

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

**February 24, 2016**

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 Lynn Stoner Peter S. Tingom Chris P. Zimmerman
Mayor:	Diane Veltri Bendekovic
City Attorney:	Donald Lunny
City Clerk:	Susan K. Slattery

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2. Opening remarks were made by Councilmember Zimmerman.

The Pledge of Allegiance followed.

3. Approval of minutes of meeting held January 27, 2016. – Approved as presented.

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**ITEMS SUBMITTED BY THE MAYOR**

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

- Level 4 Tennis for Boys – February 27-29
- Registration for Spring Class– March 18 - 21
- Baseball and Softball Games Begin – March 5
- Auditions for the Tinsel Town Cabaret Show – March 9
  - The Cabaret is scheduled for May 6
- Senior Expo – Deicke Auditorium – February 19

Employee Service Awards were presented to the following:

Monica Knapp	Library	25 years
Joel Gordon	Fire Department	20 years
*Randy Burrough	Parks/Recreation	15 years
*Judy McBride	Design/Construction	15 years
Henry Bernard	Fire Department	10 years
John Robinson	Public Works	10 years
*Mathew Cochrane	Police Department	10 years
*Howard Glover	Parks/Recreation	05 years
*John McPherson	Utilities	05 years
*Elisa Orduy	Utilities	05 years

\*Unable to attend.

Mayor Bendekovic made the following announcements:

- Museum – Civil War Exhibit – March 2 – June 15
- Water Way Clean Up – March 5
- Garage Sale – Vendors needed – March 12
- The deadline to submit photos for the 2017 Plantation calendar is April 29th. The theme is animals of Plantation.
- Farmers Market every Saturday 8am – 2pm at Volunteer Park
- Election Day – November 8

City Clerk Slattery announced there are three seats open from groups 3, 4, and 5. The candidate qualifying period for the upcoming election is June 20 at noon through noon June 24. Monthly treasurer reports are posted on the City's website. Ms. Slattery reminded potential candidates they must file the proper paperwork with the Clerk's office prior to opening their bank accounts.

Councilmember Stoner moved to have Council President Zimmerman and Council Pro Tem Jacobs remain in their respective positions until after the November 8, 2016 election. The motion was seconded by Councilmember Levy. After discussion, the motion was withdrawn to introduce an Ordinance, at the next Council meeting, to modify the annual officer election procedures. The change would allow the Council President and Pro Tem positions to be voted upon in the second meeting in November.

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## **CONSENT AGENDA**

*Items 8 was withdrawn from the Agenda.*

4. Request to approve Temporary Road Closure - Special Use of State Road for 4th of July Parade (P&R).
5. Approve health insurance premium rate renewal for United Healthcare; rate renewal with Marathon Health and premium rate renewal for CompBenefits vision and dental.

6. Request to approve the purchase of yearly replacement Cisco devices EOS in the amount of \$57,725 (Budgeted-IT).
7. Request to approve the purchase of yearly maintenance for the City's Cisco Network Infrastructure SmartNet in the amount of \$27,532 (Budgeted-IT).
8. Request for authorization to approve draft resolution and execute an interlocal agreement between the City and the Florida PACE Funding Agency.
9. Request for authorization to issue a purchase order to Sports Surfaces, LLC in the amount of \$65,891.00 for Basketball & Tennis Court Resurfacing (Budgeted-P&R).
10. **Resolution #12226**  
**RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period February 04, 2016 through February 17, 2016 for the Plantation Gateway Development District.
11. **Resolution #12227**  
**RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period February 04, 2016 through February 17, 2016 for the Plantation Midtown Development District.
12. **Resolution #12228**  
**RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period February 04, 2016 through February 17, 2016.
13. **Resolution #12229**  
**RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period February 04, 2016 through February 17, 2016 for the City of Plantation's Community Redevelopment Agency.

***Motion by Councilmember Tingom, seconded by Councilmember Levy, to approve the Consent Agenda as presented with the exception of Item 8, which was removed from the agenda. Motion carried on the following roll call vote:***

Ayes: Jacobs, Levy, Stoner, Tingom, Zimmerman  
Nays: None  
Mayor Bendekovic voted affirmatively on Item No. 13.

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**LEGISLATIVE ITEMS**

- 14. Public Hearing and First Reading of an ordinance pertaining to the subject of Plantation Local Business Taxes.

Susan Slattery, City Clerk, submitted the following memo to the Mayor and members of the City Council:

Attached is a proposed ordinance which increases the Local Business Tax Receipts in the amount of 5% across the board which is permitted pursuant to Florida Statutes 205.0535.

The City has not increased its Local Business Tax Receipts since 2005. We routinely compare our fees with neighboring municipalities, the last comparison determined that our fees are lower than most. Therefore, we are proposing the 5 % increase across the board.

We have also updated some of the classifications which are outdated and added some new classifications.

Your consideration is greatly appreciated on this first reading of the ordinance. If you have any questions, please feel free to contact me.

***This item died due to lack of motion.***

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***Mr. Bill Laystrom, attorney for the applicant, agreed to have Item 16 moved from the Quasi-Judicial Items section of the agenda to the Legislative Items section of the agenda and be heard with Item 15.***

**The following spoke in favor of the project:**

- Anthony Barrett – 1861 NW 111 Avenue
- Maritza Valez – 4716 NW 6 Court
- Claudette Allen
- Dr. Beverly Marlins – 6289 Sunrise Blvd.
- Errol Brown – 328 NW 32 Avenue
- O’Neil Chin – 4857 NW 7 Court
- Christine Zigler – 10<sup>th</sup> Street
- Joseph Drezner – 4520 NW 6 Court
- Charles Spencer – 10901 NW 4 Street
- Dave Allen – 591 NW 46 Avenue

**The following spoke in opposition of the project:**

- Clovis Ford – 4 Street
- Dennis Conklin – 4581 NW 6 Street

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15. Public Hearing and First Reading of an Ordinance pertaining to the subject of Comprehensive Planning (Strata-LAC-PP15-0006).

**STAFF REPORT:**

**REQUEST:** Assignment of LAC units, site plan, elevation, and landscape plan approval for a 147-unit townhouse development.

**WAIVERS:** There are seven waivers: six zoning waivers and one landscape waiver. The waivers are listed in Appendix A below.

**EXHIBITS TO BE INCLUDED:** Planning and Zoning Division report 02-24-2016, City Council minutes from the 01-13-2016, and 11-18-2015 meetings, and development review application.

**REVIEW COMMITTEE RECOMMENDATION:** Application deemed incomplete to move forward to Planning and Zoning Board (March 26, 2015). Application deemed complete to move forward to Planning and Zoning Board (June 2, 2015).

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

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

**SUMMARY**

The subject site is 13.5 acres in area and part of the property previously known as Plantation Business Park that encompasses approximately 24.6 acres overall. The site is zoned SPI-2 Healthcare Services. 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 applicant is proposing a 147 unit gated townhome community.

This application was previously considered by the City Council on November 18, 2015 and January 13, 2016. The applicant, in response to Council concerns, has re-submitted the site plan with the following changes:

- The density of the project has been reduced from 150 to 147 units.
- The number of different building types has been reduced from 8 to 6. There are still 21 buildings ranging from 4 to 8 units each.
- The D1 end units of the 4 unit building (Bldg. 4) at the southwest corner of the property have been changed from 2 story to 1 story units.
- The width of each unit has been slightly increased:
  - 104 three bedroom units have increased in width by 1 foot 1 inch to 20-feet 11-inches;
  - 41 two bedroom units have increased in width by 7-inches to 18-feet 5-inches; and
  - 2 one bedroom units have increased in width by 1-foot 1-inch to 20-feet 11-inches.
- The two car driveways have increased from 17 feet to 18-feet in width.
- The curbed planting areas between some driveways have been increased in width (typically to 7.5 or 9.5 feet). Pavers are proposed in the narrower areas (less than 2.5 feet) between driveways.
- The previously proposed green screens on the front building elevations have been replaced with a stacked stone veneer.

- The previously proposed pedestrian path (south of Bldgs. 11, 13, 15, 17, &19) connecting the east side of the community to the clubhouse and the patio deck amenity on the lake have been removed from the plan.
- The surface parking areas have been moderately revised.

**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:

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 or provide documentation from the Plantation Police Department that the barbed wire is necessary to deter a persistent pattern of criminal activity and obtain the necessary permits from the Building Department.
2. Separation of the existing office building at the southeast corner of the site into a freestanding parcel may have created non-conforming site conditions. Staff has requested the applicant provide additional information on the office building site plan in order to evaluate the site. Additional information has not been provided.
3. Prior to issuance of any site development permits:
  - a) A plat note amendment is required;
  - b) Easement vacations are required unless otherwise approved by the appropriate departments or agencies;
  - c) Unified control documents must be approved by the City Attorney. The unified control document should specifically include language addressing maintenance and inspection of the private bridge providing access to Sunrise Boulevard.
  - d) Homeowner association documents must be approved by the City Attorney and include the following restrictions:
    - screen enclosures, unless approved by the City Council or Plan Adjustment Committee to ensure uniform screen enclosure specifications (design, dimensions, materials, and color);
    - building or patio additions;
    - garage conversions; and
    - additional fencing, except the privacy fences between units.
4. Additional trust account funds for city attorney review will be required.

Site Plan:

5. The plans show Building 4 10-feet from the property line. However, the applicant has recently submitted additional information revising the placement of Buildings 1, 2, 3, and 4. See the attached 11" X 17" sheet with the date stamp of February 16, 2016. The applicant has agreed to reduce the building separation of Buildings 1, 2, 3, and 4 from 17-feet to 16-feet, increasing the

building setback of Building 4 to 12-feet 3-inches from the southwest corner property line. If approved, the site plan will include this agreed upon change.

6. The end units of Building 4 are labeled incorrectly. Correct the label to reflect D1 units.

Parking and Loading:

7. Surface parking spaces shall not be assigned, restricted, or reserved, in any way.

Details:

8. Label for the driveway material as "slate gray pavers." on the permit set.
9. The existing wall along the west and south property lines shall be repaired and replaced, as needed. Please include infill of the gaps between the wall sections.
10. Note: The applicant is proposing a black metal picket fence to the east and along the north phase line. If the remaining portion of the site is developed with a commercial use, a six foot high concrete wall will be required separating the commercial parcel from the proposed townhouse development (Section 27-637(14)).
11. Note: 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.

Signage:

12. Note: Signs, including sign locations, are not part of this review. There are possible sign locations shown on the site plan that are not labeled. All signage 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 freestanding or seven feet in height when associated with an entry feature or privacy wall.

**ENGINEERING DEPARTMENT:**

Site Plan Comments:

1. 2-17-16: In March of 2015, Department staff provided a number of DRC comments relating to the accommodation of sidewalks for this proposed development. Since that time, the site plan has been revised to the extent that the current site plan does not make a provision for on-site sidewalks or connectivity to off-site public sidewalks. The proposed residential development is located within walking/biking distance to Plantation Elementary School located on NW 42nd Avenue. It can be reasonably assumed that residency in this proposed development could include elementary school children. The site plan as currently presented does not provide sidewalk connectivity to the available public sidewalk located along NW 8th Court to accommodate walking/biking students attending Plantation Elementary School. Staff believes the proposed development should give re-consideration to sidewalk connectivity.
2. 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: 02-17-16: Signing and Marking comments will need to be addressed at time of permitting.

- a) Please provide a stop bar at the gated entrance. 11-5-15: Stop bar is located under the gate. Please revise 12-24-15: This has now been changed to Stop and Yield markings under the gate, which is not permitted. Please meet with Engineering to discuss.
  - 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. 12-24-15: Comment not addressed. Please meet with Engineering to discuss.
  - c) 11-5-15: The Site Plan and the Civil Plan still do not match. 12-24-15: Comment not addressed. Please meet with Engineering to discuss.
3. 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. 12-29-15: Please provide the detail for all applicable ramps. 02-17-16: Comment will need to be addressed at permitting. Ramps will not be permitted at roadway mid-blocks unless accompanied by a crosswalk, please revise.
  4. 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. 02-17-16: Comment will need to be addressed at permitting.
  5. 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. 12-24-15: Comment not addressed. Please meet with Engineering to discuss. 02-17-16: Comment will need to be addressed at permitting.
  6. 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. 12-24-15: Comment not addressed. This issue will affect the approval of an Engineering permit. Please meet with Engineering to discuss. 02-17-16: Comment will need to be addressed at permitting.
  7. 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. 12-29-15: Comment not addressed. 02-17-16: Comment will need to be addressed at permitting.

8. 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. 12-29-15: Comment remains.
9. Additional comments may be generated based on the resubmittal.
  - a) 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. 12-29-15: There is no scale on this sheet. The vehicular access is shown connecting to NW 8 Court, yet this is shown as gated on the signing and marking sheet. Please correct. 02-17-16: The Fire Truck radius is now shown on multiple Site Plan sheets. Please provide the Fire Truck radius on one sheet at a scale no smaller than 1"=50'. Any issues will have to be resolved at permitting.
  - b) 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. Please show gate on the plans. 02-17-16: Comment will need to be addressed at permitting.
  - c) Private bridges located within the geographical limits of the City of Plantation, are to be inspected in compliance with Federal and State regulations. Reference should be made to the following when applicable; National Bridge Inspection Standards, Code of Federal Regulations (CFR) Title 23, Part 650, Subpart C; Section 335.074, Florida Statutes; Safety Inspection of Bridges; and State of Florida Department of Transportation Rules, Chapter 14-48, F.A.C., Bridge Inspection Standards. A report, will need to be provided to the City. The bridge load rating analysis should be evaluated prior to construction. 02-17-16: Comment will need to be addressed at permitting.
  - d) Please provide the dimension of the separator on both pedestrian crossings.
  - e) Please curb the sides of the roadway adjacent to both pedestrian crossings. It is shown on the Site Plan, but not the Paving plan.
  - f) Sheet SP7 does not match the Paving plan. Please have both plans match.
10. 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. 12-29-15: The roadway connection to NW 8 Court is now shown as being gated with no access allowed. This will change the distribution of the traffic as previously reported. The traffic study will need to be revised to match the current conditions. Please meet with Engineering to discuss. 02-17-16: Response states that the study will be revised AFTER City Council approval. This information will need to be sent to FDOT as now all of the access is off of West Sunrise Blvd.

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:**

Staff appreciates the amount of work the developer has done to comply with City Landscape Codes throughout the developmental review process.

- All site plan and planting plan comments from the Department of Design, Landscape and Construction Management must be responded to in writing at time of permitting.
- 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 Berchielli at 954-797-2248 directly to obtain required permits.
- This review is preliminary. Full Landscape plan review & approval is required at time of permitting. The final review could generate additional comments.

**Site Plan:**

1. 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 11:**

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

**Building 12:**

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

Building 13:

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

Building 14:

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

Building 15:

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

Building 16:

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

Building 17:

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

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

Building 18:

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

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

Building 19:

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

Building 20:

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

Building 21:

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

Waivers required. Staff has no objections to this waiver request.

2. 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.
3. Staff will work closely with the City Utilities Department as well as the developer as this project moves forward to make sure appropriate tree species are planted in the planting islands and/or in close proximity of any Utility lines so conflicts between trees and utility lines will be minimized as the tree matures.
4. Do not place lighting in landscape islands where trees are required by code. (i.e. SWC of building 21, SEC of Building 7). Waivers will be required if category 1 trees are not installed in all planting islands – a waiver has not been requested for this item.

Planting Plan:

1. Staff does not support the removal of "Good" quality, trees, and/or 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. Staff does not object to the removal of volunteer palms < 10' overall in height or the removal of exotic/invasive trees throughout the site.
2. While staff appreciates the attempt to save existing trees throughout the site – staff does not support the proposed sidewalks are planted within 1' - 4' of existing trees. Sidewalks, paved areas, etc. must be placed a minimum of 8' from existing trees. Proposed paved areas must not compromise the health of existing trees.

3. 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.
4. Staff does not support the planting of Live oak trees (or large shade trees) within 5' of meter boxes, utility lines, fire hydrants, etc.; as the tree matures the roots and trunk will compromise the utilities.
5. Confirm with the City Utilities Department the relocation/planting of large oak trees within 5' of the Water Main lines (sheet LP-2).
6. Staff requests the planting of large shade trees (providing there is adequate planting space and there are no conflicts with utilities and/or drainage) along the western side of the entrance off Sunrise.
7. 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.
8. Shift the proposed BA in the planting island on the NWC of the Clubhouse so it is greater than 5' from the Fire hydrant.
9. Please clarify what C – C – C; this symbol runs along NW 46th Avenue behind the buildings. Please confirm that existing and/or proposed trees do not interfere with this line.
10. Crape myrtle # 3619, Sabal palm # 3903, Live oak #502 are listed in fair condition with a percentage rating of 60% while Live oak # 1730 is listed in good condition with a percentage rating of 60%. Please correct all inconsistencies.
11. At time of permitting please make sure the Tree Survey is accurate with regards to the condition of the trees/palms and their disposition.
12. Tighten the spacing on the groundcover; City codes require 75% coverage at time of planting
13. 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.
14. Please add understory plantings around the retention lake.
15. Please make sure the Planting plan shows all of the trees to be relocated (this includes the recent changes).
16. Please include locations for root barriers on the planting plan where proposed, new, trees are to be planted within 10' of paved areas and/or where sidewalks will be placed within 10' of existing trees.
17. 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.

18. 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.
  19. 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.
  20. 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.
  21. 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.
22. 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:** The Building Department does not review site level drawings.

1. Applicant is required to comply with the Florida Building Code, including all ADA requirements.

**FIRE DEPARTMENT:**

1. No objections as to this assignment of LAC units and site/elevation/landscape plans with the confirmation that the fire department comments on Staff Report to the City Council meeting of 11/18/2015 were satisfactorily addressed by attached proponent letter for Staff Report to the City Council meeting of 01/13/2016.

**POLICE DEPARTMENT:**

1. Construction phase recommendations:
  - a) 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:
  - a) 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 to the site plan approval however the following comments apply:

1. A meeting was held with the proponent on 2/11/16 to discuss placement of the proposed water meters and sewer clean outs. The proponent agreed to switch the water meter and sewer clean out locations and place all water meters in a green area as required by Utilities. The narrow 18" strip will now house the sewer cleanouts in a traffic bearing Dade county box marked sewer and the proposed green area in front of the units will now contain the water meters. The proponent also confirmed that no category # 1 trees will be installed in close proximity to our water meters and none in our utility easements. He must continue to work with Landscaping on tree placement as no category #1 trees will be allowed in Utility easements.
2. This review is preliminary and considered conceptual. Should this project be approved 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.
3. A Trust account must be maintained with Utilities during the entire project
4. Onsite improvements and equipment will be required at proponent's expense to support project.
5. Show all existing water and wastewater facilities on site plan. Lines which will be removed were no show on plans but will be addressed at time of permitting if approved.
6. Provide plan for vacating easements as necessary.
7. Show all new and existing water and sewer lines and easements on landscaping and drainage plan.
8. Maintain all utilities and utilities easements for water and wastewater system access.
9. Full Utilities plan review & approval is required prior to permitting. No plans are for construction until marked "FINAL".
10. No structures are allowed to be installed in Utility easements.
11. All existing sewer mains (to remain) shall be video recorded by developer and reviewed by City.
12. 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.
13. New vinyl coated fencing may be required around existing lift station.
14. Driveway to existing Lift station must remain operational and may require replacement. This will be determined during construction.
15. No category 1 trees allowed in utility easement.
16. All new water mains to be pigged.
17. No dead-end mains allowed.
18. No trees installed by fire hydrants.
19. All sewer mains and laterals to be SDR 26, current plan still shows SDR 35
20. All new water mains to be installed over drainage lines.
21. If approved and 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.
- Contact: Danny Pollio if you have any questions, 954-797-2209

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

WASTE MANAGEMENT: No objection.

Appendix A  
Requested 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 12-feet 3-inches for Building 4 (previously 11.91 feet)  
To: Provide a rear setback of 13-feet for Building 5 (same)  
To: Provide a rear setback of 15-feet for Building 6 (previously 11-feet)
  
- 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 16-feet to 24-feet 11-inches.
  
- 3) 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 one and two bedroom townhomes (B1 and D1 units); and
  - c. Two enclosed garage spaces 22-feet wide by 20-feet deep for three bedroom townhomes (A1 and C1 units).
 To:
  - a. Provide one driveway space 9-feet 6-inches in width for all of the two bedroom (B1) units, and two side-by-side driveway spaces 18-feet in width for all other units; and
  - b. Provide no garage spaces for the 2 one bedroom (D1) unit, and one enclosed garage space 11-feet wide by 20-feet deep for the 41 two bedroom (B1) units; and
  - c. Provide one enclosed garage space 12.5-feet wide by 20-feet deep for the 64 three bedroom (A1) units and two enclosed garage space 20-feet 11-inches wide by 20-feet deep for the 40 three bedroom (C1) units.
  
- 4) From: Section 27-747(c), which requires three loading zones 12' wide by 45' long;  
To: Not provide a loading zone.
  
- 5) From: Section 27-742(2)(e), which requires a 25-foot drive aisle width;  
To: Provide a 24-foot drive aisle width.
  
- 6) 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.

- 7) 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 11:

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

Building 12:

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

Building 13:

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

Building 14:

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

Building 15:

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

Building 16:

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

Building 17:

- a. 12'-6" lpz is required along the eastern façade – 9' has been provided
- b. 12'-6" lop is required along the western façade – 10'-6' has been provided

Building 18:

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

Building 19:

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

Building 20:

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

Building 21:

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

Staff has no objections to this waiver request.

Resident Dennis Conklin raised a point of order stating the density had not been lowered as stated in the January 27, 2016, minutes and stated his opposition to Item 16 being moved to the Legislative Items section of the agenda. Mr. Bill Laystrom, Attorney for the applicant, confirmed the density had been lowered.

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

*Mayor Bendekovic disclosed an Exparte Communication between herself and the applicant. She stated it will not influence her decision which will be based upon evidence presented tonight.*

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

***Motion by Councilmember Tingom, seconded by Councilmember Jacobs, to approve the Ordinance on first reading. Motion carried on the following roll call vote:***

Ayes: Jacobs, Levy, Stoner, Tingom, Zimmerman

Nays: None

\* \* \* \* \*

16. Request to approve site plan, elevation and landscape plan for Strata, a 147-unit townhouse development located at 4350 West Sunrise Boulevard. (PP15-0006).

### **STAFF REPORT:**

**REQUEST:** Assignment of LAC units, site plan, elevation, and landscape plan approval for a 147-unit townhouse development.

**WAIVERS:** There are seven waivers: six zoning waivers and one landscape waiver. The waivers are listed in Appendix A below.

**EXHIBITS TO BE INCLUDED:** Planning and Zoning Division report 02-24-2016, City Council minutes from the 01-13-2016, and 11-18-2015 meetings, and development review application.

**REVIEW COMMITTEE RECOMMENDATION:** Application deemed incomplete to move forward to Planning and Zoning Board (March 26, 2015). Application deemed complete to move forward to Planning and Zoning Board (June 2, 2015).

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

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

### **SUMMARY**

The subject site is 13.5 acres in area and part of the property previously known as Plantation Business Park that encompasses approximately 24.6 acres overall. The site is zoned SPI-2 Healthcare Services. 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 applicant is proposing a 147 unit gated townhome community.

This application was previously considered by the City Council on November 18, 2015 and January 13, 2016. The applicant, in response to Council concerns, has re-submitted the site plan with the following changes:

- The density of the project has been reduced from 150 to 147 units.
- The number of different building types has been reduced from 8 to 6. There are still 21 buildings ranging from 4 to 8 units each.
- The D1 end units of the 4 unit building (Bldg. 4) at the southwest corner of the property have been changed from 2 story to 1 story units.
- The width of each unit has been slightly increased:
  - 104 three bedroom units have increased in width by 1 foot 1 inch to 20-feet 11-inches;
  - 41 two bedroom units have increased in width by 7-inches to 18-feet 5-inches; and
  - 2 one bedroom units have increased in width by 1-foot 1-inch to 20-feet 11-inches.
- The two car driveways have increased from 17 feet to 18-feet in width.
- The curbed planting areas between some driveways have been increased in width (typically to 7.5 or 9.5 feet). Pavers are proposed in the narrower areas (less than 2.5 feet) between driveways.
- The previously proposed green screens on the front building elevations have been replaced with a stacked stone veneer.
- The previously proposed pedestrian path (south of Bldgs. 11, 13, 15, 17, &19) connecting the east side of the community to the clubhouse and the patio deck amenity on the lake have been removed from the plan.
- The surface parking areas have been moderately revised.

**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:

3. 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 or provide documentation from the Plantation Police Department that the barbed wire is necessary to deter a persistent pattern of criminal activity and obtain the necessary permits from the Building Department.
4. Separation of the existing office building at the southeast corner of the site into a freestanding parcel may have created non-conforming site conditions. Staff has requested the applicant provide additional information on the office building site plan in order to evaluate the site. Additional information has not been provided.

3. Prior to issuance of any site development permits:
  - a) A plat note amendment is required;
  - b) Easement vacations are required unless otherwise approved by the appropriate departments or agencies;
  - c) Unified control documents must be approved by the City Attorney. The unified control document should specifically include language addressing maintenance and inspection of the private bridge providing access to Sunrise Boulevard.
  - d) Homeowner association documents must be approved by the City Attorney and include the following restrictions:
    - screen enclosures, unless approved by the City Council or Plan Adjustment Committee to ensure uniform screen enclosure specifications (design, dimensions, materials, and color);
    - building or patio additions;
    - garage conversions; and
    - additional fencing, except the privacy fences between units.
4. Additional trust account funds for city attorney review will be required.

Site Plan:

5. The plans show Building 4 10-feet from the property line. However, the applicant has recently submitted additional information revising the placement of Buildings 1, 2, 3, and 4. See the attached 11" X 17" sheet with the date stamp of February 16, 2016. The applicant has agreed to reduce the building separation of Buildings 1, 2, 3, and 4 from 17-feet to 16-feet, increasing the building setback of Building 4 to 12-feet 3-inches from the southwest corner property line. If approved, the site plan will include this agreed upon change.
6. The end units of Building 4 are labeled incorrectly. Correct the label to reflect D1 units.

Parking and Loading:

7. Surface parking spaces shall not be assigned, restricted, or reserved, in any way.

Details:

8. Label for the driveway material as "slate gray pavers." on the permit set.
9. The existing wall along the west and south property lines shall be repaired and replaced, as needed. Please include infill of the gaps between the wall sections.
10. Note: The applicant is proposing a black metal picket fence to the east and along the north phase line. If the remaining portion of the site is developed with a commercial use, a six foot high concrete wall will be required separating the commercial parcel from the proposed townhouse development (Section 27-637(14)).
11. Note: 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.

Signage:

12. Note: Signs, including sign locations, are not part of this review. There are possible sign locations shown on the site plan that are not labeled. All signage 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 freestanding or seven feet in height when associated with an entry feature or privacy wall.

**ENGINEERING DEPARTMENT:**

Site Plan Comments:

2. 2-17-16: In March of 2015, Department staff provided a number of DRC comments relating to the accommodation of sidewalks for this proposed development. Since that time, the site plan has been revised to the extent that the current site plan does not make a provision for on-site sidewalks or connectivity to off-site public sidewalks. The proposed residential development is located within walking/biking distance to Plantation Elementary School located on NW 42nd Avenue. It can be reasonably assumed that residency in this proposed development could include elementary school children. The site plan as currently presented does not provide sidewalk connectivity to the available public sidewalk located along NW 8th Court to accommodate walking/biking students attending Plantation Elementary School. Staff believes the proposed development should give re-consideration to sidewalk connectivity.
2. 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: 02-17-16: Signing and Marking comments will need to be addressed at time of permitting.
  - a) Please provide a stop bar at the gated entrance. 11-5-15: Stop bar is located under the gate. Please revise 12-24-15: This has now been changed to Stop and Yield markings under the gate, which is not permitted. Please meet with Engineering to discuss.
  - 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. 12-24-15: Comment not addressed. Please meet with Engineering to discuss.
  - c) 11-5-15: The Site Plan and the Civil Plan still do not match. 12-24-15: Comment not addressed. Please meet with Engineering to discuss.
3. 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. 12-29-15: Please provide the detail for all applicable ramps. 02-17-16: Comment will need to be addressed at permitting. Ramps will not be permitted at roadway mid-blocks unless accompanied by a crosswalk, please revise.
7. 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. 02-17-16: Comment will need to be addressed at permitting.

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. 12-24-15: Comment not addressed. Please meet with Engineering to discuss. 02-17-16: Comment will need to be addressed at permitting.
  
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. 12-24-15: Comment not addressed. This issue will affect the approval of an Engineering permit. Please meet with Engineering to discuss. 02-17-16: Comment will need to be addressed at permitting.
  
7. 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. 12-29-15: Comment not addressed. 02-17-16: Comment will need to be addressed at permitting.
  
8. 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. 12-29-15: Comment remains.
  
9. Additional comments may be generated based on the resubmittal.
  - a) 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. 12-29-15: There is no scale on this sheet. The vehicular access is shown connecting to NW 8 Court, yet this is shown as gated on the signing and marking sheet. Please correct. 02-17-16: The Fire Truck radius is now shown on multiple Site Plan sheets. Please provide the Fire Truck radius on one sheet at a scale no smaller than 1"=50'. Any issues will have to be resolved at permitting.
  - b) 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. Please show gate on the plans. 02-17-16: Comment will need to be addressed at permitting.
  - c) Private bridges located within the geographical limits of the City of Plantation, are to be inspected in compliance with Federal and State regulations. Reference should be made to the following when applicable; National Bridge Inspection Standards, Code of Federal Regulations (CFR) Title 23, Part 650, Subpart C; Section 335.074, Florida Statutes; Safety Inspection of Bridges; and State of Florida Department of Transportation Rules, Chapter 14-48, F.A.C., Bridge Inspection Standards. A report, will need to be provided to the City. The bridge load rating analysis should be evaluated prior to construction. 02-17-16: Comment will need to be addressed at permitting.
  - d) Please provide the dimension of the separator on both pedestrian crossings.

- e) Please curb the sides of the roadway adjacent to both pedestrian crossings. It is shown on the Site Plan, but not the Paving plan.
  - f) Sheet SP7 does not match the Paving plan. Please have both plans match.
10. 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. 12-29-15: The roadway connection to NW 8 Court is now shown as being gated with no access allowed. This will change the distribution of the traffic as previously reported. The traffic study will need to be revised to match the current conditions. Please meet with Engineering to discuss. 02-17-16: Response states that the study will be revised AFTER City Council approval. This information will need to be sent to FDOT as now all of the access is off of West Sunrise Blvd.

**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.

- 5. 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.
- 6. 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.
- 7. 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:**

Staff appreciates the amount of work the developer has done to comply with City Landscape Codes throughout the developmental review process.

- All site plan and planting plan comments from the Department of Design, Landscape and Construction Management must be responded to in writing at time of permitting.
- 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 Berchielli at 954-797-2248 directly to obtain required permits.

- This review is preliminary. Full Landscape plan review & approval is required at time of permitting. The final review could generate additional comments.

Site Plan:

1. 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 11:

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

Building 12:

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

Building 13:

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

Building 14:

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

Building 15:

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

Building 16:

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

Building 17:

- a. 12'-6" lpz is required along the eastern façade – 9' has been provided
- b. 12'-6" lop is required along the western façade – 10'-6' has been provided

Building 18:

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

Building 19:

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

Building 20:

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

Building 21:

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

Waivers required. Staff has no objections to this waiver request.

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.
7. Staff will work closely with the City Utilities Department as well as the developer as this project moves forward to make sure appropriate tree species are planted in the planting islands and/or in close proximity of any Utility lines so conflicts between trees and utility lines will be minimized as the tree matures.
8. Do not place lighting in landscape islands where trees are required by code. (i.e. SWC of building 21, SEC of Building 7). Waivers will be required if category 1 trees are not installed in all planting islands – a waiver has not been requested for this item.

Planting Plan:

2. Staff does not support the removal of “Good” quality, trees, and/or 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. Staff does not object to the removal of volunteer palms < 10' overall in height or the removal of exotic/invasive trees throughout the site.
2. While staff appreciates the attempt to save existing trees throughout the site – staff does not support the proposed sidewalks are planted within 1'- 4' of existing trees. Sidewalks, paved areas, etc. must be placed a minimum of 8' from existing trees. Proposed paved areas must not compromise the health of existing trees.
3. 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.
21. Staff does not support the planting of Live oak trees (or large shade trees) within 5' of meter boxes, utility lines, fire hydrants, etc.; as the tree matures the roots and trunk will compromise the utilities.
22. Confirm with the City Utilities Department the relocation/planting of large oak trees within 5' of the Water Main lines (sheet LP-2).
23. Staff requests the planting of large shade trees (providing there is adequate planting space and there are no conflicts with utilities and/or drainage) along the western side of the entrance off Sunrise.
24. 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.
25. Shift the proposed BA in the planting island on the NWC of the Clubhouse so it is greater than 5' from the Fire hydrant.
26. Please clarify what C – C – C; this symbol runs along NW 46th Avenue behind the buildings. Please confirm that existing and/or proposed trees do not interfere with this line.

27. Crape myrtle # 3619, Sabal palm # 3903, Live oak #502 are listed in fair condition with a percentage rating of 60% while Live oak # 1730 is listed in good condition with a percentage rating of 60%. Please correct all inconsistencies.
28. At time of permitting please make sure the Tree Survey is accurate with regards to the condition of the trees/palms and their disposition.
29. Tighten the spacing on the groundcover; City codes require 75% coverage at time of planting
30. 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.
31. Please add understory plantings around the retention lake.
32. Please make sure the Planting plan shows all of the trees to be relocated (this includes the recent changes).
33. Please include locations for root barriers on the planting plan where proposed, new, trees are to be planted within 10' of paved areas and/or where sidewalks will be placed within 10' of existing trees.
34. 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.
35. 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.
36. 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.
37. 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.
21. 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.
22. 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:** The Building Department does not review site level drawings.

1. Applicant is required to comply with the Florida Building Code, including all ADA requirements.

**FIRE DEPARTMENT:**

1. No objections as to this assignment of LAC units and site/elevation/landscape plans with the confirmation that the fire department comments on Staff Report to the City Council meeting of 11/18/2015 were satisfactorily addressed by attached proponent letter for Staff Report to the City Council meeting of 01/13/2016.

**POLICE DEPARTMENT:**

1. Construction phase recommendations:
  - a) 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:
  - a) 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 to the site plan approval however the following comments apply:

1. A meeting was held with the proponent on 2/11/16 to discuss placement of the proposed water meters and sewer clean outs. The proponent agreed to switch the water meter and sewer clean out locations and place all water meters in a green area as required by Utilities. The narrow 18" strip will now house the sewer cleanouts in a traffic bearing Dade county box marked sewer and the proposed green area in front of the units will now contain the water meters. The proponent also confirmed that no category # 1 trees will be installed in close proximity to our water meters and none in our utility easements. He must continue to work with Landscaping on tree placement as no category #1 trees will be allowed in Utility easements.
2. This review is preliminary and considered conceptual. Should this project be approved 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.
3. A Trust account must be maintained with Utilities during the entire project
4. Onsite improvements and equipment will be required at proponent's expense to support project.

5. Show all existing water and wastewater facilities on site plan. Lines which will be removed were no show on plans but will be addressed at time of permitting if approved.
6. Provide plan for vacating easements as necessary.
7. Show all new and existing water and sewer lines and easements on landscaping and drainage plan.
8. Maintain all utilities and utilities easements for water and wastewater system access.
9. Full Utilities plan review & approval is required prior to permitting. No plans are for construction until marked "FINAL".
10. No structures are allowed to be installed in Utility easements.
11. All existing sewer mains (to remain) shall be video recorded by developer and reviewed by City.
12. 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.
13. New vinyl coated fencing may be required around existing lift station.
14. Driveway to existing Lift station must remain operational and may require replacement. This will be determined during construction.
15. No category 1 trees allowed in utility easement.
16. All new water mains to be pigged.
17. No dead-end mains allowed.
18. No trees installed by fire hydrants.
19. All sewer mains and laterals to be SDR 26, current plan still shows SDR 35
20. All new water mains to be installed over drainage lines.
21. If approved and 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.
  - Contact: Danny Pollio if you have any questions, 954-797-2209

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

WASTE MANAGEMENT: No objection.

#### Appendix A

#### Requested 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 12-feet 3-inches for Building 4 (previously 11.91 feet)  
 To: Provide a rear setback of 13-feet for Building 5 (same)  
 To: Provide a rear setback of 15-feet for Building 6 (previously 11-feet)
- 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 16-feet to 24-feet 11-inches.

- 3) 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 one and two bedroom townhomes (B1 and D1 units); and
  - c. Two enclosed garage spaces 22-feet wide by 20-feet deep for three bedroom townhomes (A1 and C1 units).
 To:
  - a. Provide one driveway space 9-feet 6-inches in width for all of the two bedroom (B1) units, and two side-by-side driveway spaces 18-feet in width for all other units; and
  - b. Provide no garage spaces for the 2 one bedroom (D1) unit, and one enclosed garage space 11-feet wide by 20-feet deep for the 41 two bedroom (B1) units; and
  - c. Provide one enclosed garage space 12.5-feet wide by 20-feet deep for the 64 three bedroom (A1) units and two enclosed garage space 20-feet 11-inches wide by 20-feet deep for the 40 three bedroom (C1) units.
  
- 4) From: Section 27-747(c), which requires three loading zones 12' wide by 45' long;  
 To: Not provide a loading zone.
  
- 5) From: Section 27-742(2)(e), which requires a 25-foot drive aisle width;  
 To: Provide a 24-foot drive aisle width.
  
- 6) 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.
  
- 7) 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 11:

- a. 12'-6" lpz is required along the eastern façade – 9' has been provided  
Building 12:
  - a. 12'-6" lpz is required along the eastern façade – 9' has been provided  
Building 13:
  - a. 12'-6" lpz is required along the western façade – 9' has been provided  
Building 14:
  - a. 12'-6" lpz is required along the western façade – 9' has been provided  
Building 15:
  - a. 12'-6" lpz is required along the eastern façade – 10' has been provided  
Building 16:
  - a. 12'-6" lpz is required along the eastern façade – 10' has been provided  
Building 17:
  - a. 12'-6" lpz is required along the eastern façade – 9' has been provided
  - b. 12'-6" lop is required along the western façade – 10'-6' has been provided  
Building 18:
  - a. 12'-6" lpz is required along the eastern façade – 10' has been provided
  - b. 12'-6" lpz is required along the western façade – 10' has been provided  
Building 19:
  - a. 12'-6" lpz is required along the western façade – 10' has been provided  
Building 20:
  - a. 12'-6" lpz is required along the western façade – 10' has been provided  
Building 21:
  - a. 12'-6" lpz is required along the southern façade – 5' has been provided
- Staff has no objections to this waiver request.

***Motion by Councilmember Tingom, seconded by Councilmember Levy, to approve the site plan, elevation and landscape plan for Strata. Motion carried on the following roll call vote:***

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

\* \* \* \* \*

**QUASI-JUDICIAL ITEMS**

***This item was moved to the Legislative Items section of the Agenda.***

- 16. Request to approve site plan, elevation and landscape plan for Strata, a 147-unit townhouse development located at 4350 West Sunrise Boulevard. (PP15-0006).

\* \* \* \* \*

- 17. Request to approve site plan modification to allow partial demolition & exterior elevation for Charles Schwab at Market on University, 1179 S. University Drive. (PP15-0045).

**STAFF REPORT:**

**REQUEST:** Site plan modification to allow partial demolition and exterior elevation for Charles Schwab at Market on University

**WAIVER REQUEST:**

From: Section 27-742(b)(1), which requires standard parking spaces to be 9' wide by 18' deep;  
To: Allow 10 compact spaces to be 8'1" wide by 18' deep.

**EXHIBITS TO BE INCLUDED:** Planning and Zoning Division report; subject site map; development review application; and Review Committee Meeting minutes of December 15, 2015.

**REVIEW COMMITTEE RECOMMENDATION:** NO OBJECTION to the project moving forward for further review (December 15, 2015).

**ANALYSIS:**

The subject property is zoned SPI-3 and a freestanding building (formerly Applebee's) within the 10.3 acre mixed-use center known as Market on University. The center is occupied by retail, office, sports center and restaurant uses. The site is bound by SW 10<sup>th</sup> Street to the north, commercial uses to the south, University Drive to the east, and Crossroads Office Park to the west zoned OP-P.

City Council approved a redevelopment site plan for the plaza on August 14, 2013, which included façade changes for the entire center, partial demolition and construction of a 45,000 square foot sports center (LA Fitness), and a 950 square foot addition to Carrabba's Restaurant. The site plan also included demolition of the former Applebee's Restaurant and construction of a 2,853± square foot bank with drive thru. With the exception of the restaurant outparcel redevelopment, the site improvements for the center have been completed.

In lieu of demolition of the existing restaurant building, the applicant requests approval to:

- Demolish approximately 350 square feet on the west side of the building;
- Remove the various pitched tile roof lines to create a flat roof;
- Remove the scored stucco banding
- Add additional glazing
- Renovate the exterior façade to include gray stucco finishes, white limestone veneer, mocha brick, red cedar wood trim, dark gray metal brows, and metal/bronze lighting fixtures;
- Remove the dumpster enclosure and create additional parking on the west side of the building; and
- Restripe the parking area on the west side of the site between Buildings B and E to provide 10 compact parking spaces (to maintain the existing parking count).

**STAFF COMMENTS:**

**PLANNING AND ZONING:**

Planning: No objection.

Zoning: No objection subject to staff comments.

1. Provide a completed and approved (by the Zoning Department) paint agreement form with the building permit submittal to the Building Department.

2. Building up-lighting designed to flood the building face is not permitted by the sign code. Please note this on the building permit plans.
3. Change of use from a financial institution to another use may require construction of a dumpster enclosure near the site.
4. Signage is not part of this review.

**ENGINEERING DEPARTMENT:**

Site Plan Comments:

1. The demolition plan has been removed from the set. This will need to be provided at permitting as asphalt and curbing are being removed. An erosion and sedimentation plan will be required. *01-21-16: Comment has been acknowledged. 02-09-16: Comment remains.*
2. The boundary survey is out of date and does not represent the actual site. *01-21-16: Comment has been acknowledged, response states the survey will be submitted upon availability. Please provide with the City Council submittal. 02-09-16: The survey has not been included. Please submit at time of permitting.*
3. Please provide dimensions on the Civil plans for the proposed work. *01-21-16: Please add dimensions to the proposed new pavement areas. 02-09-16: Please provide sufficient dimensions and grades, especially for ADA sidewalk connection, at time of permitting.*
4. Further comments may be generated at permitting.

Permit Comments

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

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

**TRAFFIC CONSULTANT:** No objection.

**DESIGN, LANDSCAPE & CONSTRUCTION MANAGEMENT:**

- All site plan and planting plan comments from the Department of Design, Landscape and Construction Management must be responded to in writing at time of permitting.
- When responding to staff comments, please bubble plan changes and specify the page number corrected in the written responses.
- Tree/palm removal and relocation permits as well as mitigation fees and bonding 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. Final comments will be provided at time of permitting.

Planting Plan:

1. Tighten the spacing the Firebush; currently the plans show 24" on-center with an 18" – 24" spread. If the spread on the Firebush is 18" the spacing should be 18".

2. Wellington tape, guy wires, rubber hose and/or any other non-biodegradable material is not to be used for the staking of trees. The tree staking detail for multi & small trees and small trees conflict with the City of Plantation Tree Planting Detail; please remove the details showing nylon strapping around the trunks of trees.
3. All trees shall be field grown/balled & burlapped; please include FG on plans.
4. Please make sure the Existing Tree Chart on sheet LP-1 and LP-2 are consistent; the Washington palms to be removed are not on sheet LP-2. Correct all inconsistencies.)
5. Trees with a height of 14' – 16' should have a spread greater than 5'-6'. (i.e. The S. Live oak shows a height of 14' with a spread of 5'-6'.)
6. Performance bonds are required on all trees to be relocated as per City codes at time of permitting.
7. 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 forward.*
8. City staff will verify all trees proposed to be removed, remain, and/or relocated. *Staff will work with the applicant as this project moves forward.*
9. 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 objections at this time to site plan and elevations.

**FIRE DEPARTMENT:**

Comments on Staff Report to Review Committee Meeting of December 15, 2015

Applicant Response (01/05/2016)

Fire Department Reply (01/21/2016) on Staff Report to Planning and Zoning Board Meeting of 02/02/2016

Applicant Response (01/28/2016)

Fire Department Reply (02/12/2016) on Staff Report to City Council Meeting of 02/24/2016

No objections as to this request with the understanding that the applicant and/or owner are aware of the following conditions:

1. All aspects of fire and life safety shall comply with Florida Fire Prevention Code 5<sup>th</sup> Ed.  
**Applicant Response (01/05/2016):** *Noted.*  
**Fire Dept reply (01/21/2016):** Complied.
2. As agreed with ownership during pre-development of the whole site, this building is to be protected by an automatic fire sprinkler system prior to any occupancy.  
**Applicant Response (01/05/2016):** Refer to sheet C-05. A fire service is now proposed for the existing structure.  
**Fire Dept reply (01/21/2016):** Fire sprinkler system supply line shall have its own dedicated tap directly from 8" water main.  
**Applicant Response (01/28/2016):** *Applicant changed plans to reflect fire sprinkler system having its own tap directly from 8" water main.*  
**Fire Dept reply (02/12/2016):** Fire department connection and its adjacent fire hydrant shall face main roadway, shall be located on same side of roadway, within 25' of each other, and within 6' of curb front.
3. Fire sprinkler system shall be hydraulically calculated based on City of Plantation drought standard of 45-PSI static, 40-PSI residual, at 1100-GPM flow.  
**Applicant Response (01/05/2016):** *Noted.*  
**Fire Dept reply (01/21/2016):** Complied.
4. Additional conditions may arise upon review of all required permitting plans.

*Applicant Response (01/05/2016): Noted.*

**Fire Dept reply (01/21/2016):** Complied.

**POLICE DEPARTMENT:** No impact on police services. No objection.

**UTILITIES:** No objection to site plan modification.

1. If approved and 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 if applicable
  - Utilities Agreement must be executed if applicable
  - Utilities Performance Bond must be posted if applicable
  - Utility Easements must be executed if applicable
  - Utility Inspection fees must be paid
  - Capacity Charges must be paid in FULL. if applicable
  - Contact: Danny Pollio if you have any questions, 954.797.2159

**Agreed to by proponent**

2. This review is preliminary. 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.

**Noted by proponent**

3. Provide plan for vacating easements as necessary, if applicable.
4. Show all new and existing water and sewer lines and easements on landscaping and drainage plan.

**Completed**

5. Maintain all utilities and utilities easements for water and wastewater system access
6. Full Utilities plan review & approval is required prior to permitting. No plans are for construction until marked "FINAL"
7. No structures are allowed to be installed in Utility easements. **Noted by proponent.**

**O.P.W.C.D.:**

1. Old Plantation Water Control requires an acceptable drainage plan with retention and runoff calculations and a construction drawing prior to issuance of a building permit.
2. Acceptance of As-built drawings and Certified Storm Water Inspection Report will be required prior to issuance of a Certificate of Occupancy.

**WASTE MANAGEMENT:**

1. Provide dumpster specifications and a possible location for it on the plans.

\* \* \* \* \*

***Motion by Councilmember Jacobs, seconded by Councilmember Tingom, to approve the site plan modification to allow partial demolition & exterior elevation for Charles Schwab. Motion carried on the following roll call vote:***

Ayes: Jacobs, Levy, Stoner, Tingom, Zimmerman

Nays: None

\* \* \* \* \*

## COMMENTS BY COUNCIL MEMBERS

### Councilmember Levy

- He expressed concern regarding the Metropica residential development in Sunrise. Councilmember Levy remarked the size of the project will significantly increase traffic and could potentially compromise the equestrian community in the Acres.

\* \* \* \* \*

### Councilmember Tingom

- He congratulated Councilmember Stoner on her recent hosting of the Kiwanis Club's 3rd Annual Spelling Bee Contest held on February 20, 2016.

\* \* \* \* \*

### Mayor Bendekovic

- She invited the public to attend the Celebrate Plantation's Moonlit Movie & Business Expo, sponsored by the Greater Plantation Chamber of Commerce, at the Fountains on March 4, 2016.
- She announced a Council Workshop, to discuss the Midtown Plan Update, will be held on February 29, 2016 at 6:30 p.m.

\* \* \* \* \*

City Attorney Lunny provided an update on the Hyatt mediation. He stated no firm proposal has been offered. Mr. Lunny requested an attorney/client session be held on March 23, 2016 at 6:30 p.m., if new developments are presented. Consensus was reached to hold the session in the Mayor's conference room.

Mr. Lunny read the following into the record:

An Attorney/Client session will be held pursuant to Fla. Stat. §286.011(8) (2014), between Mayor Diane Veltri Bendekovic, Council President Chris Zimmerman, Council President Pro Tem Ron Jacobs, and Councilmembers Dr. Robert A. Levy, Lynn Stoner, and Peter S. Tingom, City Attorney Donald J. Lunny, Jr. and Assistant City Attorney Thomas R. Tatum to discuss settlement negotiations or strategy sessions relating to litigation expenditures for pending judicial Litigation in connection with:

**The City of Plantation, Plaintiff,**

**vs.**

**Mark Hyatt and Katherine Hyatt, Defendants.**

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY, FLORIDA

**Case No.: CACE-14-004059 (18)**

This Attorney/Client session shall commence at, or as soon as possible, 6:30 PM on Wednesday, March 23, 2016 in the Mayor’s Conference Room which is located in the Mayor’s executive offices, 2<sup>nd</sup> Floor, Plantation City Hall, 400 NW 73<sup>rd</sup>. Avenue, Plantation Florida, 33317. This Attorney/Client session shall last an estimated 1.0 hours. The only persons authorized to attend this Attorney/Client session pursuant to above referenced law are Mayor Diane Veltri Bendekovic, Council President Chris Zimmerman, Council President Pro Tem Ron Jacobs, and Councilmembers Dr. Robert A. Levy, Lynn Stoner, and Peter S. Tingom, City Attorney Donald J. Lunny, Jr. and Assistant City Attorney Thomas R. Tatum, and the certified transcribing court reporter.

\* \* \* \* \*

**Public Requests of the Council Concerning Municipal Affairs:**

- George Lord, 4230 SW 7 Street – suggested the podium microphone be improved.
- O’Neil Chin, 4857 NW 7 Court – He thanked Larry Leeds, former Planning and Zoning Director, for his service to the City.
- Kingsley Smith, 4540 NW 4 Court– He questioned whether the Strata supporters present were true supporters of the project.
- Dennis Conklin - 4581 NW 6 Street – He spoke about the removal of the Invocation from the agenda. Mr. Conklin requested the Council, as CRA Directors, protect and defend future projects in the Community Redevelopment Agency.

\* \* \* \* \*

Meeting adjourned at 9:16 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Susan Slattery, City Clerk