



**Planning, Zoning & Economic Development
Memorandum**

DATE: April 10, 2019

TO: Mayor and Councilmembers

THRU: Danny A. Holmes, AICP 
Planning, Zoning & Economic Development Director

FROM: Gayle Easterling, AICP, Senior Planner
Lisa Zelch, Principal Planner 

I. PROJECT SUMMARY

A. Project Name / Number: PIXL / PP17-0034

B. Requests:

1. Assignment of 330 LAC dwelling units
2. Site plan, elevation, and landscape plan approval to allow a 330-unit multi-family residential development.
3. Eleven zoning waivers from Chapter 27 of the City Code and seven landscape waivers from Chapter 13 of the City Code. See Exhibit E.

C. Recommendation: **APPROVAL** subject to conditions noted in Section V. B. of this report.

II. APPLICATION SUMMARY

A. Owner: Strata Group LLC.

B. Agent: Christopher Longworth

C. Location: 4400 NW 8th Court

D. Size: 6.7 acres

E. Folio: 504101 41 0012

F. Legal Description: See Exhibit D.

G. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

<u>Existing Use & Zoning</u>	<u>Future Land Use Map</u>
Subject Property: Vacant / SPI-2 (Healthcare Services)	Local Activity Center
North: Commercial & Church / SPI-2 (Hybrid Commercial) & CF-P	Local Activity Center
South: Townhomes (under construction) / SPI-2 (Healthcare Services)	Local Activity Center
West: Commercial & townhomes / SPI-2 (Hybrid Commercial) & RM-25U (Multifamily District)	Local Activity Center & Residential (25 du/ac)
East: Auto dealerships / SPI-2 (Auto Mall)	Local Activity Center

III. BACKGROUND

A. Subject Property / The Site

The subject site is 6.68-acres in area, undeveloped, and part of a 24.59-acre master plan. The master plan site is bound on the north by Sunrise Boulevard with single story commercial uses bordered by 2 story garden apartments, on the south by single-story single-family homes, on the east by single story commercial uses and 2 story townhouses, and on the west by single story commercial uses and 2 story townhouses. Access to the site is via the NW 45th Avenue bridge from Sunrise Boulevard.

Phase 1 of the master plan consists of a redeveloped 31,160 square foot office building on 2.97 acres located at the southeast corner of the overall site. Phase 2, Strata, is currently under construction for development of 147 townhomes on 13.46 acres and is generally located on the south two-thirds of the overall site. The current submittal, Phase 3, proposes 330 multi-family dwelling units on a 6.7-acre site located on the north one-third of the overall site. Future Phase 4 is located at the northwest corner of the site and will likely be planned for office use.

B. Residential uses within the Local Activity Center Land Use Designation

Similar to the use of a flexibility unit, residential use in the SPI-2 zoning district requires the assignment of Local Activity Center (LAC) units. While the maximum density permitted in the LAC is 25 dwelling units per acre, the applicant requests approval to “blend” the density by combining the acreage within Phase 2 (Strata) with Phase 3 for an

overall density of 25 dwelling units per acre on the combined 20.1-acre site. Strata, currently under construction, received City Council approval to construct 147 units at a density of 10.9 units per acre. Phase 3, PIXL, without the “blended” density would be allowed a maximum of 167 units. This proposal would allow an assumed density of 25 dwelling units per acre on the Strata site of which 163 units could be “transferred” to the PIXL site to allow 330 dwelling units or a density of 49.25 units per acre on the 6.7-acre site. This proposal places approximately 30.8% of the unit count on 67% of the acreage (Strata – Phase 2) and 69.2% of the unit count on 33% of the acreage (proposed PIXL - Phase 3). Residential densities in the area range from 5 dwelling units per acre (single family homes) to a maximum of 25 dwelling units per acre (garden apartments).

C. Changes to the application subsequent to Planning and Zoning Board review

Subsequent to the Planning and Zoning Board review of the project on March 5, 2019, the applicant incorporated changes to the project in the City Council submittal which included:

- Changes to the access points into the site from one two-way entrance at the southwest corner of the subject site to one one-way entrance at this location and one two-way entrance at the northwest corner of the subject site; and
- Changes to the unit mix which reduced the number of studios and added a two-bedroom unit which also result in a reduction in the overall unit count from 350 to 330; and
- Changes to the building elevations fronting Sunrise Boulevard resulting from the creation of exterior walkways in lieu of interior hallways.

D. Synopsis

This proposal encompasses Phase 3 of the master plan. The applicant is requesting approval to construct 330 multi-family dwelling units on 6.68 net acres at a proposed density of 49.25 dwelling units per acre. The proposed 6 story building encompasses:

- 86 studio units (600 square feet in area);
- 3 one-bedroom units (900 square feet in area);
- 201 loft style one-bedroom units (typically 962 square feet in area); and
- 40 two-bedroom units (920 square feet in area). These units are below the minimum size requirements and will require a waiver.

The architectural style of the building is very contemporary and linear with 3 “wings” facing south creating three courtyard amenity areas for the future residents. Access to the units are from interior and exterior hallways facing outward to the north, east, and west. The patio areas of the units face south towards the interior courtyards. The building elevations facing the public right-of-way have minimal glazing and are primarily painted stucco with a proposed ‘pixel’ exoskeleton attached to the building facades. The applicant is proposing metal screen/louvers on the parking garages facing Sunrise Boulevard that have a “pixel” design as well. Section 27-613.1(b) requires compliance with the Plantation Tropical Design Manual for properties located within the SPI-2 zoning district designation. The

project does not meet the design requirements of the Plantation Tropical Design manual; therefore, the applicant is requesting a waiver.

There are two proposed parking garages containing 552 parking spaces. The parking structures are located on the north property line. The applicant is requesting a waiver from the 10' setback requirement for the district. It should be noted that the City's multipurpose recreational trail is developed adjacent to the north property line within the SFWM canal right-of-way. Approval of the reduced setback will eliminate the opportunity for additional landscape material to be installed on the applicant's property for the benefit of the City's multipurpose recreational trail.

E. Applicable Criteria

Section 27-65 of the Zoning Ordinance states that site plan approval requires an application for a development order be agendaized for City Council consideration after review by the Review Committee and Planning and Zoning Board. The City Council is the regulatory body rendering the final decision; and

The review of assignment of local activity center units should include the consideration of the criteria noted in Section 19-71(b) of the Land Development Code.

IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS

A. Comprehensive Plan Considerations

The proposed development is located within the Local Activity Center (LAC) land use designation on the adopted Future Land Use Map.

The review of an application utilizing LAC residential units shall include consideration of the criteria noted in Section 19-71(b) (1-11) of the Land Development Code. Responses to the Section 19-71(b) LAC criteria from both the Applicant and staff are provided below.

Policy considerations applicable to utilizing the LAC residential units.

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

Applicant response: Based on the overall population growth within this area of City, the proposed Development of the Property will address the housing needs of the community and the residential demands in the area by providing a modern Condominium community with attractive amenities for the residents of the City. In light of surrounding commercial, retail, and healthcare uses near the Property, including the office space at the Property, Plantation General Hospital and other related health care

businesses less than .5 miles from the Property, West Broward Shopping Center approximately 1.5 miles from the Property, and a technology park within 2 miles of the Property with various retail uses, the uses surrounding the Property generate the need and opportunity justifying convenient residential options for people that visit and work within this area of the City.

Additionally, the Property is located within close proximity to the following significant community amenities which the proposed Development will be an attractive residential option for those using such community amenities: Plantation Elementary (located within 1,000 feet of the Property), Parkway Middle School (located less than .5 miles from the Property), St. George Park (less than 1 mile from the Property); Jim Ward Community Center (less than 1 mile from the Property), and Central Broward Regional Park and Stadium (approximately 1.2 miles from the Property).

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

Staff response: *No objection.*

2. **Whether the project as proposed offers significant benefits not otherwise available to the city (for example, does the planning, design, and development of the property exceed the minimum otherwise required land development requirements in terms of reserving appropriate open space, development themes, taking advantage of natural and manmade conditions or environments, controlling pedestrian and vehicular traffic systems, substantially intensifying landscape or providing landscape contributions to the city, and improving or maintaining public infrastructure or giving the city a contribution in aide of infrastructure improvements or maintenance? Does the planning, design, and development of the property exceed setbacks and building separations? Is the planning, design, and development of the property compatible with the size and scale [building height, mass, and elevations] of existing or planned surrounding and nearby buildings and structures? Does the planning, design, and development of the property meet many or all of the aspirational principles that govern site design considerations, and reflect an orderly and creative arrangement of buildings and land uses as appropriate?).**

Applicant response: The primary land development regulations that will guide the proposed Development are the City's adoption of the SPI-2 zoning regulations. By obtaining LAC units to further develop the Property under the SPI-2 zoning regulations, INVESCA will provide modern residential options with updated and attractive

amenities for the residents of the City in an area of the City that is continuing to grow based on the numerous commercial, retail, and healthcare uses near the Property such as the adjacent office, Plantation General Hospital and other related health care businesses, West Broward Shopping Center, and the technology park near the Property. Adding new residential uses to this growing area of the City where no new residential development has occurred in a substantial amount offers significant benefits not otherwise available in the City. The design considerations for the proposed Development offer a totally unique and creative approach to midrise condo design and land use. INVESCA is incorporating almost 3 acres of open, one of a kind amenity and social gathering spaces to maximize the aesthetic appearance and support a creative and enjoyable atmosphere at the proposed Development. The proposed Development includes pedestrian paths and walkways, pedestrian gates at the main entry into the Property, ADA compliant ramps, and fire truck turning space which will control pedestrian and vehicular traffic systems at the Property. The proposed Development includes sidewalks at the center corridor of the community to promote pedestrian connectivity. The pedestrian orientation and safety of the proposed Development shall be emphasized through the use of walkways, lighting, a guard gate at the entry of the Property, and high visibility areas. INVESCA's proposed Development preserves many of the large trees currently existing at the Property which takes advantage of natural conditions and environments and INVESCA plans to intensify the landscaping at the Property.

A substantial benefit to the City is INVESCA's commitment to update the existing utilities, such as the lift station, which will improve and maintain the public infrastructure. Attractive amenities planned for the proposed Development include a modern pool, outdoor kitchen, wine tasting, Modern clubhouse, art installations which offers significant benefits to the residents of the City where new amenities such as the ones proposed for the Property are not otherwise available in this area of the City.

Staff response: No objection.

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

Applicant response: The modifications of the Property for the proposed Development will complete the significant positive impacts on the City since it contemplates the development of Condominiums in an area of the City that is not as developed with residential units as the rest of the City. The addition of 330 residential Condominium units on the Property with attractive amenities will generate substantial ad valorem taxes and will stimulate the economy by the residents of the Property shopping and doing business in the community.

Adding new residential units where no new residential development has occurred in a substantial amount of time, coupled with popular commercial, healthcare, and retail uses within close proximity to the Property which attracts visitors and workers in this area of the City, will be a positive use of the Property from the standpoint of the surrounding

area and residents of the City. The proposed Development may also trigger redevelopment of surrounding residential developments to upgrade their properties to stay in line with the new proposed Development which will provide other economic impacts.

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

Staff response: In 2016, the City of Plantation completed a strategic assessment of the Plantation Gateway CRA Plan. That study identified a current demand for adult congregate living facility use (ACLF), medical care use, retail use, and up to 4,522 residential units within the Gateway District over a seven (7) year period. The proposed development would further the findings of that study by adding a total of 330 dwelling units within the district and providing economic support for the Gateway commercial units.

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

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

Staff response: No objection.

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

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

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

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

Staff response: *No objection.*

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

Applicant response: Currently, the Property is office use surrounded by vacant land to the north, and older construction single-family residential uses to the south and multi-family residential uses to the east and west of the Property. The addition of 330 residential Condominium units with attractive amenities to the Property is consistent and compatible with the residential uses surrounding the Property, notably the 147 unit strata project that has experienced tremendous success with sales and buyer satisfaction. The proposed residential element will provide housing opportunities for employees of surrounding commercial, health care, retail, and office project (soon to be submitted as the final phase of the strata master plan) uses in the City which population is continuing to grow. Adding new residential uses to an area of the City where no new residential

development has occurred in a substantial amount of time will be a positive use of the Property from the standpoint of the surrounding area and residents of the City.

Staff response: As previously noted in the staff report, the proposed development is surrounded by commercial land uses to the north, townhome uses to the south, commercial and townhome uses to the west, and new car auto sale uses to the east. As such the proposed multi-family use is generally consistent with the surrounding land uses; however, the height will exceed that of surrounding development. In addition, the proposed residential development does not comply with the Plantation Tropical Design Manual.

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

Applicant response: The proposed development is consistent with the following goals, objectives and policies of the City's Comprehensive Plan:

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

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

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

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

Staff response: The proposed development is generally consistent with the goals, objectives and policies of the comprehensive plan.

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

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

Staff response: *The proposed development will utilize 330 LAC units leaving a total of 412 units available for future residential development.*

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

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

Staff response: *No objection.*

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

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

Staff response: *The proposed development would further the findings of the study noted in comment #3 above by adding a total of 330 dwelling units within the district and providing economic support for the Gateway commercial units.*

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

Applicant response: No response required.

Staff response: *No objection.*

B. Zoning Considerations

The project will require 9 zoning waivers and 7 landscape waivers in order to be constructed.

Section 27-613.4 (b) provides district development standards for the Healthcare Services subdistrict of the SPI-2 zoning district.

C. Citizen Comments

The City of Plantation sends out notices to surrounding property owners when planning and zoning actions are requested. This provides an opportunity for citizen participation in the zoning process. In this case, the Planning, Zoning & Economic Development Department sent out notices on February 15, 2019, and to date has not received any written citizen comments regarding this application.

D. Concerns, Issues and other Pertinent Information

Code Violation: There are no violations issued for the subject site at this time.

Transportation: The 2017 level of service for Sunrise Boulevard between State Road 7 and the Florida Turnpike currently operates at level of service F per the 2017 Broward County Roadway Capacity and Level of Service Analysis (Broward County MPO). Note, 2017 is the latest available traffic data available through the Broward County MPO.

The 2017 Broward County Roadway Capacity and Level of Service Analysis predicts that the level of service for this same segment in the year 2040 will be a level of service of F.

Street	Section	2017 Daily LOS	2017 Peak LOS	2040 Daily LOS	2040 Peak LOS
Sunrise Boulevard	State Road 7 to Florida Turnpike	F	F	F	F

E. Waiver Approval Standards

The standard for approving zoning waivers is found in Section 27-690(f)4 and must meet the following provision:

“That any waiver of standard zoning requirements serves public purposes to a degree at least equivalent to the general provisions of the ordinance establishing comprehensive zoning regulations and other applicable city ordinances and regulations or the actions, design and solutions proposed, and although not in accord with a literal interpretation with the zoning and other applicable regulations and ordinances, satisfy public purposes to at least an equivalent degree”.

V. RECOMMENDATIONS:

A. Boards and Committee Recommendations:

December 5, 2017	DRC Agenda, Deferral
July 13, 2018	DRC Agenda, No objection to the project moving forward
March 5, 2019	PZB Agenda, Recommend Approval

B. Staff Recommendation:

Staff recommends APPROVAL of the request for site plan, elevation, and landscape plan approval to permit the development of a 330-unit multi-family project **subject to the following conditions:**

PLANNING AND ZONING:

Planning:

1. The proposed development is located within the Local Activity Center (LAC) land use designation on the adopted Future Land Use Map. There are sufficient residential units available to allocate 330 LAC units to this project if it meets the LAC criteria.
Applicant response: Application for LAC units has been submitted.
2. The applicant is responsible for City impact fees, payable at the time of permitting.
Applicant response: Acknowledged. Will comply with comment at time of permitting.

Zoning:

In General:

1. The project requires 11 waivers from Chapter 27 and 7 landscape waivers from Chapter 13. The applicant has only submitted payment for 5 waivers. An additional waiver fee of \$6,500 is required prior to issuance of a building permit.
2. Site layouts and traffic patterns (west of the entrance) shown within future Phase 4 are not part of this review.
3. Given the adjacent development patterns in the area, staff finds that the massing, scale, and density of the proposed development exceeds that of surrounding development patterns. The proposed 6-story building is 91-feet in height as compared to the 1, 2 and 3 story adjacent development patterns. The proposed density of 49.2 dwelling units per acre on the 6.7-acre site is approximately double that of adjacent development patterns with a maximum density of 25 dwelling units per acre.

Applicant Response: Applicant owns the entire 24.6-acre parcel which is included within the master plan for the project. Applicant intends to blend the density over its property in such a way as to provide an outstanding new development and tier the density down with the highest densities being closest to Sunrise Boulevard and the lower densities being closest to the neighbors to the south. Therefore, Applicant has chosen to increase the density for Pixl while limiting the density for Strata and the office parcel.

Applicant is confident that the current development is extremely compatible with adjacent development patterns. To the north and east are high intensity commercial uses, to the west are high density residential units including a seven-story apartment complex and

immediately south is Applicant's original project (Strata), a medium density concept. As stated above, this master plan allows the higher densities closer to Sunrise Boulevard with the lower densities being located to the south adjacent communities. In addition, Applicant has included office and retail uses in the Pixl portion of the master plan so that the Sunrise Boulevard frontage is the focus point for this mixed-use phase of the project.

Staff response: Staff agrees that medium high density residential development such as 3 story garden apartments may be appropriate adjacent to Sunrise Boulevard. The applicant's proposal exceeds the allowable height for the district.

Applicant Response: Acknowledged.

4. The applicant has indicated that these units are for purchase and that PIXL will not be a rental community. Provide documentation showing a market analysis demand for studio units at this size (600 square feet) as a for sale product in Broward County. Staff has reservations regarding the marketability of the small unit sizes in a for sale product. Most of the multi-family complexes in Plantation have a very limited amount of studio/efficiency units as compared to PIXL which anticipates 26% of the unit count to be studios.

Applicant Response: The applicant has conducted extensive financial analysis regarding both the asset class as well as the unit allocation. We have concluded that there is sufficient market demand for an open style, more attainable loft and studio unit. The applicant will provide a third-party study for city council review.

Staff response: A third party study has not been provided for review.

5. Provide a unified control document to include each of the phases. The document must be approved as to form by the City Attorney, executed, and recorded prior to issuance of a building permit for PIXL. The applicant has acknowledged.
6. The applicant has indicated that there will be a master association that controls and maintains the bridge and entry corridor from Sunrise Boulevard along with other common elements. The applicant will be required to provide Master Association documents along with PIXL condominium association documents. These documents shall include how all common areas will be maintained and shall be approved as to form by the City Attorney prior to issuance of a building permit for PIXL. Staff has concerns regarding the homeowner's association fees given the amount of water features and proposed amenities planned for the site.

Applicant Response: Acknowledged, will comply. There will be one MASTER Association that controls and maintains the bridge and entry corridor also other common elements that will adhere to a unified control that will be approved by the city. Each project (Strata, Pixl and Modulus will have its own specific governing documents that comply with each entities unique property type.

7. No building permit will be issued for this project until all conditions of approval are complied with and reflected in the plans submitted with the building permit application. The

applicant has acknowledged.

8. The proposed project is subject to all codes and ordinances of the City of Plantation and all other applicable regulatory agencies. The applicant has acknowledged.
9. The required setbacks per Section 27-613.4(d) are 10-foot from the front and side property lines. The applicant is providing 0-feet from the front (north) property line. Given the size and configuration of the property, there is no hardship to warrant a reduction in the required setback. Shift the entire project 10-feet south away from the north property line. This shift will not adversely affect the amenity area nor result with structures within the 15-foot utility easement along the south property line. The applicant is requesting a waiver.

Applicant Response: Acknowledged; The applicant feels this is the best configuration for the property in order to maximize the open areas while maintaining the parking and supporting features needed for the property.

Applicant Response: After meeting with staff and showcasing the concern of adjusting the site, it is understood that the consensus is to keep the building locations where they are.

Staff response: See comment #9.

10. If the setback waiver is approved, please address the following concerns:
 - a. How will the north face of the parking garages be maintained with a zero-foot setback and no maintenance easement on the SFWMD property?
 - b. How will construction occur without encroachment onto the SFWMD property?
 - c. How will the aluminum picket fence location relate to the columns of the two parking garages?

Applicant Response: Applicant will work with SFWMD and The City to establish construction logistics as well as a maintenance easement that could include maintenance to the pathway should the city/sfwmd deem appropriate.

Staff response: *The logistics of this comment need to be resolved. The City does not own the property, SFWMD is the owner and in the past has been very restrictive with regards to uses and encroachments into the canal right-of-way.*

Applicant Response: Acknowledged, we will submit a logistics plan including all required MOT at time of permitting.

11. The applicant must address all architectural inconsistencies within the plan set as detailed in the letter to the applicant dated April 15, 2019.

Site Data:

12. Section 27-613.4(b), limits the lot coverage to 40% of the site. The applicant is proposing a lot coverage of 40.4%. The applicant is requesting a waiver.
13. The applicant has provided net site area for each phase separately. An overall site data table for the master plan and the combined data for all phases must be included in the building permit submittal.

Applicant Response: Site data for all phases has been provided as overall project data table on sheet SP-100.

Applicant Response: Please see site plan, information has been provided.

Staff Response: The applicant has provided the net site area for each phase of the master plan but has not provided a site data table for the master plan which would include calculations for lot coverage, floor area ratios, landscape areas, impervious/pervious areas, paved areas, parking, etc. for each phase. Applicant must provide at time of permitting.

Floor Plans:

14. Section 27-689(d) sets the minimum floor area requirements for two-bedroom units at 950 square feet. The proposed two-bedroom units are 920 square feet. Unless the unit size is adjusted, a waiver is required. The applicant has not requested this waiver.
15. Two tandem parking spaces are now shown on the rooftop of each parking garage. Tandem spaces are not permitted to be counted towards the provided parking.

Elevations:

16. The design of these buildings is very contemporary and does not meet the Plantation Tropical design guidelines, a traditional colonial architectural style with tropical color palette, as required by Code. The applicant is requesting a waiver.
17. The edges of the pop out boxes around the balconies are labeled “black forest”. Consider changing the side of the box color to match the face color. Applicant Response: we will consider.
18. The stairwells are open with aluminum louvered screening which appears to be painted with a graphic pattern. Staff has requested but not received a material sample. The painted pattern may be considered a “super graphic” as defined by the Code which would require a special exception to be allowed. In addition, material samples have not been provided for the material changes included in the applicant’s latest submittal (i.e. metal exoskeleton, colored glass, the grey stucco finished like wood, and any and all metal elements of the proposed project).

Applicant Response: The Louvered Screening sample will be provided prior to City council submittal.

Staff Response: The previously requested and new material samples have not been provided.

19. The maximum allowed height is 75-feet or 5-stories (Section 27-613.4(b)). The applicant is proposing a 6-story building at 91-feet (+/-). The applicant is requesting a waiver.

Parking & Loading:

20. Section 27-743 requires 664 parking spaces. The applicant is providing 626 spaces. The applicant is requesting a waiver.
21. Section 27-742(d) requires 25-foot wide drive aisles. 24-feet is provided. The applicant is requesting a waiver.

22. Section 27-747 requires 7 loading zones. Three loading zones are provided. The applicant is requesting a waiver.
23. Section 27-742(m)(4), within the parking garage, spaces adjacent to columns or walls must be 10-feet wide. 9-foot wide spaces are provided. The applicant is requesting a waiver.
24. Section 27-742(m)(5), within the parking garage, columns must be set back 3-feet from the mouth of the parking spaces. The proposed condition is right at the mouth of the parking spaces. The applicant is requesting a waiver from this requirement; however, the Engineering Department comments state that all columns adjacent to the drive aisle must be setback at least 2-feet. Engineering safety requirements are not waivable. There are surface parking spaces under Buildings 1, 4, 7, and 8 that abut a sidewalk that is approximately 9-feet in width. Staff suggests reducing the width of the sidewalk, to make room for clearance for the columns on either side of the drive aisle.

Applicant Response: Adjusted.

Staff Response: *The plans have not been adjusted.*

Details:

25. Provide written approval from Waste Management for the trash room locations. The applicant has indicated that Waste Management has been contacted and written approval is pending. As of this date, documentation from Waste Management has not been provided.

Signage:

26. Note: Signage is not part of this review. The signage shown will require sign special exceptions.

COMMUNITY REDEVELOPMENT AGENCY:

1. The proposed building heights are incompatible with the CRA Redevelopment Plan. The proposed building height of 87.7 feet exceeds the maximum 75 feet building height called for in the CRA Plan for the Health Care Services district.
2. The building scale and design of the proposed development are inconsistent with the redevelopment concepts proposed in the CRA Redevelopment Plan in that it is not sensitive to the characteristics of the surrounding residential neighborhoods.

LANDSCAPE:

Please note:

- A. All outstanding comments must be addressed at time of permitting.

Notes:

1. All site plan and planting plan comments from the Department of Planning, Zoning & Economic Development – Landscape - 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.
2. The applicant will be required to execute a developer agreement and post security for all engineering and landscape related improvements at time of permitting.
3. Tree/palm removal and relocation permits as well as mitigation fees must be obtained directly through the Department of Planning, Zoning & Economic Development – Landscape - at the time of permitting. Please contact Diana at 954-797-2248 directly to obtain required permits.

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

Site Plan:

1. Section 13-37(1). Required landscape adjacent to public rights-of-way. On the site of a building or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from an abutting right-of-way, excluding dedicated alleys there shall be provided landscaping between such areas and such right-of-way as follows: A strip of land a minimum of 15' in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area that is exposed to an abutting right-of-way.

- A strip of land a minimum of 15' in depth is required along the northern perimeter – 0' has been provided.

Waiver requested.

2. Section 13-41(a). Pedestrian zones along building facades: 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.

Building 1/parking garage:

- 26'-4" – 43'-9.5" lpz required along the northern façade – 10' has been provided.
- 26'-4" – 43'-9.5" lpz required along the southern façade – 25' has been provided.

Building 2:

- 26'-4" – 43'-9.5" lpz required along the northern façade – 20' has been provided.
- 26'-4" – 43'-9.5" lpz required along the southern façade – 0' has been provided.

Building 3:

- 26'-4" – 43'-9.5" lpz required along the southern façade – 0' has been provided.
- 26'-4" – 43'-9.5" lpz required along the western façade – 0' has been provided.

Building 5:

- 26'-4" – 43'-9.5" lpz required along the southern façade – 0' has been provided.

Building 6:

- 26'-4" – 43'-9.5" lpz required along the southern façade – 0' has been provided.

Building 8/parking garage:

- 26'-4" – 43'-9.5" lpz required along the northern façade – 15' has been provided.
- 26'-4" – 43'-9.5" lpz required along the southern façade – 25' has been provided.
- 26'-4" – 43'-9.5" lpz required along the eastern façade – 20' has been provided.
- 26'-4" – 43'-9.5" lpz required along the western façade – 10' has been provided.

Waiver requested.

The roof overhang, overhead structures and all upper floor porches and ground floor slabs do not count towards required landscape pedestrian zones.

3. Section 13-41(a)(b). Pedestrian zones along building facades: Code requires landscape pedestrian zones (lpz) to extend the full width of each façade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building and shall relate to the adjacent structure's wall height. (Paved areas in the lpz may not constitute more than 5' of required lpz).

Building 1/parking garage:

- 26'-4" – 43'-9.5" lpz required along the western façade – 20' has been provided.

Building 4/parking garage:

- 26'-4" – 43'-9.5" lpz required along the northern façade – 10' has been provided.

Building 7/parking garage:

- 26'-4" – 43'-9.5" lpz required along the northern façade – 0' has been provided.
- 26'-4" – 43'-9.5" lpz required along the eastern façade – 25' has been provided.

Waiver requested.

The roof overhang, overhead structures and all upper floor porches and ground floor slabs do not count towards required landscape pedestrian zones.

Planting Plan:

1. Section 13-41(a)(c) Pedestrian zones along building facades: One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).

Building 1/parking garage:

- 2 trees required throughout the western landscape pedestrian zone – 0 trees provided.
- 7 trees required throughout the northern landscape pedestrian zone – 0 trees provided

Building 4/parking garage:

- 5 trees required throughout the northern landscape pedestrian zone – 0 trees provided.
- 7 trees required throughout the northern landscape pedestrian zone – 0 trees provided

Waivers requested. Artificial/Preserved trees do not count towards this requirement.

2. Section 13-41(a)(f) Pedestrian zones along building facades: For all trees required, 25% of the required trees must be a minimum of 10' – 12' installed height; the remaining 75% of the required trees must be of installed heights relating to the adjacent wall structure height, as defined in City landscape codes. The required 75% of the heights trees throughout the landscape pedestrian zone must be a minimum of 16' – 18' x 9' & palms a minimum of 22' – 28' over-all in height.
 - For all trees required a minimum of height of 16' – 18' x 9' on 75% of the trees throughout the landscape pedestrian zone - < the minimum height has been provided on the trees throughout the site.

Waivers requested.

3. Section 13-37(2). Required landscape adjacent to public rights-of-way. On the site of a building or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from an abutting right-of-way, excluding dedicated alleys there shall be provided landscaping between such areas and such right-of-way as follows: a hedge, or a wall, or other durable landscape barrier of a height not less than 2½' and not more than 5' shall be placed along the perimeter of such landscape strip.
 - Minimum 2½' hedge required along the northern perimeter – a hedge has not been provided.
 - Minimum 2½' hedge required along the western perimeter – a hedge has not been provided.

Waiver requested.

4. Section 13-37(1). Required landscape adjacent to public rights-of-way. On the site of a building or open lot use providing an off-street parking area or other vehicular use area,

where such areas will not be entirely screened visually by an intervening building or structure from an abutting right-of-way, excluding dedicated alleys there shall be provided landscaping between such areas and such right-of-way as follows: 1 large shade tree per every 40 lineal feet.

- ***21 large shade trees required along the northern perimeter – 5 large shade trees provided.***

Waiver requested.

5. Section 13-42(c)(3): Submission of site plan and landscape plan approval. Proposed planting plan. Existing trees and/or palms on site shall be shown. A number or symbol shall identify each tree. A tabular list of the existing trees shall include botanical name, common name, caliper, spread, height, general condition and disposition of tree(s).

Include the palms and trees on the SWC & NWC of the Pixel property.

Include the existing and proposed trees on the northern perimeter of STRATA/southern perimeter of PIXEL.



6. Show all existing plant material (trees, palms, hedge, ground cover, etc.) throughout the perimeter on the adjacent properties (i.e. along the northern and southern perimeter where PIXEL abuts and STRATA on the southern perimeter as well as the SWC or the property).
7. Include plans for the proposed “construction fence” protecting the City trees along the MURT Trail.
8. Please clarify where the Live Oak trees along the northern perimeter as well as southwestern corner that were relocated for the construction of STRATA will be relocated to. It was staffs understanding that these Live Oak trees were to be relocated only 1 time; the plans for PIXEL propose their relocation again for the construction of the parking garages.
9. The tree removal/relocation permits for the STRATA project must be amended with regards to the trees that did not survive relocation.
10. Staff has a concern with the placement of paving, curbing, etc. within the dripline of existing trees. Staff requests an assessment of the impacts the proposed pavement/curbing will have

on the critical root systems of affected tree(s). For each affected tree, the assessment must contain the following information:

- Tree species, size specifications (DBH, height, spread), and condition.
 - Drawing (to scale) that shows tree location, canopy spread, and critical root zone*, with the location of the hardscape (sidewalk, etc.) superimposed. (*Critical root zone must be determined using ISA guidelines for determining critical root zones/tree protection zones of trees.
 - Results of a test dig to determine distribution and diameters of roots around (and under, if applicable) the hardscape (sidewalk).
 - Recommendations based on assessment findings: if root pruning and/or other impacts to roots are necessary, how will these impacts be reduced, eliminated, or mitigated so that the tree's short- and long-term health and stability (as a result of root impacts) are not compromised?
 - If root pruning is necessary, provide information on type of cuts to be made, and number and diameters of roots to be cut.
 - Color photographs (with scale) that document the findings.
11. Clarify how you will protect the existing palms, ground cover, hedge, benches, etc. throughout the MURT Trail along the northern perimeter throughout construction of the parking garages and drive isles.
 12. Include details for the proposed planter boxes for Parking Garage 1 & 2. Include details showing dimensions, soil fill, irrigation, plant material and proposals for maintenance of these planters.
 13. Trees with a height of 20' must have a minimum spread of 13' and a minimum caliper of 9".
 14. Confirm the availability of 34, 20' tall, FL #1 or better, FG/BB, Live Oak trees.
 15. Confirm the availability of 13, 20' tall, FL #1 or better, FG/BB, Wild Tamarind tree. Please include an alternate specie if you will not be contract growing these trees.
 16. Confirm the availability of 7, 20' tall, FL #1 or better, FG/BB, Gumbo Limbo trees. Please include an alternate specie if you will not be contract growing these trees.
 17. Confirm the availability of 18, 20' tall, FL #1 or better, FG/BB, Mahogany trees. Please include an alternate specie if you will not be contract growing these trees.
 18. Section 13-35(1)(e). Landscape installation and maintenance. A root barrier system shall be installed in situations where a tree or palm is planted within 10' of a paved surface or infrastructure.
Provide locations for placement of root barrier details on landscape plans.
 19. Section 13-45(b). Tree protection. All trees retained on a site shall be protectively barricaded before and during construction activities. The minimum barricade shall be a temporary fence constructed of a minimum of 2" x 4" posts, 48" in height, with 3, 2" x 4" rails spaced equally.
Please include locations and details for the placement of Tree Protection Barriers on the Planting Plan as well as the Demo Plan.
 20. For relocated and/or newly planted trees/palms (if applicable), provide a tree irrigation schedule for the first 12 months that specifies the method and frequency of application, and amount of water used for each application. Recommendations for irrigating landscape plants during establishment can be obtained from University of Florida/IFAS Extension Publication # ENH857 (available online).

21. Section 27-647. All service areas, including outdoor equipment (FPL transformers, backflow preventers, pool pumps, irrigation pumps, etc.), must be screened by landscaping or other means.

Provide landscape plans addressing this item.

22. Section 13-44(a)(b)(9). Tree Preservation. *Bonding*. Any persons conducting a permitted tree relocation must post a bond to insure the survival of tree(s) designated for preservation. The requirement of this bond may be waived by the city landscape architect upon suitable showing by the applicant. Determination of the bond amount shall be computed based upon the most current edition of the *Guide for Plant Appraisal***, published by the International Society of Arboriculture or such other publication or standards acceptable to the city. Said bond shall meet the approval of the appropriate city departments.

23. Section 13-44(a)(b)(7)(b)(c)(d) Tree Preservation. 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.

24. Section 13-44(a)(b)(7)(d). Tree Preservation: That the tree(s), if destroyed, will be replaced by the applicant by providing the equivalent monetary value to the city's tree fund. The equivalent monetary value shall be determined using appraisal methods described in the most current edition of the *Guide for Plant Appraisal*** published by the International Society of Arboriculture or such other publication or standard acceptable to the city, or caliper inch equivalent based on the fair market value of the tree(s). Tree mitigation will be above and beyond code required trees on the property.

Provide tree appraisals based on FL State Statutes as referenced Rule 14.40 Determining the Mitigation Value of Roadside Vegetation.

25. City staff will verify all trees proposed to be removed, remain, and/or relocated as this project moves forward.

26. Section 13-35(a)(1)(c). 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.

Provide irrigation plans at time of permitting.

ENGINEERING DEPARTMENT:

Site Plan Comments:

- 1) **NEW COMMENT:** The site plan has been significantly modified with regard to proposed ingress/egress and internal traffic circulation. The proposed two (2) lanes of one-way traffic, turning movements, one-way access through a future Phase IV area, etc. is problematic. The applicant is advised to schedule a meeting with the Department as soon as possible to develop a solution. Once a solution has been developed and agreed to by the applicant and City staff, the applicant shall expedite corresponding revisions to site plan sheet SP100.1 'Overall Site Plan' and submit to City staff for final review and approval. Once approved, the applicant shall present revised sheet SP-100.1 as an element of their presentation to City Council for their consideration. Staff will advise the City Council to include the site plan revision in a motion to approve with a condition that the applicant shall revise all affected plan sheets prior to submittal for building permits.

- 2) Please provide all signing and marking on the Site Plan in addition to separate signing and marking sheet(s). Comment remains. 07-26-18: Comment not completely addressed. All signage location symbols need to be provided on Site plan. **3/28/19: Site plan to identify signage with text to match civil drawings (ex: R1-1 Stop Sign).**
- 3) Provide additional information on the stabilized fire access path at the SE corner. Indicate the type of curbing and transition from Type "D" curb. Comment remains. 07-26-18: Provide additional information for stabilized fire access path that includes the following:
 - Ability to support the imposed loads of all Plantation Fire Department apparatus, which would include the maximum loads imposed by the outriggers of the aerials. Obtain design criteria information from Fire Department for most restrictive vehicle.
 - All-weather driving surface that provides proper traction.**3/28/19: Previous comment remains to be addressed.**
- 4) On sheet CP-102 and CP-103 it shows the drainage system connecting to the STRATA site (MH 13 and MH 29). Drainage calculations will need to be provided at permitting that demonstrate the PIXL and STRATA drainage system will meet all agency requirements. Comment remains. 07-26-18: Surface Water Management License No. SWM2017-019-0 from Broward County demonstrates the Master Drainage Permit approved for this site includes both the STRATA and PIXL parcels combined for offsite discharge into the C-12 Canal. During the permitting process it will be required that the site drainage calculations demonstrate that the PIXL independently meets the following:
 - Complies with Chapter 9 of the City of Plantation Code of Ordinances
 - Impervious area 65% maximum criteria.
 - Provides its own pretreatment for water quality requirements
 - Stage elevation requirements for 10-year one-day, 25-year 3-day and 100-year 3-day are satisfied.**3/28/19: Based upon comment no. 1 above, the applicant may be required to provide documentation from SFWMD reflecting a permit modification or exemption.**
- 5) 07-09-18: Provide FDOT Driveway Connection permit for Sunrise Boulevard associated with the PIXL project. All related documents received from FDOT for this item shall be included with FDOT permit approval. Comment remains. 07-26-18 Provide confirmation from FDOT acknowledging their approval for the increased traffic at current driveway connection from Sunrise Boulevard. **3/28/19: Comment remains to be addressed**
- 6) 07-09-18: Sheet SP-100.1 indicates 4,257 sf of pervious pavers, it is unclear where this total area is located. Comment remains. 07-26-18: Sheet SP-100.1 indicates 4,257 sf of pervious pavers, response indicates to refer to sheets LD-106 and LD-107. These sheets were not found in submittal package. **3/28/19: The proposed site plan modification reflects 23 standard parking spaces in various locations to be constructed of a pervious paver system. The site data table indicates the cumulative area for proposed paver system is 1.5% of the proposed Phase III development. However, the proposed site plan also reflects a portion of the Phase III property to be developed as part of a future Phase IV development that has not been submitted for site plan approval. At this point, the site data table located on sheet SP-100.1 is called into question. In order to address whether or not the proposed pervious paver system will be considered by staff, the site data information needs to be clarified by the applicant. Please contact the Engineering Department to discuss further.**

- 7) 07-09-18: The 24' drive aisle on the north side of the project site shows it abuts the columns of Buildings 1 and 7. The columns must be set back a minimum of two feet from drive aisle. Comment remains. 07-26-18: Contingent upon Planning and Zoning Department approval, the 24' drive aisle on the north side of the project site bordered by support columns, Buildings 1 and 7, shall be reduced to a 20' width (2 – 10' wide lanes) utilizing pavement markings. This will provide a 2' separation from face of column and edge of drive aisle. 3/28/19: **Comment remains to be addressed.**
- 8) 07-09-18: Additional grades and cross-sections are required to better evaluate site conditions. Comment remains. 07-26-18: Additional cross-sections are required to better evaluate site conditions. 3/28/19: **If site plan is approved by City Council, this comment will be addressed at time of permitting.**
- 9) 07-26-18: The radii on curve locations on sheet CM-101 is not consistent with that shown on the SP sheets. 3/28/19: **Comment not addressed. Please revise affected plan sheets accordingly.**
- 10) 07-26-18: Fire Lane striping needs to be provided along stabilized roadway and identified on Site Plan and sheet CM-101. 3/28/19: **Comment not addressed. Revise affected plans sheets accordingly.**
- 11) 07-26-18: On sheet CP-103 it is unclear why structure MH-13 from STRATA is placed on the PIXL parcel, provide clarification as to why this is necessary. 3/28/19: **Comment not addressed. If there is no relevancy for MH-13 to be called out on sheet CP-103, please revise the plan sheet accordingly.**

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.
 - a. The truck wash areas must be set 25 feet back from the edge of pavement.
 - b. Please provide the erosion and sedimentation control plan on the existing conditions and not the proposed site plan. The erosion control is set up prior to construction and that will need to be reflected in the plans.
2. A Maintenance of Traffic (MOT) plan will be required. Please meet with Engineering to discuss if there are any questions or concerns.
3. Drainage calculations will need to be submitted, signed and sealed by a professional engineer registered in the State of Florida.
4. Surface water management permit(s) through SFWMD and/or Broward County Surface Water Management will be required and a copy(s) provided to the Engineering Dept. at the time of permit review.
5. 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.

TRAFFIC CONSULTANT: Refer to Engineering Department comments.

BUILDING DEPARTMENT:

1. Indicate ADA access throughout the entire site.

FIRE DEPARTMENT: As to this site/elevation/landscape plan approval request, the Plantation Fire Department has no objections with the affirmation that the applicant, by written reply and/or plan revision submittal, has satisfactorily addressed, is in agreement, or will comply with Fire Department comments submitted in preceding Staff Reports for this PP17-0034 development review process.

POLICE DEPARTMENT: No objections.

UTILITIES: No objection however this review is preliminary and considered conceptual. If 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 and requirements from those outside agencies. **Prior to approval the proponent must AGREE to the following:**

1. Proponent must agree that any on and offsite improvements required to support this project be completed prior to first CO of any building on site or of phase 1 construction. **This comment specifically requires the lift station replacement, force main replacement and water main loop/installation for the entire project be completed. The plan submitted refers to upgrading the existing lift station, the statement MUST read replacement of the existing lift station. This was previously agreed to throughout the approval process but may be a typo.**
2. Proponent must agree to all on and offsite improvements needed to support the development of this project. This will include design, funding, permitting, installation and conveyance to the City of Plantation
3. Proponent must agree that no structures are allowed to be installed in Utility easements.
4. Complete Water and Wastewater Utilities must be shown on plan before a proper review can be completed.
5. Additional meetings with Utilities required prior to final lift station design.
6. No large trees or extensive landscaping allowed in Utility Easements. Any planting in those areas will require Utility Department approval.
7. If approved and **Prior to any Building Permit being issued, the following must be provided:**
 - **Capacity Charges must be paid in FULL for entire Pixel project.**
 - \$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**Contact: Danny Pollio if you have any questions, 954.797.2159**

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

WASTE MANAGEMENT: No response received.

VI. ATTACHMENTS:

A. Letter of Intent

B. Aerial Map

C. Zoning Map

D. Legal Description

E. Waiver request / applicant justification

F. Draft Ordinance

EXHIBIT A
Letter of Intent



RECEIVED
CITY OF PLANTATION

JUN 25 2018

PLANNING, ZONING &
ECONOMIC DEVELOPMENT

LETTER OF INTENT

PIXL Project Narrative

JUNE 25TH 2018

Development Review Committee

Introducing Pixl, a one of a kind destination: PIXL is a unique, first of its kind Condominium community abutting Strata at Plantation. Pixl Features 350 innovative and chic open floor plans with up to 18' ceilings and unprecedented amenities. Pixl is second part of a master planned development located in Plantation FL, along Sunrise blvd and 441.

PIXL inspires to become and create a live and work balance with social activities and a proactive management for an active community. The units are strategically placed in the site plan to allow for everyone to have a park view and the buildings location to open the south side of the site. This gives you a Breathtaking open view perspective of about 1000' from when you enter the community all the way to the end of the community highlighting 3 different zones PIXL creates naturally with its orientation.

Zone 1 -being an energetic, social, inviting space where the community center and pool is located. Smoothly transitioning to

zone 2 -a more zen like ambience with an elevated wood deck looking down into beautifully placed landscape garden native to Florida and rock pond.

Zone 3 -is more focused on wellness and the well being of the user with the opportunity to grow your own farm pod, adaptable open spaces to do sun salutation meditation or sunset yoga, and an interactive dog park with unique topography. PIXL has a lot to offer with particular amenities to each zone not typically seen in a usual residential community. It is more than just the place you live and becomes the place to enjoy, relax, and flourish.

The surroundings: PIXL will be surrounded by the Strata community, 147 Modern town homes that are currently under construction and have surpassed all sales expectations to date and will welcome its first residents moving in late January. Coming soon Modulus(Phase 3), a Commercial retail / Office project providing a urban and uniquely stimulating entrance to the PIXL development.

Warm regards,


Christopher Longsworth- Owner/ Developer

EXHIBIT C
Zoning Map

ZONING MAP

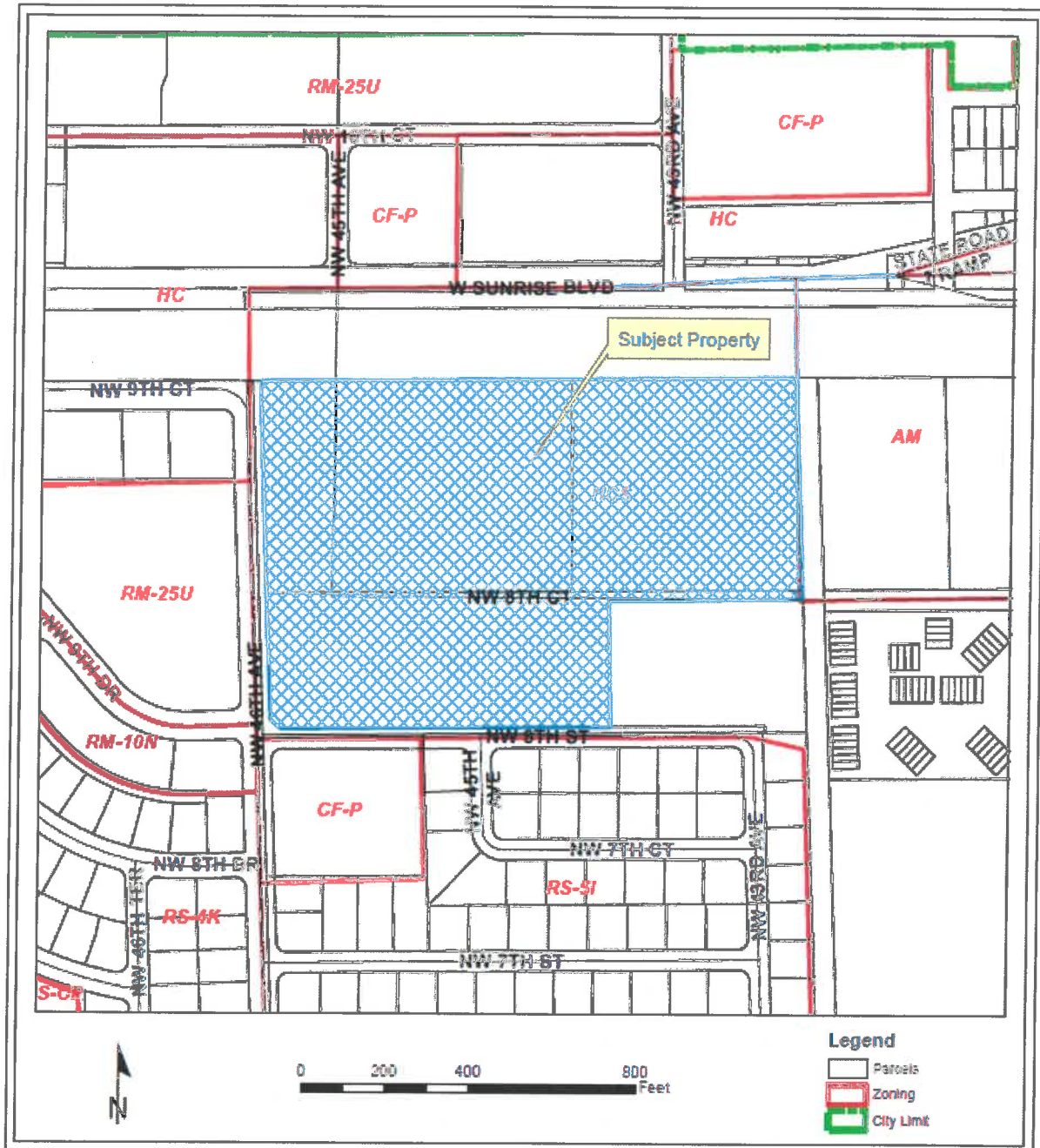


EXHIBIT D
Legal Description

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", PLANTATION BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 02°20'18" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST LINE OF THAT CERTAIN 50.00 CANAL RIGHT-OF-WAY AS SHOWN ON SAID PLAT, A DISTANCE OF 310.62 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1051.92 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 70.08 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 124.29 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 231.81 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF THE C-12 CANAL; THENCE NORTH 89°28'10" EAST ALONG SAID NORTH LINE, A DISTANCE OF 915.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA AND CONTAINING 290,769 SQUARE FEET (6.675 ACRES) MORE OR LESS.

EXHIBIT E
Waiver requests

ZONING WAIVERS:

1. From: Section 27-613.4(b), which limits the lot coverage to 40% of the site.
To: Increase the lot coverage to 40.4%.

Applicant Response:

Justification: we are currently 40.4% total building coverage. We are exceeding with .4%.

Staff Response: *No objection.*

2. From: Section 27-613.4(d), which requires a 10-foot setback from the front and side property lines.
To: Provide 0-feet to 2-feet from the front (north) property line.

Applicant Response:

Justification 1) this waiver was requested to move the property to the northern extent of the site to maximize the open green area for the future residents. The northern face abuts a merk trail (path) and over 100' separation from Sunrise blvd with no possibility of vertical construction to the north that would conflict.

Justification 2) Consideration for utilities easement that provides a clear, unobstructed 15' open path. This was initially proposed to the North of the site plan however after meetings with Utilities moving the open area to the south side provided best possible conditions with consideration of the site pln

Justification 3) Large trees are proposed on the southern property propertyline (offset due to 15' utility easement) this will allow for optimal root system and plating for the trees that will seperate PIXL from Strata.

Justification 4) Proximity of Pixl as reflected to the closest of a Strata unity is 44' should we move the towers to the south this would be reduced to 34'. We feel it is in the interest of strata units to stay at 44' separation.

Staff Response: *Staff does NOT SUPPORT placement of the garages with a zero setback to the north property line given the negative impact to the adjacent MURT trail. Given the size and configuration of the property, there is no hardship to warrant a reduction in the required setbacks. Relocate the buildings to provide a minimum 10-foot setback to the north property line. There is no reason or justification that the site cannot be developed without meeting the basic setback requirement of 10-feet from the north property line. There is room to shift the buildings 10- or more feet, and move the buildings south to accommodate the required 10-foot setback from the north property line. The applicant has room and it will not adversely affect the amenity area nor affect structures in the 15-foot utility easement.*

3. From: Section 27-743 which requires 659 parking spaces.
To: Provide 626 parking spaces.

Applicant Response: The applicant did not provide a response.

Staff Response: *Staff has no objection to this waiver.*

4. From: Section 27-613, which requires new buildings to comply with the Plantation Tropical Design Manual.
To: Deviate from the Plantation Tropical Design Manual with a contemporary design.

Applicant Response:

Justification: Project deviates from the Plantation tropical guidelines due to the more marketable “modern/tech

Staff Response: *The design of these buildings is very contemporary. Plantation Tropical is a traditional colonial architectural style with tropical color palette. This design does not meet the Plantation Tropical designs guidelines required by Code. The City Council recently approved a 248-unit apartment complex on State Road 7 that meets the Plantation Tropical Design Manual. Their market analysis did not deem it necessary to deviate from the design requirements.*

5. From: Section 27-613.4(b) which limits the maximum building height to 75-feet / 5-stories.
To: Increase the building height to 91-feet / 6-stories.

Applicant Response:

Justification 1): Proposed building height of 87.7’ is due to the unique interior ceiling height that has proved in the Strat project to be a HUGE market draw to the project. The building is actually only 6 stories with a 7-story apartment development 2000 feet to the south (The Landmark).

Justification 2): Line of sight study from residential community to the south reflects zero visibility at this height.

Staff Response: *The building height is incompatible with the adjacent development. The subject site is bound on the north by Sunrise Boulevard with single story commercial uses bordered by 2 story garden apartments, on the south by single-story single-family homes, on the east by single story commercial uses and 2 story townhouses, and on the west by single story commercial uses and 2 story townhouses. There is a self-storage facility to the north of the project currently under construction. It is three stories and 40-feet in height. The PIXL project is proposed at six stories and 91-feet in height.*

The applicant has not provided a line of sight study.

6. From: Section 27-689(d) requires the minimum floor area of two-bedroom units to be 950-square feet.
To: Reduce the two-bedroom unit size to 920 square feet.

Applicant has not requested this waiver.

7. From: Section 27-742(d) requires 25-foot wide drive aisles.
To: Reduce the drive aisle width to 24-feet.

Applicant Response:

Justification: Project will be in line with the Strata drive aisle width

Staff Response: *Staff has no objection to this waiver. Under discretion of the Engineering Department.*

8. From: Section 27-747, which requires 7 loading zones.
To: Provide 3 loading zones.

Applicant Response:

Justification: Based on the centralized locations of the loading zones that are in line with freight elevators, 3 loading zones are optimal.

Staff Response: *Staff has no objection to this waiver.*

9. From: Section 27-742(m)(4), which requires parking spaces adjacent to columns or walls within the parking garage to be 10-feet wide.
To: Provide 9-foot wide spaces.

Applicant Response: These spots will be deemed compact, we believe the 9' width does not create an issue based on other projects within our competitive set.

Staff Response: *Staff has no objection to this waiver.*

10. From: Section 27-742(m)(5), which requires columns in parking garages to be set back 3-feet from the drive aisle side of the parking spaces.
To: Provide no setback from the columns to the drive aisle.

Applicant Response:

Justification: Required: 3' from entrance to parking space, Provided: 0'. The parking garage has been designed to be typical in the marketplace compared to other projects. This setback would result in a significant loss of spaces.

Staff Response: *The Engineering Department comments indicate a minimum 2' separation to the columns on both sides of the drive aisle is required. This comment had not been addressed by the applicant.*

11. From: Section 27-742(m)(2), which requires drive aisles in parking garages to be 25-feet in width.
To: Provide 24-feet wide drive aisles in the garages.

Applicant Response:

Justification: Project is in line with Strata drive aisle width

Staff Response: Staff has no objection to this waiver.

LANDSCAPE WAIVERS:

1. From: Section 13-37(1). Required landscape adjacent to public rights-of-way. On the site of a building or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from an abutting right-of-way, excluding dedicated alleys there shall be provided landscaping between such areas and such right-of-way as follows: A strip of land a minimum of 15' in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area that is exposed to an abutting right-of-way.
To: A strip of land a minimum of 15' in depth is required along the northern perimeter (W. Sunrise Blvd.) – 0' provided.

Applicant's justification: Please see PIXL Waiver Letter.

2. From: Section 13-41(a)(b). Pedestrian zones along building facades: Code requires landscape pedestrian zones (lpz) to extend the full width of each façade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building and shall relate to the adjacent structure's wall height. Paved areas in the lpz may not constitute more than 5' of required lpz. *The vehicular overhang, roof overhang, overhead structures and all upper floor porches and ground floor slabs do not count towards required landscape pedestrian zones.*
To: **Building 1/garage:**
26'-4" – 43'-9.5" lpz required along the western façade – 20' has been provided.
Building 4:
26'-4" – 43'-9.5" lpz required along the northern façade – 0' has been provided.
Building 7/parking garage:
26'-4" – 43'-9.5" lpz required along the northern façade – 10' has been provided.
26'-4" – 43'-9.5" lpz required along the eastern façade – 25' has been provided.

Applicant's justification: Please see PIXL Waiver Letter.

3. From: Section 13-41(a). Pedestrian zones along building facades: 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. *The*

vehicular overhang, roof overhang, overhead structures and all upper floor porches and ground floor slabs do not count towards required landscape pedestrian zones.

To: **Building 1/parking garage:**

26'-4" – 43'-9.5" lpz required along the northern façade – 0' has been provided.
26'-4" – 43'-9.5" lpz required along the southern façade – 25' has been provided.

Building 2:

26'-4" – 43'-9.5" lpz required along the northern façade – 20' has been provided.

26'-4" – 43'-9.5" lpz required along the southern façade – 0' has been provided.

Building 3:

26'-4" – 43'-9.5" lpz required along the southern façade – 0' has been provided.

26'-4" – 43'-9.5" lpz required along the western façade – 0' has been provided.

Building 5:

26'-4" – 43'-9.5" lpz required along the southern façade – 0' has been provided.

Building 6:

26'-4" – 43'-9.5" lpz required along the southern façade – 0' has been provided.

Building 8/parking garage:

26'-4" – 43'-9.5" lpz required along the northern façade – 10' has been provided.

26'-4" – 43'-9.5" lpz required along the southern façade – 25' has been provided.

26'-4" – 43'-9.5" lpz required along the eastern façade – 20' has been provided.

26'-4" – 43'-9.5" lpz required along the western façade – 10' has been provided.

Applicant's justification: Please see PIXL Waiver Letter.

4. From: Section 13-41(a)(f) Pedestrian zones along building facades: For all trees required, 25% of the required trees must be a minimum of 10' – 12' installed height; the remaining 75% of the required trees must be of installed heights relating to the adjacent wall structure height, as defined in City landscape codes. The required 75% of the heights trees throughout the landscape pedestrian zone must be a minimum of 16' – 18' x 9' & palms a minimum of 22' – 28' over-all in height.

To: For all trees required a minimum of height of 16' – 18' x 9' on 75% of the trees throughout the landscape pedestrian zone - < the minimum height has been provided on the trees throughout the site.

Applicant's justification: Please see PIXL Waiver Letter.

5. From: Section 13-41(a)(c) Pedestrian zones along building facades: One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).

To: **Building 1/parking garage:**

2 trees required along the northern lpz – 0 trees have been provided.

7 trees required throughout the northern landscape pedestrian zone – 0 trees have been provided.

Building 4/parking garage:

5 trees required along the northern lpz – 0 trees have been provided.

7 trees required throughout the northern landscape pedestrian zone – 0 trees have been provided.

Artificial/Preserved trees do not count towards this requirement.

Applicant's justification: Please see PIXL Waiver Letter.

6. From: Section 13-37(2). Required landscape adjacent to public rights-of-way. On the site of a building or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from an abutting right-of-way, excluding dedicated alleys there shall be provided landscaping between such areas and such right-of-way as follows: a hedge, or a wall, or other durable landscape barrier of a height not less than 2½' and not more than 5' shall be placed along the perimeter of such landscape strip.
- To: Minimum 2½' hedge required along the northern perimeter – a hedge has not been provided.
Minimum 2½' hedge required along the western perimeter – a hedge has not been provided.

Applicant's justification: Please see PIXL Waiver Letter.

7. From: Section 13-37(1). Required landscape adjacent to public rights-of-way. On the site of a building or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from an abutting right-of-way, excluding dedicated alleys there shall be provided landscaping between such areas and such right-of-way as follows: 1 large shade tree per every 40 lineal feet.
- To: 21 large shade trees required along the northern perimeter – 5 large shade trees provided.

Applicant's justification: Please see PIXL Waiver Letter.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PLANTATION PERTAINING TO THE SUBJECT OF COMPREHENSIVE PLANNING; ASSIGNING 330 RESIDENTIAL UNITS IN THE PLANTATION GATEWAY LOCAL ACTIVITY CENTER (LAC) SO AS TO PERMIT THE UTILIZATION OF A PORTION OF THE REMAINING LAC RESIDENTIAL UNITS FOR DEVELOPMENT ON PROPERTY LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AND DESCRIBED AS PARCEL "A" OF PLANTATION BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 125, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; GENERALLY LOCATED AT 4400 NW 8TH COURT; PROVIDING FINDINGS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Property affected by this Ordinance enjoys a Comprehensive Plan Future Land Use Plan designation of Local Activity Center (LAC) and a zoning designation of SPI-2; and,

WHEREAS, the Property affected by this ordinance requires an assignment of 330 residential units based on a site plan approved by the City Council on _____; and,

WHEREAS, the Property owner has requested a site plan approval for multi-family residential use of the Property; and,

WHEREAS, the City has determined that the rearrangement of uses is appropriate and desirable.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA THAT:

SECTION 1: The following Property is hereby assigned 330 residential units:

Parcel "A" of Plantation Business Park, according to the Plat thereof, recorded in Plat Book 125, Page 40 of the Public Records of Broward County, Florida.

SECTION 2: This assignment is subject to such restrictions, limitations, and conditions, which were imposed by the City Council during the public hearings wherein this Ordinance was considered, and all of the City's Codes and Ordinances.

SECTION 3: Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

SECTION 4: This Ordinance shall take effect immediately upon passage on second reading by the City Council and signature by the Mayor.

PASSED ON FIRST READING by the City Council this _____ day of _____, 2019.

PASSED AND ADOPTED ON SECOND READING by the City Council this _____ day of _____, 2019.

SIGNED by the Mayor this _____ day of _____, 2019.

ATTEST:

MAYOR

CITY CLERK

APPROVED AS TO FORM ONLY

DATE

DEPT. OK _____

ADMIN. OK _____

ATTY. OK _____

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed document was received by the Office of the City Clerk and entered into the Public Record this _____ day of _____, 20____.

Susan Slattery, City Clerk