is proposing two side-by-side driveway spaces and a garage space 20-foot wide by 20-feet deep. The applicant has requested a waiver.
 - b) The two bedroom plus den townhomes require two side-by-side driveway spaces plus one fully enclosed garage space 22-feet wide by 20-feet deep, counting as two spaces. The site data table under counts the required parking spaces for this unit type. The applicant has provided no garage and two side-by-side driveway spaces. The applicant has requested a waiver.
 - c) The two bedroom townhomes require two side-by-side driveway parking spaces plus one fully enclosed garage space 15-feet wide by 20-feet deep. The applicant has provided one driveway space and 11-feet wide by 20-feet deep garage space. The applicant has requested a waiver.

Site Plan:

12. The revised site plan shows an emergency vehicle exit onto NW 8th Street. Cross access between single family and townhouse uses are generally not advisable.

13. Section 27-635 requires an end-to-end building separation of 30 feet; a range of approximately 17 feet to 22 feet is provided.

The applicant is requesting a waiver.

14. Label on plan the following items:

- a) The sidewalk width around the lake. The pathway is not dimensioned, but it scales at 5-feet in width.
- b) The front building setbacks from internal sidewalks (or drive aisles if no sidewalk is provided) at two end locations for each building.
- c) For Buildings 2, 3, 6, 14, 16, 18, 20, 21, two setbacks for each building to the property or parcel lines

15. Eliminate the sidewalks at the head of the surface parking.

Floor Plans:

16. The garages do not meet minimum garage size requirements. The applicant is requesting a waiver.

Parking and Loading:

17. The required parking is 508 spaces. This includes the 15% reduction allowed by Section 27-613A (a) (2) (i). The applicant requires a 2% parking waiver after consideration of the SPI-2 15% parking reduction. The provided parking is 497 spaces (450 unit spaces and 47 surface parking spaces). Staff does not support any further reduction in parking.

18. Per Section 27-613A (a) (2) (iii) for each space waived above the 15% of the required, the applicant shall contribute \$1,500 per parking space. The applicant shall pay \$16,500 into the Plantation Gateway parking fund.

19. Three 12' X 45' loading zones are required. No loading zones are provided.

Lighting:

20. If wall fixtures are proposed, provide a decorative fixture detail and show the fixture on all building elevations.

21. Proposed light poles shall not be placed in required landscape islands.

22. Applicant has not provided light levels at property line, which staff recommends at 0.0, especially adjacent to Park East.

Details:

23. The revised plan is incomplete. Provide details of the following:

- a) The pedestrian gate at the entrance of the community.
- b) The driveway and roadway paver material labeling colors and materials. The applicant has indicated slate tan and gray colors on the response letter, but has not labeled the materials on the plan.
- c) The canopy structures on or near the lake.
- d) The dock on the lake.
- e) Water features.

- f) Undesignated or unspecified “boxes” and “lines” in geometric patterns throughout the site (ie. near the pedestrian pathway, etc.)
 - g) The activity areas between Buildings 13 & 15 and Buildings 14 & 16.
 - h) The boxes shown on the site plan between driveways. The response letter refers to sheet SP1 legend. However, the legend does not include the boxes.
24. Construct a wall instead of a fence along the north and east property lines of the site. The applicant has not indicated the proposed use of the undesignated property to the north. If non-residential buildings are approved, a wall is necessary to protect the for sale townhomes from “back of building” commercial activities. If the undesignated property is approved as multi-family, a wall is appropriate separation between rental apartments next to for sale townhomes. The applicant is proposing a 6-foot high black metal picket fence.
25. Staff recommends all walls be located adjacent to the lot line. Staff will support a waiver if required.
26. The exact location of the proposed 6’ metal picket fence between the office building, the vacant property to the north, and the townhouse project is difficult to determine. Clearly indicate the fence location in relationship to the phase lines in both areas. The applicant has indicated in the response letter that the location of the fence is 1 foot inside the Strata property line but has not provided dimensions on the plans.
27. Is there fencing material around the activity area to the southeast of the lake?
28. There is a label indicating “4-foot high black chain link fence” that is pointing to the C-1 units in Building 10. Revise plans to clarify.
29. All outdoor equipment shall be screened from view (Section 27-647). This includes a/c units and any other equipment on the top of the flat roofs, as well as ground-based equipment such as back flow preventers, pumps, etc.
30. Obtain written confirmation from Waste Management that blue bag pickup shall be provided for this gated community prior to City Council consideration. The applicant has acknowledged this comment but not provided written confirmation.

Signage:

31. Signs, including sign location, are not part of this review. There are possible sign locations on the site plan that are not labeled. However, any sign must comply with Section 22-42, which allows one double-face ground sign not to exceed eighteen square feet in area and not to exceed five feet in height when not associated with an entry feature or privacy wall, or seven feet in height when associated with an entry feature or privacy wall.

TRAFFIC CONSULTANT: See Engineering.

ENGINEERING DEPARTMENT:

Site Plan Comments:

1. Please provide all signing and marking on the Site Plan. If it is not called out on the Site Plan, please provide a separate signing and marking sheet. As shown, it appears there will be stop signs in driveways. Please revise. 05-22-15: The Site Plan and the Civil Plan do not match and are incomplete. Stop bars are shown

adjacent to the middle of a residential driveway. Please meet with Engineering to discuss. *08-20-15: The Civil plans have a signing and marking sheet to which the following comments apply:*

- a) *Please provide a stop bar at the gated entrance. 11-5-15: Stop bar is located under the gate. Please revise*
b) *For the interior circle, please provide consistent markings and on-way signs in the circle island. 11-5-15: Comment not addressed. Plans have been revised but there are still signs and markings that are missing.*

c) **11-5-15: The Site Plan and the Civil Plan still do not match.**

2. Please provide the details for the ramps at the crosswalks. Some appear to be in the wrong place. Please revise. *05-22-15: Response states that all ramps will be provided at permitting. Comment must be addressed prior to the City Council submittal as it impacts other Engineering comments. 08-20-15: There are still some ramp issues. Ramps are shown on only one side, possibly indicating that the other area is flush with the pavement. However, those areas contain parking spaces with no wheel-stops. There are ramps along the area shown in the pedestrian route. This appears to be flush with the asphalt. A designated pedestrian facility may not be flush with the asphalt. Please revise. 11-01-15: The ramp details provided to not address all conditions. There still appears to be sidewalk adjacent and flush with the pavement which is not permitted. Please revise prior to permitting. Please call Engineering with any questions. Thank you! L.*
3. Sidewalks are shown in front of only some of the buildings. This does not allow for access from all of the buildings to amenities on the site. Please revise to include sidewalks in a consistent manner. *05-22-15: The response states that sidewalks only provided on one side of the road, per City's request. This was not a request by the City. Building 6 has no access to a sidewalk. 08-20-15: The sidewalks and ramps still have some conflict issues. The sidewalk SHALL NOT be flush with the roadway. Please meet with Engineering to discuss. 11-05-15: Sidewalk is still shown as being adjacent and flush with the roadway and will not be permitted.*
4. Sidewalks are not typically placed next to parking spaces without green space. The ends may not be square, as islands are always required to be rounded. Please verify with the Landscape Department that this is acceptable. *05-22-15: Comment not addressed. 08-20-15: The response states "Acknowledged", yet the condition still exists. Please have Landscape send written approval to Engineering. 11-05-15: Comment not addressed, the condition still exists and Engineering has not received anything from Landscape.*
5. Sidewalks and ramps at end parking spaces are not sufficiently detailed. Please provide more information to show that the sidewalk is not flush with the pavement at these locations. *05-22-15: Comment not addressed. 08-20-15: Per previous comment, please meet with Engineering to discuss the sidewalks. 11-05-15: Comment not addressed, please see previous responses concerning this condition.*
6. Please clearly show the ADA connection to the public right-of-way. *05-22-15: The connection stops at the City's Multi-Use Recreational Trail. If this is acceptable to the Building Department, then Engineering will support it. 11-05-15: Please provide the Building Departments response.*
7. Parking spaces shall be 16-feet with a curb and two-foot landscape overhang or 18-feet with a wheel stop. Please revise. *05-22-15: Comment not addressed. 08-20-15: There are inconsistencies in the parking stall dimensions. Please meet with Engineering to discuss. 11-05-15: The parallel spaces do not measure correctly on the plans, they measure 22 feet but are labeled as 23 feet. Please correct prior to permitting as this may affect the impervious/pervious area calculation.*

8. 05-22-15: The Paving, Grading and Drainage sheets do not identify the paved areas, curbing locations, median changes. They do not have dimensions. Please meet with Engineering to discuss. *08-20-15: There is just one parking area on the south end that is not shown as being paved. Please add.* **11-05-15: Complete dimensions are still not provided. Please address as requested.**
9. 05-22-15: The entrance road is shown as two (2) entering lanes, yet the existing pavement does not support that. There are no plans showing the changes in the roadway. *08-20-15: There will need to be demo plans that show what is existing and how that will be modified for the proposed configuration. Please provide demo plans on the existing conditions. The Civil Plans should show the areas of new additional pavement versus resurfaced pavement as the details are different.* **11-05-15: Response says “Acknowledged”, yet the requested information has not been provided and may require changes at permitting. Please provide as requested.**
10. 05-22-15: When the fence closing off NW 8 Court was installed, a pedestrian crossing for the Multi-Use Recreational Trail which was built by the City was removed. Please return it or provide documentation that shows it was returned. *08-20-15: Response states that it was returned.* **11-05-15: Please include in the signage installation for the project.**
11. Please consider moving the interior exit gate further north. As shown, vehicles will stack in the intersection causing conflicts. **11-05-15: Response states “Acknowledged” but the gate is in the same location. Internal queuing may occur.**
12. Additional comments may be generated based on the resubmittal.
- a) **11-05-15: There is a new access point at the south end of the site to NW 8 Street, which state “Emergency Vehicles Only”. There is a Non-vehicular Access Line (NVAL) at this location. Please revise the plat to adjust the NVAL or remove the access point.**
- b) **11-05-15: The pervious area shall be 35% per City Code. Please revise.**
- c) **11-05-15: On Sheet SP7, please show the Fire Truck radius throughout the site in a more visible color. It does not match the legend.**
- d) **The Emergency Access Only at the west entrance to the office building must be signed on both sides and gated to prevent cut through traffic to the residences.**
- e) **The bridge on NW 45 Ave will need to be inspected and FDOT Bridge Inspection Report provided.**
13. Please meet with Engineering to discuss the Traffic Study. *08-20-15: Traffic Study methodology has been coordinated with the Applicant. The study will need to be submitted with the City Council submittal.* **11-05-15: Traffic Study is acceptable, the impacts to City roadways will be minimal.**

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. The owner/developer will be required to coordinate with the Engineering Department, *prior to application for construction permits*, to set up a trust account with a \$1,000 minimum starting balance.
2. An erosion and sedimentation control plan will be required and reviewed at time of permitting. An NOI will be required.

3. A Maintenance of Traffic (MOT) plan will be required. Please meet with Engineering to discuss if there are any questions or concerns.
4. Drainage calculations will need to be submitted, signed and sealed by a professional engineer registered in the State of Florida. They must comply with Chapter 9 of the City Code.
5. Surface water management permit(s) through the Old Plantation Water Control District (OPWCD) and/or SFWMD will be required and a copy(s) provided to the Engineering Dept. at the time of permit review.
6. The Applicant will be required to execute a developer agreement and post security for all engineering and landscape related improvements for each phase at the time of permitting.

DESIGN, LANDSCAPE & CONSTRUCTION MANAGEMENT:

- Additional comments may be made with future submittals.
- All site plan and planting plan comments from the Department of Design, Landscape and Construction Management must be responded to in writing before this project will be released from this department to proceed to City council.
- When responding to staff comments, please bubble plan changes and specify the page number corrected in the written responses.
- The applicant will be required to execute a developer agreement and post security for all engineering and landscape related improvements at time of permitting.
- Tree/palm removal and relocation permits as well as mitigation fees must be obtained directly through the Design, Landscape & Construction Management Department at the time of permitting. Please contact Diana at 954-797-2248 directly to obtain required permits.
- This review is preliminary. Full Landscape plan review & approval is required prior to permitting. The final review could generate additional comments.

Site Plan:

1. As per City codes, no landscape area shall have any dimension < 5' in width; between roadways & sidewalks; staff does not support planting spaces < 5' in width in front of the building (***3'-6", 3'-9" and 4'-3" is an inadequate space for plant material to mature and/or be maintained***). ***Staff does not support the numerous planting spaces proposed < 5' in width in front of buildings 1 through 21. Waivers required.***
2. ***Staff highly recommends increasing the amount of green/planting space in front of the units. Staff requests reducing the number of double driveway spaces by a minimum of one per building (except building 4). Towards the middle of each building reduce one AI unit driveway to 9 feet in width in lieu of 17 feet. This would create one additional large planting area in front of each building. In addition, staff suggests adding surface parking spaces along the roadway north of buildings 8, 9, and 10 (this will help of set the parking space lost with the recommended revisions).***
3. City code required a landscaped pedestrian zone along the length of all building walls not directly adjacent to vehicular approaches. The depth of this pedestrian zone and the degree to which it is landscaped shall be determined by building height and function. (13.41(a))

Building 1:

- a. 12'-6" lpz is required along the southern façade – 9' has been provided
- b. 12'-6" lpz is required along the western façade – 11' has been provided

Building 2:

- a. 12'-6" lpz is required along the southern façade – 9' has been provided
- b. 12'-6" lpz is required along the western façade – 11' has been provided

c. 12'-6" lpz is required along the northern façade – 9' has been provided

Building 3:

- a. 12'-6" lpz is required along the southern façade – 9' has been provided
- b. 12'-6" lpz is required along the western façade – 11' has been provided
- c. 12'-6" lpz is required along the northern façade – 9' has been provided

Building 4:

- a. 12'-6" lpz is required along the western façade – 11' has been provided
- b. 12'-6" lpz is required along the northern façade – 9' has been provided

Building 5:

- a. 12'-6" lpz is required along the southern façade – 9' has been provided

Building 6:

- a. 12'-6" lpz is required along the northern façade – 9' has been provided

Building 11:

- a. 12'-6" lpz is required along the eastern façade – 10'-6" has been provided

Building 12:

- a. 12'-6" lpz is required along the eastern façade – 10'-5" has been provided

Building 13:

- a. 12'-6" lpz is required along the western façade – 10'-6" has been provided

Building 14:

- a. 12'-6" lpz is required along the western façade – 10' has been provided

Building 17:

- a. 12'-6" lpz is required along the eastern façade – 11' has been provided

Building 18:

- a. 12'-6" lpz is required along the eastern façade – 11' has been provided
- b. 12'-6" lpz is required along the northern façade – 10' has been provided

Building 19:

- a. 12'-6" lpz is required along the western façade – 11' has been provided

Building 20:

- a. 12'-6" lpz is required along the western façade – 11' has been provided

Building 21:

- a. 12'-6" lpz is required along the western façade – 10' has been provided
- b. 12'-6" lpz is required along the southern façade – 6' has been provided

Waivers required.

- 4. 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.) (13.41(b))

Building 5:

- a. 12'-6" lpz is required along the eastern façade – 7' has been provided
- b. 12'-6" lpz is required along the western façade – 11' has been provided

Building 7:

- b. 12'-6" lpz is required along the eastern façade – 11' has been provided

Building 8:

- a. 12'-6" lpz is required along the western façade – 9'-6" has been provided

Waivers required.

5. Landscape areas in all vehicular use areas shall be curbed to provide landscape protection.

Waivers required.

Staff does not support this waiver. The curbing is to protect the landscape as well as help reduce damage to the driveways from tree roots as the tree matures. Staff requests the larger planting islands in front of the units to be curbed.

6. While staff appreciates the attempt to save existing trees throughout the site **staff does not support** the placement of structures (walls, light poles, buildings) or paved areas (sidewalks, drive isles, driveways) within 3 - 10' of new and/or existing trees (i.e. tree #5650, 5409, 5664, 3958, etc.).

7. Please reevaluate the site to remove paved areas or condense paved areas to maximize the green planting space.

8. Eliminate the sidewalks at the head of the surface parking; it is not clear the intention of these sidewalks.

Eliminate the sidewalk curving around the planting – take the shortest route.

9. Staff requests reducing the width of the sidewalks throughout the site to the minimum width required to allow for additional root growth as well as minimizing the impact the tree roots will have on the sidewalks in the immediate vicinity.

10. Include details for the courtyards throughout the site.

11. Do not place utilities in the larger planting islands in front of the units; water meter boxes, water service connections and/or lateral clean outs do not belong in the larger planting islands – the trees will interfere with these utilities as they mature.

12. Do not place lighting in landscape islands where trees are required by code.

13. Light poles must be a minimum of 15' from any planting to avoid interference as the tree/s mature.

14. Do not place fire hydrants or associated equipment in planting islands/areas where trees are required by code.

Planting Plan:

1. **Staff does not support the removal of "Good" quality Live oak trees, Calophyllum trees, and/or Sabal palms throughout the site. As per City codes every reasonable effort must be made by the proponent to incorporate existing trees in the development project.**
2. **Please clarify the reason why trees/palms in "poor" condition are to "remain" and trees/palms in "good" condition are to be removed. Trees in "poor" condition should be removed and trees in "good" condition should be relocated if possible.**

3. Show all new and existing water and sewer lines and easements on landscaping plan.
4. As per City codes a minimum of 1 tree is required every 30 lineal foot, or fraction thereof, of façade width (3 palms = 1 tree). ***Trees in poor condition do not count towards code required trees throughout the landscape pedestrian zones. Required perimeter trees do not count towards trees required throughout landscape pedestrian zones.***

Clubhouse:

- a. 2 trees are required along the southern façade – 0 trees have been provided

Building 1:

- a. 2 trees are required along the southern façade – 1 tree has been provided
- b. 2 trees are required along the northern façade – 0 trees have been provided

Building 2:

- a. 2 trees are required along the northern façade – 1 tree has been provided
- b. 2 trees are required along the southern façade – 1 tree has been provided

Building 3:

- a. 2 trees are required along the northern façade – 1 tree has been provided
- b. 2 trees are required along the southern façade – 1 tree has been provided

Building 4:

- a. 2 trees are required along the northern façade – 1 tree has been provided

Building 7:

- a. 2 trees are required along the eastern façade – 0 trees have been provided

Building 8:

- a. 2 trees are required along the western façade – 0 trees have been provided
- b. 2 trees are required along the eastern façade – 1 tree has been provided

Building 9:

- a. 2 trees are required along the western façade – 0 trees have been provided

Building 10:

- a. 2 trees are required along the southern façade – 1 trees have been provided

Building 12:

- a. 5 trees are required along the northern façade – 4 trees have been provided

Building 13:

- a. 2 trees are required along the western façade – 1 tree has been provided

Building 14:

- a. 4 trees are required along the northern façade – 3 trees have been provided
- b. 2 trees are required along the western façade – 1 tree has been provided

Building 17:

- a. 2 trees are required along the western façade – 1 tree has been provided

Building 18:

- a. 6 trees are required along the northern façade – 4 trees have been provided
- b. 2 trees are required along the western façade – 1 tree has been provided

Building 19:

- a. 2 trees are required along the western façade – 1 tree has been provided
- b. 2 trees are required along the eastern façade – 0 provided

Building 20:

- a. 2 trees are required along the eastern façade – 0 trees have been provided
- b. 2 trees are required along the western façade - 1 tree has been provided

Building 21:

- a. 6 trees are required along the eastern façade – 2 trees have been provided
- b. 2 trees are required along the northern faced – 1 tree has been provided

Waivers required. Staff requests mitigation of trees if waiver is granted.

4. Please make sure the 2 submitted tree surveys are consistent with regards to species, height, caliper, locations, etc. Currently there are numerous inconsistencies – there are trees on the Boundary & Topographic Survey but not on the Tree Disposition Plan (LD-10).
5. While staff appreciates the attempt to save existing trees throughout the site – ***staff does not support*** the proposed sidewalks are planted within 1’-2’ of existing trees (i.e. tree #5408, 5650, 5409, 5664, 3958, etc.). Sidewalks, paved areas, etc. must be placed a minimum of 8’ from proposed pavement.
6. While staff appreciated the attempt to save existing trees throughout the site – ***staff does not support*** the existing trees in poor condition that may be/become a hazard to remain on site (i.e. tree #3557 next to the pool “poor condition”).
7. Plans proposed the planting of category 1 trees within 3’ from sidewalks. Category 1 trees should be planted a minimum of 8’ from proposed paved areas that are not curbed.
8. A sidewalk in in the direct path of tree #1732 “to remain”; please correct the placement of the sidewalk.
9. ***Staff does not support the placement of*** water meter boxes, water service connections and/or lateral clean outs in the larger planting islands in front of the units; they should be placed in the smaller proposed islands that are not suitable for plantings.
10. Do not relocate large oak trees within 2’ of the Water Main lines (sheet LP-2).
11. Staff requests increasing the heights of trees throughout the planting islands and in front of the units as there is a limited amount of planting space throughout the site.

12. Please use category 1, shade trees, in the 14' wide planting median at the entrance off W. Sunrise Blvd. in lieu of the proposed Sabal palms.
13. Label the buildings on the landscape plans.
14. Clarify the proposed species KE – this species is on the planting plan but omitted from the plant list.
15. Clarify the proposed species CP (sheet LP-3) – this species is on the planting plan but omitted from the plant list.
16. Clarify the proposed species TP – this species is on the planting plan but omitted from the plant list.
17. Use category 1, shade trees, in the large planting islands in front of the units.
18. Confirm the availability of 18 FL #1 or better, FG/BB Yellow trumpet trees.
19. Confirm the availability of 1 FL #1 or better, FG/BB Pink trumpet trees.
20. Confirm the availability of 13 FL #1 or better, FG/BB Bulnesia trees.
21. Confirm the availability of 23 FL #1 or better, FG/BB Dwarf Clusia trees.
22. Do not place utilities in planting islands required by code (FPL transformers, fire hydrants and associated equipment, water meters, light poles, etc.); trees are required in these islands.
23. Plans submitted show numerous new and/or existing trees/palms either on the fence line or 1'-2' from the fence; trees/palms must be a minimum of 5' from the proposed fence.
24. Plans submitted propose the planting of category 1 trees 5' or less from a proposed sidewalk; trees should be a minimum of 10' from any paved area with root protection barriers.
25. Please clarify why the tree disposition plans proposes trees in "poor condition" to remain on-site. (i.e. Tree 5358, 5357, etc.) These trees do not count towards required trees throughout the landscape pedestrian zones and should be removed if they are actually in poor condition.
26. Staff requests the planting of aquatic planting throughout the littoral zones of the lake/retention pond. Please include on the planting plan and the plant list.
27. Please add shade trees & understory plantings around the retention lake.
29. Staff requests the planting of canopy/shade throughout the site where appropriate; this project has limited tree canopy/green spaces - the residents would benefit from additional shade throughout the community during our long, hot seasons.
30. Please add planting beds/understory plantings in back of the buildings. 31. Light poles must be a minimum of 15' from any tree/palm planting to avoid interference as the tree matures.

32. A root barrier system shall be installed in situations where a tree or palm is planted within 10' of a paved surface or infrastructure. Please include locations for the placement of root barriers on landscape plans submitted.
33. All proposed trees to be removed or relocated require ISA approved mitigation values/appraisals based on Rule Chapter 140.030 of the Florida Administrative Codes. *Staff will work with the applicant as this project moves towards permitting.*
34. Performance bonds are required on all trees to be relocated as per City codes. Staff will work with the applicant as this project moves towards permitting.
35. All proposed trees to be removed must be mitigated for as per City codes; tree mitigation will be above and beyond code required trees on the property. Staff will work with the applicant as this project moves towards permitting.
36. City staff will verify all trees proposed to be removed, remain, and/or relocated. *Staff will work with the applicant as this project moves towards permitting. Staff does not support the "removal" of "good" condition Live oak trees throughout the site.*
37. 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.

BUILDING DEPARTMENT: No objection.

FIRE DEPARTMENT:

COMMENTS FROM STAFF REPORT TO THE PLANNING AND ZONING BOARD

Fire Department replies are based on review of submitted package for Staff Report to City Council

1. All aspects of fire and life safety shall comply with Florida Fire Prevention Code 5th Edition, not 2010.

Fire Dept. Reply: Not complied; show to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Show/note comment on plans or respond with "Will comply"

2. All buildings/structures shall be entirely protected by an approved, supervised automatic fire sprinkler system; that would include balconies, combustible attic spaces, and 2nd floor driveway overhang.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: This comment is no longer required, due to change in architecture and agreements with Mr. Christopher Longworth; see items 24 and 25 for updated related comments

3. Fire sprinkler systems shall be hydraulically calculated based on City of Plantation drought standard of 45-PSI static, 40-PSI residual, at 1100-GPM flow.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Show/note comment on plans or respond with "Will comply"

4. Each fire sprinkler system will require its own alarm monitoring panel located at each respective building, inside a protected from exterior elements structure

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: This comment only applies now to the clubhouse building, due to change in architecture and agreements with Mr. Christopher Longworth; show/note comment on plans or respond with “Will comply”

5. Each Fire Department Connection shall be located between 6’ to 25’ of a fire hydrant, and on the same side of roadway as said fire hydrant.

Fire Dept. Reply: Complied

6. Fire department connections and fire hydrants shall be within 6’ of roadway.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Show/note comment on plans or respond with “Will comply”

7. Fire department connections require a minimum clearance of 6’ to roadway and 3’ to the sides.

Fire Dept. Reply: Complied

8. Fire hydrants require a minimum clearance of 6’ to roadway and 3’ around it.

Fire Dept. Reply: Complied

9. The fire sprinkler system underground supply from the water main tap to the 12” above grade stub up next to building, including the DDCV, shall be installed by the same fire protection contractor which holds a Category I, II or V license.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Show/note comment on plans or respond with “Will comply”

10. All emergency vehicle entry and exit access gates shall have a 16’ minimum clear width.

Fire Dept. Reply: Complied

11. Vehicle gates shall be motorized and shall comply with Plantation Fire Department’s standard requirements.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Show/note comment on plans or respond with “Will comply”

12. Vehicle gate on 8th Court shall be of the slide type, not swing, if it is to remain a single vehicle access.

Fire Dept. Reply: Complied

13. Vehicle gate to adjacent commercial property shall be of the slide type, not swing, if it is to remain a single vehicle access.

Fire Dept. Reply: Complied

14. A sign, matching the specifications of the City of Plantation Fire Lane Signing & Marking standard, but with the following or like wording, shall be posted on each side of the entrance at Sunrise Blvd: “NO PARKING IS PERMITTED ON ANY NON-DESIGNATED PARKING SPACE”.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Show/note comment on plans or respond with "Will comply"

15. Wording, approved by the Plantation Fire Department, shall be included in the HOA documents a document signed by the lessee that reflects reflecting the following: vehicles must be parked in a designated parking space at all times; parking of vehicles on the street, along non-parking curbs, in front of garage buildings, blocking access to dumpsters enclosures, and on signed "NO PARKING" areas, is not permitted; guests of lessee are bound by same rules; any vehicle violating these rules will be removed (towed) from property.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Comment was amended by strikethrough words replaced with underlined words; show/note comment on plans or respond with "Will comply"

16. All curbs adjacent to any fire hydrant and/or fire department connection and any straight curb over 4' shall be designated "FIRE LANE".

Fire Dept. Reply: Not complied; show to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Show/note comment on plans or respond with "Will comply"

17. Fire lanes shall be signed "NO PARKING - FIRE LANE" per FFPC NFPA-1 and marked per City of Plantation Engineering Department standard; signage required at the beginning and the end of each fire lane and every 60 feet in between.

Fire Dept. Reply: Complied

18. Dead-end roadway next to Building 6 exceeds 150'.

Fire Dept. Reply: Complied

19. Every fire hydrant shall be connected to a looped section of water-main system.

Fire Dept. Reply: Complied

20. Speed bumps are neither permitted nor approved.

Fire Dept. Reply: Complied

21. The applicant and/or owner are aware that conditions may arise upon review of all required permitting plans.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Show/note comment on plans or respond with "Will comply"

22. Building numbers should be sequential as one drives around; recommend changing assignments as follows : (new-old) 1-1, 2-2, 3-7, 4-3, 5-4, 6-5, 7-6, 8-8, 9-9, 10-12, 11-10, 12-13, 13-18, 14-11, 15-19, 16-21, 17-22, 18-20, 19-17, 20-16, 21-15, 22-14.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: Acknowledged

Fire Dept. Reply: Complied

23. Vehicle gate on east entry of commercial area is not permitted.

Fire Dept. Reply: Not complied; note as such to comply

Applicant Response: *No response*

Fire Dept. Reply: This comment is no longer required; complied

24. All residential buildings shall be entirely protected by an approved NFPA-13D compliant fire sprinkler system. Show/note comment on plans or respond with "Will comply".

25. Clubhouse building shall be entirely protected by an approved, supervised automatic NPFA-13 compliant fire sprinkler system; that would include greater than 4" combustibles overhangs and combustibles attic spaces. Show/note comment on plans or respond with "Will comply".

POLICE DEPARTMENT:

1. Construction phase recommendations

- Construction site and equipment should be enclosed, (Temporary Fencing), with proper use of "No Trespass" signs displayed for unauthorized individuals. Reference to F.S.S. 810.09 d (1)

2. External lighting recommendations:

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination: Recommend revising current city code for lighting levels.

These levels may be subject to reduction in specific circumstances where after hours use is restricted.

- Parking Lots 3-5 foot-candles
- Walking Surfaces 3 foot-candles
- Recreational Areas 2-3 foot-candles
- Building Entryways 5 foot-candles
- Use metal halide/LED exterior lighting.
- A system of lighting fixture identification should be developed.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Plant materials, particularly tree foliage, should be trimmed back around light fixtures.
- Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).
- All switches, breakers and electrical panels that control lighting should be inaccessible to the public.
- If exterior lights are not being used at night exterior motion-detection lighting should be installed to detect the presence of intruders.
- Gated entrances. Installation of cameras?

UTILITIES: No objection however the following comments apply:

1. There currently is capacity in the existing lift station to accommodate the proposed 150 townhome units. When the northern parcel is developed, existing and proposed flows will need to be reevaluated to determine if a lift station rehabilitation and/or replacement will be required at the proponent's expense.
2. A demo/removal plan sheet will be required at time of permitting if project is approved.

3. Prior to a Building Permit being issued, the following must be provided:

- \$500.00 review fee must be submitted to the Utilities Department
- Water and Sewer Utility plans must be submitted to the Utilities Dept. for review and approval.
- BCHD and BC EPD Permits must be approved
- Utilities Agreement must be executed
- Utilities Performance Bond must be posted
- Utility Easements must be executed
- Utility Inspection fees must be paid
- Capacity Charges must be paid in FULL. Acknowledged.
- Contact: Danny Pollio if you have any questions, 954.797.2159

4. **This review is preliminary and considered conceptual. Final comments will be provided at time of Construction plan submittal and subject to outside agency approvals/comments. The final review could generate additional comments.**

5. A Trust account must be maintained with Utilities during the entire project. **Acknowledged.**

6. Offsite and onsite improvements and equipment may be required at proponent's expense to support project. **Acknowledged.**

7. Show all existing water and wastewater facilities on site plan. **Acknowledged.**

8. Provide plan for vacating easements as necessary. **Acknowledged.**

9. Show all new and existing water and sewer lines and easements on landscaping and drainage plan

10. Maintain all utilities and utilities easements for water and wastewater system access. Although the water and sewer lines are shown on the drainage plans they are missing from the landscaping plans. This will have a direct impact on the required landscaping and may create conflicts between meters, hydrants and sewer lines. No cat. 1 tree's will be allowed over water and sewer lines.

11. Full Utilities plan review & approval is required prior to permitting which may generate additional comments. No plans are for construction until marked "Final". **Acknowledged.**

12. No structures are allowed to be installed in Utility easements.

13. All existing sewer mains (to remain) shall be video recorded by developer and reviewed by City. **Acknowledged.**

14. All existing sewer manholes (to remain) shall be inspected by City. At discretion of City, any such mains shall be lined or replaced by developer and all manholes shall be interior coated with Mainstay (or approved equal) as needed.

15. No capacities are reserved until paid in **FULL.**

O.P.W.C.D.: No objection.

WASTE MANAGEMENT: No objection.

Appendix A

In connection with the Applicant's request for the allocation of LAC units at the Property, the Applicant is required to respond to the criteria set out in Section 19-71(b) of the City's Land Development Code ("Code") regarding the assignment of residential units. Applicant responses are in Times New Roman Font with *Staff responses are in Corbel Bold Italics Font.*

- (1) Whether there is a change in population, socio-economic factors, or physical development of property near or affecting the subject property, which change was unforeseen or unanticipated, and which change has created a present problem or opportunity that justifies utilizing any portion of the LAC residential unit allowance.**

APPLICANT RESPONSE: Based on the overall population growth within this area of City, the proposed Development of the Property will address the housing needs of the community and the residential demands in the area by providing a modern townhome community with attractive amenities for the residents of the City. In light of surrounding commercial, retail, and healthcare uses near the Property, including the office space at the Property, Plantation General Hospital and other related health care businesses less than .5 miles from the Property, West Broward Shopping Center approximately 1.5 miles from the Property, and a technology park within 2 miles of the Property with various retail uses, the uses surrounding the Property generate the need and opportunity justifying convenient residential options for people that visit and work within this area of the City. Additionally, the Property is located within close proximity to the following significant community amenities which the proposed Development will be an attractive residential option for those using such community amenities: Plantation Elementary (located within 1,000 feet of the Property), Parkway Middle School (located less than .5 miles from the Property), St. George Park (less than 1 mile from the Property); Jim Ward Community Center (less than 1 mile from the Property), and Central Broward Regional Park and Stadium (approximately 1.2 miles from the Property).

The proposed Development of the Property with residential townhomes is in line with the City's goal to develop and redevelop State Road 7 as it will provide new residential development in an area of the City where new residential development has not occurred in many years and the population is increasing. Adding new residential uses to this growing area of the City where no new residential development has occurred in a substantial amount of time will be a positive use of the Property when taking into consideration the various commercial, retail, and healthcare uses surrounding Property and addressing the residential needs in this growing area of the City.

Staff Response:

There has been no change in population or socioeconomic factors affecting the subject property to justify the utilization of LAC residential units. The only change in nearby physical development is the expansion of the Rick Case vehicle storage lot located directly east of the site. Other than that, properties to the north, south, and west are unchanged as is most of the area along Sunrise Boulevard. (2) **Whether the project as proposed offers significant benefits not otherwise available to the city (for example, does the planning, design, and development of the property exceed the minimum otherwise required land development requirements in terms of reserving appropriate open space, development themes, taking advantage of natural and manmade conditions or environments, controlling pedestrian and vehicular traffic systems, substantially intensifying landscape or providing landscape contributions to the city, and improving or maintaining public infrastructure or giving the city a contribution in aide of infrastructure improvements or maintenance? Does the planning, design, and development of the property exceed setbacks and building separations? Is the planning, design, and development of the property compatible with**

the size and scale [building height, mass, and elevations] of existing or planned surrounding and nearby buildings and structures? Does the planning, design, and development of the property meet many or all of the aspirational principles that govern site design considerations, and reflect an orderly and creative arrangement of buildings and land uses as appropriate?).

APPLICANT RESPONSE: The primary land development regulations that will guide the proposed Development are the City's adoption of the SPI-2 zoning regulations. By obtaining LAC units to further develop the Property under the SPI-2 zoning regulations, the Applicant will provide modern residential options with updated and attractive amenities for the residents of the City in an area of the City that is continuing to grow based on the numerous commercial, retail, and healthcare uses near the Property such as the adjacent office, Plantation General Hospital and other related health care businesses, West Broward Shopping Center, and the technology park near the Property. Adding new residential uses to this growing area of the City where no new residential development has occurred in a substantial amount offers significant benefits not otherwise available in the City.

The design considerations for the proposed Development offer a creative arrangement of buildings and land use. The Applicant is incorporating open park space and a dog park (compliant with City noise ordinances) around the existing lake to maximize the aesthetic appearance and create an enjoyable atmosphere at the proposed Development. The proposed Development includes pedestrian paths and walkways, pedestrian gates at the main entry into the Property, ADA compliant ramps, and fire truck turning space which will control pedestrian and vehicular traffic systems at the Property. The proposed Development includes sidewalks at the center corridor of the community to promote pedestrian connectivity. The pedestrian orientation and safety of the proposed Development shall be emphasized through the use of walkways, lighting, a guard gate at the entry of the Property, and high visibility areas. The Applicant's proposed Development preserves many of the large trees currently existing at the Property which takes advantage of natural conditions and environments and the Applicant plans to intensify the landscaping at the Property.

A substantial benefit to the City is the Applicant's commitment to update the existing utilities, such as the lift station, which will improve and maintain the public infrastructure. In accordance with the zoning regulations, the buildings at the proposed Development are limited to two stories which are consistent with the size, appearance, and scale of surrounding buildings and structures. Attractive amenities planned for the proposed Development include a modern pool, gazebo, clubhouse, and tot lot which offers significant benefits to the residents of the City where new amenities such as the ones proposed for the Property are not otherwise available in this area of the City.

Staff Response:

The development plan fails to exceed minimum city code requirements (design, landscape, and zoning) necessary to satisfy criteria No. 2. Not including landscape deficiencies, Ch. 27 zoning deficiencies include:

- (a) Insufficient parking per townhouse.***
- (b) Insufficient garage size.***
- (c) Insufficient landscape pedestrian zone.***
- (d) Insufficient perimeter setback from the south lot line for some buildings.***
- (e) Failure to meet Plantation Tropical Design Guidelines (Building and Colors).***
- (f) Insufficient building separation for townhouse units, end-to end (30 is feet required; 15 to 27 feet is provided).***

(3) The extent to which the project contributes to the tax base, adds employment, and provides other positive economic impacts.

APPLICANT RESPONSE: The modifications of the Property for the proposed Development will complete the significant positive impacts on the City since it contemplates the development of townhomes in an area of the City that is not as developed with residential units as the rest of the City. The addition of 150 residential townhome units on the Property with attractive amenities will generate substantial ad valorem taxes (based on an average of the townhome sale prices, it will generate approximately \$647,700 in ad valorem taxes) and will stimulate the economy by the residents of the Property shopping and doing business in the community.

Adding new residential units where no new residential development has occurred in a substantial amount of time, coupled with popular commercial, healthcare, and retail uses within close proximity to the Property which attracts visitors and workers in this area of the City, will be a positive use of the Property from the standpoint of the surrounding area and residents of the City. The proposed Development may also trigger redevelopment of surrounding residential developments to upgrade their properties to stay in line with the new proposed Development which will provide other economic impacts.

The proposed Development will provide positive economic impacts in the City as it will provide convenient residential options for those that visit and work at the nearby surrounding commercial, retail, and healthcare uses near the Property, including the office space at the Property, Plantation General Hospital and other related health care businesses, West Broward Shopping Center, and the technology park. The Property is located within close proximity to the following significant community amenities which the proposed Development will be an attractive residential option for those using such community amenities: Plantation Elementary (located within 1,000 feet of the Property), Parkway Middle School (located less than .5 miles from the Property), St. George Park (less than 1 mile from the Property); Jim Ward Community Center (less than 1 mile from the Property), and Central Broward Regional Park and Stadium (approximately 1.2 miles from the Property).

Staff Response:

The applicant has not provided the methodology supporting his \$647,700 per year ad valorem tax estimate. Staff's analysis (see below) shows that the project will generate about \$206,205 in ad valorem taxes. It is unknown whether the ad valorem taxes will exceed, meet, or fall short of the cost to provide public services to Strata when completed.

The applicant has stated that the townhouses will sell in the \$250,000 range but has not indicated if this is the average price. For the purposes of this analysis, staff will assume all 150 townhouses will sell for \$250,000. Staff conservatively assumes that ½ the townhouses will be eligible for the \$50,000 homestead exemption. This comes to \$33,750,000. Assuming the community center, pool, and guardhouse are valued at \$1,200,000, the total value of the construction is 34,950,000.

Based on the maximum millage set by City Council for 2015/2016 (.0059), a \$34,950,000 project will generate about \$206,205 in tax revenue. If we increase the townhouse price to \$275,000 per unit and keep all other assumptions the same, the project will generate about 226,117 in taxes, again substantially less than suggested by the applicant.

No new full time jobs will be created.

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

APPLICANT RESPONSE: The Applicant has a vested interest in ensuring that all public services are adequate for future residents on the project and the City in general. The ad valorem taxes from the proposed Development will assist in the provisions of such services. A substantial benefit to the City is the Applicant's commitment to update the existing utilities, such as the lift station, which will improve and maintain the public infrastructure. The addition of residential units to the project is not expected to generate negative secondary effects of odors, fumes, noise or crime and the Applicant has confirmed that there is sufficient public service capacity to handle the residential demands of the proposed Development.

Staff Response:

To be determined by the disciplines (City and County) responsible for assessing impacts to infrastructure, public safety services, and drainage.

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

APPLICANT RESPONSE: The present zoning scheme is the adopted SPI-2 (health care services) zoning regulations. The City's SPI-2 district is of special and substantial public interest because of the need to develop and redevelop the State Road 7 area. This proposed Development shall serve as a principal entry into the City, and as an important community service and business area. The use of subdistrict regulations for this district is intended to stabilize and improve property values while at the same time, protecting the capacity of State Road 7 as a major carrier of large volumes of both regional and local traffic.

The proposed Development of modern townhomes with attractive amenities, along with the existing office use at the Property, will further the goals of the City's SPI-2 zoning district as the attractive townhome community, at the principal entry into the City, will stabilize and improve property values and generate economic activity within this area of the City. The development of the Property with residential townhomes is also in line with the City's goal to develop and redevelop State Road 7 as it will provide new residential development in an area of the City where new residential development has not occurred in many years and the population is increasing. Adding new residential uses in an area of the City where no new residential development has occurred in a substantial amount of time will be a positive use of the Property from the standpoint of the surrounding area and residents of the City.

Additionally, being that the Property is zoned SPI-2 health care services, this will complement the health care services being offered at Plantation General Hospital and other related health care businesses, along with other health care related businesses, that are located less than .5 miles from the Property. The proposed Development is consistent with the surrounding health care uses and will provide attractive residential options for those that work at Plantation General, other related health care businesses, and future healthcare related businesses in this area of the City.

Staff Response:

On a conceptual level, townhouse use is a reasonable alternative to prior proposed uses if the project exceeds code requirements and the planning, design, and development of the property meets “many or all of the aspirational principles that govern site design considerations, and reflect an orderly and creative arrangement of buildings and land uses”.

For the reasons stated in this report, the Strata site plan does not meet these standards and as such is not entitled to the allocation of LAC units. Staff believes Strata’s density (11.5 units/acre) is a significant contributing factor for non-compliance with code requirements.

For comparison purposes, the two West Broward Boulevard townhouse projects (Riverwalk and the Cove) were built at six (6) units and eight (8) units per acre. The ‘overbuilt’ and multi-waiver Emerald Creek (with no usable open space) was built at ten (10) units per acre. The Townhouses of Jacaranda (Islandia) was built at 11.97 units per acre.

- (6) The nature and types of uses surrounding the subject property and whether the development proposal is compatible and complements those uses.**

APPLICANT RESPONSE: Currently, the Property is office use surrounded by vacant land to the north, and older construction single-family residential uses to the south and multi-family residential uses to the east and west of the Property. The addition of 150 residential townhome units with attractive amenities to the Property is consistent and compatible with the residential uses surrounding the Property. The proposed residential element will provide housing opportunities for employees of surrounding commercial, health care, and retail uses in the City which population is continuing to grow. Adding new residential uses to an area of the City where no new residential development has occurred in a substantial amount of time will be a positive use of the Property from the standpoint of the surrounding area and residents of the City.

Staff Response:

Townhouse land use is generally compatible with the single-family residential land use but not in this case. The rear-yard building setback facing south does not meet the minimum requirement. The rear elevations of these buildings facing south are essentially flat.

One townhome building abuts the Rick Case vehicle storage lot (east). Staff recommends the applicant revise the site plan to add a six-foot high wall adjacent to this lot line. The applicant should be aware that buyers of these units may contend with potential impacts (noise, late night lighting) of the adjacent car lot in the future.

- (7) The extent to which the proposed development is consistent with specific goals, objectives or policies of the city comprehensive plan (including specifically, the goals objectives, and policies of the local activity center future land use designation), as well as, if applicable, the Plan of Redevelopment of the Plantation Community Redevelopment Agency or the Plantation Midtown Plan.**

APPLICANT RESPONSE: The proposed development is consistent with the following goals, objectives and policies of the City’s Comprehensive Plan:

Objective 1.6 – Achieve growth and development (through the planning period and to build-out) which is guided by this plan, consistent with the adopted capital improvements program and a consolidated development code which contains subdivision regulations, **innovative design**, planned community development districts, mixed use development provisions.

Objective 1.7 Residential - The City shall continue to provide for a variety of residential densities and housing types, including the provision for **innovative design**, particularly in the vacant western areas.

Objective 1.7.1 The City's residential neighborhoods shall be planned so as to be free of disrupting through traffic, protected from conflicting uses by open spaces including the City's canal system and landscaped buffers. Residential communities shall be planned as clusters of neighborhoods including community-serving parks, schools and houses of worship. Shopping and commercial services shall be located to serve residential communities at or near the intersections of bounding collector of arterial streets.

Objective 1.7.5 - The City shall continue the philosophy of locating higher density residential close to commercial activity centers and then transitioning to lower density residential.

Staff Response:

The project as designed fails to further the GOP's of the Comprehensive Plan:

(1) The LAC review criteria are nearly the same as the criteria used to evaluate proposed Comprehensive Plan amendments. As the site plan does not meet the majority of LAC criteria, there is no justification to allow the site plan under either the LAC unit application or a Comprehensive Plan LUPA.

(2) The application is inconsistent with Objective 1.6 and 1.7 (above) as the application as submitted does not provide innovative design. Objectives 1.7.1 and 1.7.5 have no relevance.

(8) The extent to which LAC residential units will remain available for future use by the city under this section's requirements and under any possible regulatory scheme.

APPLICANT RESPONSE: The City still has LAC units available to use on other projects within the City.

Staff Response: *1,207 LAC units are currently available.*

(9) The extent to which the utilization of LAC residential units serves or does not serve the public's health, safety, or welfare

APPLICANT RESPONSE: The proposed Development of the Property providing modern residential townhomes with attractive amenities for the citizens of the City is in the public's best interest. Providing additional residential townhomes in an area of the City with a variety of office, commercial, health care, and retail space will provide housing opportunities for those that work and conduct business within this area of the City that want to live in a family friendly environment with open space, pedestrian pathways, a pool, gazebo, tot lot, along with other attractive amenities. The pedestrian orientation and safety of the proposed Development shall be emphasized through the use of walkways, lighting and high visibility areas. Since there are adequate public facilities to serve the proposed Development, the residential development will not be detrimental to the public's health, safety or welfare. Adding new residential uses to an area of the City where no new residential development has occurred in a substantial amount of time will be a positive use of the Property from the standpoint of the surrounding area and residents of the City.

Staff Response:

The utilization of LAC units is in the best interest of the public's welfare only if the project exceeds city code requirements, provides many or all of the aspirational principles that govern site design considerations, and reflects an orderly and creative arrangement of buildings and land uses. As mentioned above, this project does not meet these standards.

(10) The future land use and needs of the community.

APPLICANT RESPONSE: The proposed LAC allocation is consistent with the future land use and will help meet the City's housing needs of the community and will continue to reinvigorate this part of the City and surrounding uses by providing attractive housing options for the residents of the City.

Staff Response:

Less than ten percent of the land in Plantation is set aside for commercial, office, and industrial uses, requiring residential property owners to carry the bulk of the tax burden.

* * * * *

- 21.** Second and Final Reading of an **Ordinance # 2541** pertaining to the subject of Zoning.
(Guest Houses)

Motion by Councilmember Jacobs, seconded by Councilmember Tingom to adopt the resolution. Motion carried on the following roll call vote:

Ayes: Stoner, Tingom, Jacobs, Zimmerman
Nays: None

* * * * *

QUASI-JUDICIAL ITEMS

- 22.** Consideration of a request for site plan modification approval for Wendy's. (PP15-0031). Property located at 3801 W. Broward Blvd. and zoned SPI-2.

Councilmember Jacobs disclosed an Exparte Communication between himself and Craig McDonald. He stated it will not influence his decision which will be based upon evidence presented tonight.

Councilmember Tingom disclosed an Exparte Communication between himself and Craig McDonald. He stated it will not influence his decision which will be based upon evidence presented tonight.

Councilmember Zimmerman disclosed an Exparte Communication between himself and Craig McDonald. He stated it will not influence his decision which will be based upon evidence presented tonight.

Motion by Councilmember Stoner, seconded by Councilmember Tingom to approve the site plan modification with exception to staff comment #1 made by Zoning. Motion carried on the following roll call vote:

Ayes: Stoner, Tingom, Jacobs, Zimmerman
Nays: None

- 23.** Request for sign special exception for Wendy's. (PP15-0032) Property located at 3801 West Broward Blvd.

Councilmember Jacobs disclosed an Exparte Communication between himself and Craig McDonald. He stated it will not influence his decision which will be based upon evidence presented tonight.

Councilmember Tingom disclosed an Exparte Communication between himself and Craig McDonald. He stated it will not influence his decision which will be based upon evidence presented tonight.

Councilmember Zimmerman disclosed an Exparte Communication between himself and Craig McDonald. He stated it will not influence his decision which will be based upon evidence presented tonight.

Motion by Councilmember Stoner, seconded by Councilmember Jacobs to approve the sign special exception to allow Wendy's sign on the tower. Motion carried on the following roll call vote:

Ayes: Stoner, Tingom, Jacobs, Zimmerman
Nays: None

* * * * *

- 25.** Consideration of request for the Vacation of Neighborhood Identification Monument Sign and Landscape Easement for Broadstone Plantation. (PP15-0020) Property located 6901 W. Sunrise Blvd. and zoned PRD-15.7Q.

A memo dated November 18, 2015, from Gayle Easterling, Senior Planner to the Mayor and Council follows:

Staff is requesting deferral of the above referenced item until the December 9, 2015, City Council meeting to allow the applicant to submit additional information necessary for staff to conduct a complete review.

Motion by Councilmember Jacobs, seconded by Councilmember Stoner to defer the item till December 9, 2015. Motion carried on the following roll call vote:

Ayes: Stoner, Tingom, Jacobs, Zimmerman
Nays: None

* * * * *

- 26.** Request for sign special exception for Royal Palm Office Park. (PP15-0034). Property located at 850 and 950 South Pine Island Road.

SPECIAL EXCEPTION REQUEST:

From: Section 22-20(p), which limits the maximum height of all freestanding signs adjacent to a six (6) or more lane roadway to 9 feet.

To: Increase the height from 11.2 to 11.7 feet.

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

ANALYSIS:

The master sign plan for Southpointe Office Park (which include Cornerstone and Royal Palm) was approved pursuant to Resolution #5505 on October 17, 1990. A special sign exception was approved by City Council on September 27, 2000, which allowed Royal Palm to deviate from the master sign program by allowing two (2) entry signs that exceeded the height requirement and did not match the aesthetic design requirements of the master sign plan.

The existing ground signs have an arched pedestal type base of cut stone with three (3) tenant panels and a height of 11.2 feet. The applicant proposes to remove the arch and replace it with a flat horizontal support, slightly increase the sign face area, and replace the three (3) tenant panels with six (6) new tenant panels. The existing sign base material is not being changed; however, the sign faces changes from a white flat panel to clear.

Overall, the sign height increases to 11.7 feet. A special exception is needed as the sign exceeds current code and the height limitation of the special exception granted in 2000.

STAFF COMMENTS:

PLANNING AND ZONING:

1. Staff does not object to the requested increase in sign height. However, the current sign code design criteria requires a decorative element on one or both sides of the sign copy panel. Staff recommends such a decorative feature be added to at least one side of the sign copy area and equal in height to the copy area.
2. All tenant panels must be of matching color, size, and font. Existing monument sign Proposed monument sign

EXHIBIT A

Sec. 22-11 Sign special exceptions

(a) A special exception from the terms of this Chapter shall not be granted by the City governing Body unless and until a written request for a sign special exception has been submitted demonstrating:

- (1) That special conditions and circumstances exist such as, but not limited to, building orientation, vehicular circulation or vision obstructions (not to include landscaping) that are peculiar to the land, structure, or building that create a site specific justification for the exception;

APPLICANT RESPONSE:

The signs are existing and are being replaced with the same size (different shape) sign to help in beautifying the entrance into the Royal Palm Office Park.

(2) That a literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other property of lands, structures or buildings of similar character with identical special circumstances (nonconforming signs shall not be grounds for issuing sign special exceptions), or alternatively, that a special exception from the provisions of this Chapter is warranted and justified to protect, preserve, or enhance the City's tax base or to prevent or eradicate conditions of economic blight;

APPLICANT RESPONSE:

The signs are being enhanced to help preserve the image of the Royal Palm Office Park.

(3) That the special conditions and circumstances do not result from the action of the applicant;

APPLICANT RESPONSE:

No special conditions or circumstances will result from this request.

(4) That the sign special exception to be granted is the minimum measure needed to address the special conditions and circumstances that justify the special exception;

APPLICANT RESPONSE:

To assure the visual appearance of the property stays pleasant.

(5) That the sign special exception will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood, or surrounding property, and will not otherwise detrimental to safe and convenient use of nearby rights-of-way;

APPLICANT RESPONSE:

The sign will remain the same size with a new appearance and will not in any way effect the safety or convenience of the right-of-way.

(6) That all other signage on the property is in substantial compliance with this Chapter, as applied.

APPLICANT RESPONSE:

Yes, all other signage is in compliance with this chapter, as applied.

Motion by Councilmember Jacobs, seconded by Councilmember Tingom to defer the item till December 9, 2015. Motion carried on the following roll call vote:

Ayes: Stoner, Tingom, Jacobs, Zimmerman

Nays: None

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Public Requests of the Council Concerning Municipal Affairs:

Dennis Conklin, 4581 NW 6 Court – He stated his opposition for Broward County as a sanctuary city.

* * * * *

Meeting adjourned at 10:30 p.m.

* * * * *

Councilmember Chris Zimmerman, 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 _____, 2015.

Susan Slattery, City Clerk