



**Planning, Zoning & Economic Development  
Memorandum**

**DATE:** December 1, 2020

**TO:** Members of the Planning and Zoning Board

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

**FROM:** Gayle Easterling, AICP, Senior Planner   
Thalein Rainford, Planner

**I. PROJECT SUMMARY**

A. Project Name / Number: Plantation Auto Sales/PP18-0030

B. Requests:

1. Site plan modification to develop a used car establishment; and
2. The applicant is requesting four (4) zoning waivers from Chapter 27 of the City Code and two (2) landscape waiver from Chapter 13 of the City Code. See Exhibit E.

Staff has identified one (1) zoning item that cannot be waived and one (1) additional landscape area that does not meet the code requirement. If the applicant does not obtain waiver approval for the landscape item, the plans must be revised to meet the code requirement at time of permitting. These changes could cause substantial revisions to the site plan and may require subsequent consideration of a site plan modification. See Exhibit E.

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

**II. APPLICATION SUMMARY**

A. Owner: ANJI LLC

B. Agent: Mohammed Baig

C. Location: 551 N. State Road 7

D. Size: .92 acres

E. Folio: 504101250010 & 504101250020

F. Legal Description: See Exhibit "D".

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

<u>Existing Use &amp; Zoning</u>	<u>Future Land Use Map</u>
Subject Property: Partially renovated unoccupied commercial building zoned SPI-2 (Auto Mall)	Local Activity Center
North: Used car sales zoned SPI-2 (Auto Mall)	Local Activity Center
South: NW 5 <sup>th</sup> Street and service station zoned SPI-2 (Auto Mall)	Right-of-way / Local Activity Center
West: Office uses zoned SPI-2 (Healthcare Services)	Local Activity Center
East: State Road 7	Right-of-way

**III. BACKGROUND**

A. Subject Property/The Site

The 0.92-acre subject site is zoned SPI-2 (Auto Mall) and developed with a one-story building encompassing 5,524 square feet. The property is bound by used car sales to the north, NW 5<sup>th</sup> Street and service station to the south, North State Road to the east, and office uses to the west. Refer to Exhibit C for the zoning map.

B. Synopsis

The applicant requests site plan approval to demolish 3,661 square feet of the existing building and construct a 439 square foot addition for an overall renovation to 2,302 square feet to be utilized for used car sales. Staff has evaluated the project against the City's architectural design requirements for the SPI-2 zoning district found in Section 27-613A(b) of the Code. The proposed building design utilizes finish materials such as white stucco and Chicago brick, windows framed with metal Bahama shutters, a 3' high brick knee wall on three sides of the building, a front entrance defined by a porch, and a pitched metal standing seam roof. A special vehicle display area is situated east of the front entrance.

Fourteen (14) parking spaces are required for the auto sales use based on 1 space for each 3,000 gross square feet of lot size and the 15% gateway parking reduction. The applicant is requesting a waiver for an additional 15% parking reduction to provide 12 spaces for employee and customer parking.

C. Applicable Criteria

1. Section 27-65 of the Zoning Ordinance states that site plan approval requires an application for a development order be agendized 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.

**IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS**

A. Comprehensive Plan Considerations

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

B. Zoning Considerations

Pursuant to Section 27-613.2, used car sales is a permitted use in the SPI-2 (Auto Mall) zoning district.

C. Citizen Comments

The City of Plantation posts signage on properties for site plan approvals. In this case, the Planning, Zoning & Economic Development Department posted the sign on or before November 25, 2020. To date, staff has not received any written citizen comments or phone calls about this application.

D. Concerns, Issues and other Pertinent Information

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

Transportation: The 2019 level of service for State Road 7 North of Broward Boulevard currently operates at level of service C, per the 2019 Broward County Roadway Capacity and Level of Service Analysis (Broward County MPO). Note, 2019 & 2040 is the latest available traffic data available through the Broward County MPO.

The 2019 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	2019 Daily LOS	2019 Peak LOS	2040 Daily LOS	2040Peak LOS
State Road 7	North of Broward Boulevard	C	C	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”.*

The proposed waivers permit the property be developed in a reasonable manner that will be in keeping with the intent and purpose of the applicable zoning regulations.

V. RECOMMENDATIONS:

A. Board and Committee Recommendations:

November 11, 2018	DRC Agenda, Deferred
September 10, 2019	DRC Agenda, Deferred
September 24, 2019	DRC Agenda, Deferred
August 25, 20120	DRC Agenda, No objection to the project moving forward.

B. Staff Recommendation: Staff recommends **APPROVAL** of the requested site plan modification, subject to the following conditions and waivers:

**PLANNING AND ZONING:**

1. This request must undergo a local concurrency review for water, sewer, streets, drainage, and solid waste. The standard single-page form is available in the Planning and Zoning Department. The applicant must present the form to the appropriate City departments for sign off prior to City Council consideration.

In General:

2. The site consists of two parcels. In order to utilize the southernmost parcel for vehicle parking associated with the northern parcel, the applicant must execute a unified control document effectively grouping the parcels together for purposes of use and land development regulations. The unified control document must be approved as to form by the City Attorney and recorded prior to issuance of a building permit. A trust account shall be set up for City Attorney review fees of legal documents. A suggested deposit is \$2,000.
3. A written request for all waivers with justification and all applicable fees must be included with the submittal for City Council review.

4. When responding to staff comments, please bubble plan changes and specify the page number corrected in the written responses.
5. The building permit application must be submitted within 12 months of City Council or the approval will expire.
6. Provide the entire submittal in PDF format, on a CD, flash drive, or other means of electronic transfer with each submittal. Submittal shall be separated into folders (e.g. site plan, landscape, civil, etc.).

Site Data:

7. Section 27- 613.4(a) requires a minimum 30% open space. The site data indicates 10,489 square feet (25.4%) is provided. *The applicant is requesting a waiver from this code requirement.*
8. Correct the site data table – “SQ. FOOTAGE DATA” to reflect the correct square footages. The provided numbers do not calculate correctly.

Site Plan:

9. Provide off-site handicap access to the building from the existing sidewalk adjacent to the north property line. Provide a designated ada path from the handicap parking space to the building.
10. Section 27-613.4(a) requires setbacks for the SPI-2(AM) zoning district at 25-feet from the rear property line. *The applicant is requesting a waiver from this code requirement.*

Elevations:

11. Provide the height/elevation to the top of the parapet and the height/elevation to the lowest point of the roof deck to confirm the rooftop equipment will be screened. The existing rooftop equipment extends above the top of the existing parapet wall. Will the equipment be replaced with lower equipment as shown on Sheet A-5.0, will the parapet be raised, or will some other type of screening be proposed?
12. Indicate the color and the manufacturer of the proposed brick on Sheets A4.0 and A5.0.
13. Correct the color building elevations to accurately show the brick location for review by staff with the City Council submittal.

Lighting:

14. Provide details of the decorative wall lighting fixtures on the building elevations. The lighting details shall include product specification and product description.

Dumpsters:

15. Provide a letter from Waste Management indicating the type of trash service approved to serve the proposed use. A waiver cannot be granted to eliminate the requirement for trash pick-up.

Parking areas:

16. Section 27-613.3(60)(b)(6)(a) requires 14 parking spaces for the auto sales use (based on 1/3000 gross square feet of lot size and the 15% gateway reduction). *The applicant is requesting a waiver from this code requirement.*

Signage:

17. Signage is not part of this review.

Note:

- A. Please Resolve Comments 1, 3, 4, 6,8, 9, 11 -13, 14, 15 Prior to City Council Submittal
- B. Please Resolve Comments 2, 5 Prior to Permit

### **COMMUNITY REDEVELOPMENT AGENCY (CRA):**

1. The proposed project is consistent with the CRA master plan in that it would redevelop an existing property along with improving the aesthetics of the N. SR 7 corridor.
2. The CRA is in possession of a landscape beautification easement for the parcel located at 551 N. State Road 7. The landscape beautification easement is a 10-foot wide strip of land behind the sidewalk fronting the property on N. State Road 7. As part of the Plantation Gateway master plan, the City maintains the landscape and irrigation system within the easement. Please coordinate any landscape easement changes and questions with CRA staff.

### **LANDSCAPE:**

#### **Please note:**

- A. Comments # 2-6 (Landscape plan) must be addressed prior to City Council Submittal
- B. Comments # 1-3 (Notes) & comments # 7-11 (Landscape plan) must be addressed at time of Building permitting.

#### **Notes:**

1. The applicant may be required to execute a developer agreement and post security for all engineering and landscape related improvements at time of permitting. *Please note – only the perimeter and off-site landscape is required to be in the landscape cost estimate portion of the required bond.*
2. Tree/palm removal and relocation permits as well tree/palm trimming permits must be obtained directly through the Department of Planning, Zoning & Economic Development – Landscape - at the time of permitting.
3. This review is preliminary. Full landscape plan review & approval is required at time of permitting.

#### **Site Plan:**

1. 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.
  - 10' lpz is required along the western façade – 0' has been provided.
  - 10' lpz is required along the northern façade – 2' has been provided.*Waivers requested; staff has no objections to this waiver request due to the site layout proposing constraints.*
2. Section 27-617(e)(i)(a) requires perimeter landscape buffers adjacent to all property lines 5' (or 7' to the curb with a 2' grass vehicle overhang). *The applicant is requesting a waiver from this code requirement.*

#### **Planting Plan:**

1. Section 13-41(a)(c), Pedestrian zones along building facades, requires that one tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).
  - 2 trees required along the western landscape pedestrian zone - 0 trees have been provided.*Waivers required; a waiver has not been requested for this item.*

2. Section 13-35(a), Landscape installation and maintenance, requires that all landscaping shall be installed in a sound workmanship-like manner and according to accepted and proper planting procedures.
  - FPL guidelines should be used with regards to the planting of trees in the vicinity of overhead powerlines.
  - Large shade trees should be planted greater than 14' on-center.
  - Medium/large shade trees should be planted greater than 16' on-center from large shade trees.
  - Do not plant ground cover or hedge material within the dripline of trees (existing or proposed).
3. Section 13-35(1)(e). Landscape installation and maintenance. Please note that root barriers are not required where there is a full type D curb. Please show root barrier where trees are in the immediate vicinity of sidewalks.
4. Please include the existing palm/tree species with a tag line on the Planting Plan (i.e. ESP for existing Sabal Palm) in lieu of using A, B, 1, 2, etc.
5. Please clarify the tree mitigation table; code required trees do not count towards mitigation for trees to be removed and/or that have already been removed under outstanding tree removal permits.
6. Please confirm the availability of 14' tall Ironwood trees; please propose an alternate species if the Ironwood trees are not available.
7. Section 13-44(a)(b)(9), Tree Preservation, requires that any person conducting a permitted tree relocation must post a bond to insure the survival of tree(s) designated for preservation.
8. Section 13-44(a)(b)(7)(d), Tree Preservation, requires that any tree/palm, if destroyed, will be replaced by the applicant by providing the equivalent monetary value to the city's tree fund.
9. City staff will verify all trees proposed to be removed, remain, and/or relocated as this project moves forward.
10. There is an existing 10' landscape easement along N. State Road 7. Prior to the release of a Demolition or Building Permit please meet with the City of Plantation Department of Public Works regarding the disposition of the existing landscape (irrigation, trees, palms, and/or hedge).
11. There are several Tree Removal Permits from 2013 that have not been closed and have expired; all outstanding Tree Removal permits must be finalized (fees & mitigation for trees & palms removed under these permits).

**ENGINEERING DEPARTMENT:**

1. Applicant still has not placed required fire lane signage on the site plan. Please address prior to City Council.
2. Place a note with leader arrow denoting the proposed red fire lane striping.

**TRAFFIC CONSULTANT:** See Engineering.

**BUILDING DEPARTMENT:** No objection.

## **FIRE DEPARTMENT:**

### Reviews:

- Comments 1 – 16 on the Staff Report to the Review Committee Meeting of November 13<sup>th</sup>, 2018.
- Applicant response on August 13<sup>th</sup>, 2019 submittal.
- Fire Dept reply on the Staff Report to the Review Committee meeting of September 10<sup>th</sup>, 2019.
- Applicant response on March 10<sup>th</sup>, 2020 submittal.
- Fire Dept reply on the Staff Report to the Review Committee meeting of April 14<sup>th</sup>, 2020 August 11<sup>th</sup>, 2020.
- Applicant response on October 1<sup>st</sup>, 2020 submittal.
- Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of December 1<sup>st</sup>, 2020.

No objections as to this site plan modification with the understanding that the applicant and/or owner are aware of following Plantation Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.

1. All aspects of fire and life safety shall comply with the current edition of the Florida Fire Prevention Code at time of permitting.
  - \*Applicant response – None provided.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Will comply.
  - \*Fire Dept reply – Complied.
2. Structure shall be entirely protected by an approved, supervised automatic fire sprinkler system hydraulically calculated to City of Plantation drought standard of 45-PSI static, 40-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.
  - \*Applicant response – None provided.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Will comply.
  - \*Fire Dept reply – Complied.
3. Fire sprinkler monitoring alarm control panel shall be located in a properly conditioned room that provides an unobstructed 3’ access to the front and to the sides of the cabinet.
  - \*Applicant response – None provided.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Will comply.
  - \*Fire Dept reply – Complied.
4. Fire sprinkler riser(s) shall be located in a room/area that provides an unobstructed 3’ access to the front and to the sides of the appliances.
  - \*Applicant response – None provided.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Will comply.
  - \*Fire Dept reply – Complied.
5. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall face roadway, shall be located on same side of roadway, within 6’ to 25’ of each other, and within 6’ of curb front.



- \*Applicant response – None provided.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Please see FDC shown on revised sheet W-1.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Please see FDC shown on revised sheet W-1.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.**
6. FDC’s shall comply with following:
- a. Free standing
  - b. No obstructions within 3’ of sides.
  - c. Unobstructed 6’ wide area from FDC to curb front.
  - d. Center of intake at 36” above grade.
  - e. Posted “FIRE DEPARTMENT CONNECTION, NO PARKING” sign behind it.
- \*Applicant response – None provided.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Please see FDC shown on revised sheet W-1.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Please see FDC shown on revised sheet W-1.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.**
7. FH’s shall comply with following:
- a. No obstructions within 3’.
  - b. Unobstructed 6’ wide area from FH to curb front.
- \*Applicant response – None provided.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Please see FDC shown on revised sheet W-1.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Please see FDC shown on revised sheet W-1.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.**
8. The same Florida Fire Protection Contractor I, II or V shall be responsible for the installation of the fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building, the DDCV and the FDC (if connected to supply line prior to the 12” above grade stub).
- \*Applicant response – None provided.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Will comply.
  - \*Fire Dept reply – Complied.
9. The following shall be permitted separately:
- a. All fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building and the FDC (if connected to supply line prior to the 12” above grade stub).
  - b. DDCV.
  - c. Whole fire sprinkler system installations after the 12” above grade stub outside of building.
- \*Applicant response – None provided.
  - \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
  - \*Applicant response – Will comply.

- \*Fire Dept reply – Complied.
10. All exterior doors shall have keyed access from exterior.
- \*Applicant response – None provided.
- \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
- \*Applicant response – See note on sheet A-4.0 and A-5.0.
- \*Fire Dept reply – Shown on sheet A-1.0; Complied.
11. A Knox Box Key Vault shall be provided/installed at a location designated by Plantation Fire Department.
- \*Applicant response – None provided.
- \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
- \*Applicant response – Will comply. See note on plan sheet A-4.0 and A-5.0.
- \*Fire Dept reply – Shown on sheet A-1.0; Complied.
12. All curbs adjacent to any fire hydrant and/or fire department connection and any straight curb over 4’ shall be designated "NO PARKING - FIRE LANE", compliant with FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.
- \*Applicant response – None provided.
- \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
- \*Applicant response – Will comply. See revised sheet A-1.0 and details on revised sheet A-1.1.
- \*Fire Dept reply – Complied.
13. Whole width of fire department access road shall be identified by an approved road surface marking so as to prevent parking/storage of vehicles and to maintain clear access for emergency vehicles.
- \*Applicant response – None provided.
- \*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.
- \*Applicant response – *Will comply. See revised sheet A-1.0 and details on revised sheet A-1.1.*
- \*Fire Dept reply – Complied.
14. Any emergency vehicle access gate systems shall be motorized and shall comply with the following Plantation Fire Department’s standard requirements:
- a. Battery backup, generator power, or equivalent shall be provided.
  - b. All vehicle gates shall fail open upon power loss and remain open until return of power.
  - c. 3200 series Knox Box with 3291 Knox Toggle Switch (ordered from [www.knoxbox.com](http://www.knoxbox.com)) shall be installed on right side of roadway, minimum 25 feet in front of the gate.
  - d. Toggle switch open position shall open all vehicle gates and hold them open until toggle switch is returned to the closed position.
  - e. All vehicle gates shall be equipped with a digital radio receiver compatible with Plantation Fire Department’s system.
  - f. Receiver shall be a Linear Moore–O–Matic MagaCode digital receiver or compatible. The transmitters are Linear Moore-O-Matic Model MDT. The Fire Department code is 63001.
  - g. All vehicle gates shall open upon signal from a Fire Department remote transmitter, at a minimum distance of 20’ from gates.

h. ALL entry and exit gates shall open with the above transmitters and with the use of the toggle switch.

\*Applicant response – None provided.

\*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.

\*Applicant response – Will comply.

\*Fire Dept reply – Complied.

15. Whole building/structure shall be able to provide a maintained minimum, as determined by Plantation Fire Dept, radio signal strength for Fire Dept communications during in-building operations. A two-way radio communication enhancement system may be necessary to comply with this requirement. Evaluation of the radio signal strength shall be completed by a licensed contractor.

\*Applicant response – None provided.

\*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.

\*Applicant response – During last meeting fire chief mentioned he would not require.

\*Fire Dept reply – Not complied.

\*Applicant response – Will comply.

\*Fire Dept reply – Complied.

16. Additional conditions may arise upon review of all required permitting plans.

\*Applicant response – None provided.

\*Fire Dept reply – Show/note comment on plans or respond with “Will comply”.

\*Applicant response – Will comply with any additional comments.

\*Fire Dept reply – Complied.

**POLICE DEPARTMENT:**

1. The photo metric survey is acceptable. When placing the light poles be mindful of current and future tree canopy growth. Avoid any shadows and obstructions from the trees to allow for optimal lighting from the source.

2. My previous comments stated all new, damaged, or existing fencing should be constructed with a similar type of fencing pictured below. Page A-1.0 describes a 5’ high chain-link fence to remain. This and all fences need to be replaced. The plans do not include any type of fencing to be proposed.



**UTILITIES:** No objection conceptually however the following comments apply.

1. The existing water and sewer onsite work must be inspected to assure prior permitted work was completed. Existing sewer manhole (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. Any water services on the east side of the property previously installed and now determined to be unnecessary shall be abandoned at the source/main.
2. This review is preliminary and considered conceptual. Final comments will be provided at time of Construction plan submittal and subject to outside agency approvals/comments. The final review could generate additional comments.
3. A Trust account must be maintained with Utilities during the entire project
4. Complete Water and Wastewater Utilities must be shown on plan before a proper review can be completed.
5. Provide plan for vacating easements as necessary
6. Show all new and existing water and sewer lines and easements on landscaping and drainage plan
7. Maintain all utilities and utilities easements for water and wastewater system access.
8. Full Utilities plan review & approval is required prior to permitting. No plans are for construction until marked "FINAL".
9. No structures are allowed to be installed in Utility easements.
10. Request latest City of Plantation Utilities Details for Civil submittal.

Note:

- A. Please Resolve Comments 1-8 Prior to City Council Submittal
- B. Please Resolve Comments \_\_\_\_\_ Prior to Permit

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

1. Old Plantation Water Control District 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:** Contact Waste Management at the following: Eddie Marcano, Territory Manager at [emarcano@wm.com](mailto:emarcano@wm.com)

**VI. EXHIBITS:**

- A. Letter of Intent
- B. Aerial Map
- C. Zoning Map
- D. Legal Description
- E. Waiver request / applicant justification
- F. Code requirements not met

**EXHIBT A  
Letter of Intent**



**PLANTATION AUTO SALES, INC.**

October 1, 2018

City of Plantation  
401 NW 70th Terrace  
Plantation, FL 33317

**RE: PROPOSED ADDITION AND RENOVATIONS FOR:  
PLANTATION AUTO SALES, INC.  
551 N. STATE ROAD 7  
PLANTATION, FL 33317**

Lot Zoned: SPI-2  
Sub district: Auto Mall  
Existing Use: Vacant  
Proposed Use: Used-Car Sales Dealership

To Whom It May Concern,

This letter of intent is in support of our plans for the proposed renovations at 551 N. SR 7, Plantation, FL 33317. The existing site consists of an existing one-story CBS structure that will be partially demolished and the remaining portion renovated as indicated in the proposed plans to comply with all current building code requirements. The existing parking lot layout and lighting were recently permitted and inspected and shall remain as is. The proposed design complies with the Plantation Tropical Design Guidelines and shall be in harmony with the surrounding properties.

The business will operate as a used-car dealership. There will be no mechanical work performed on the site. Business hours will be from Sunday – Saturday between the hours of 9:00 a.m. and 9:00 p.m.

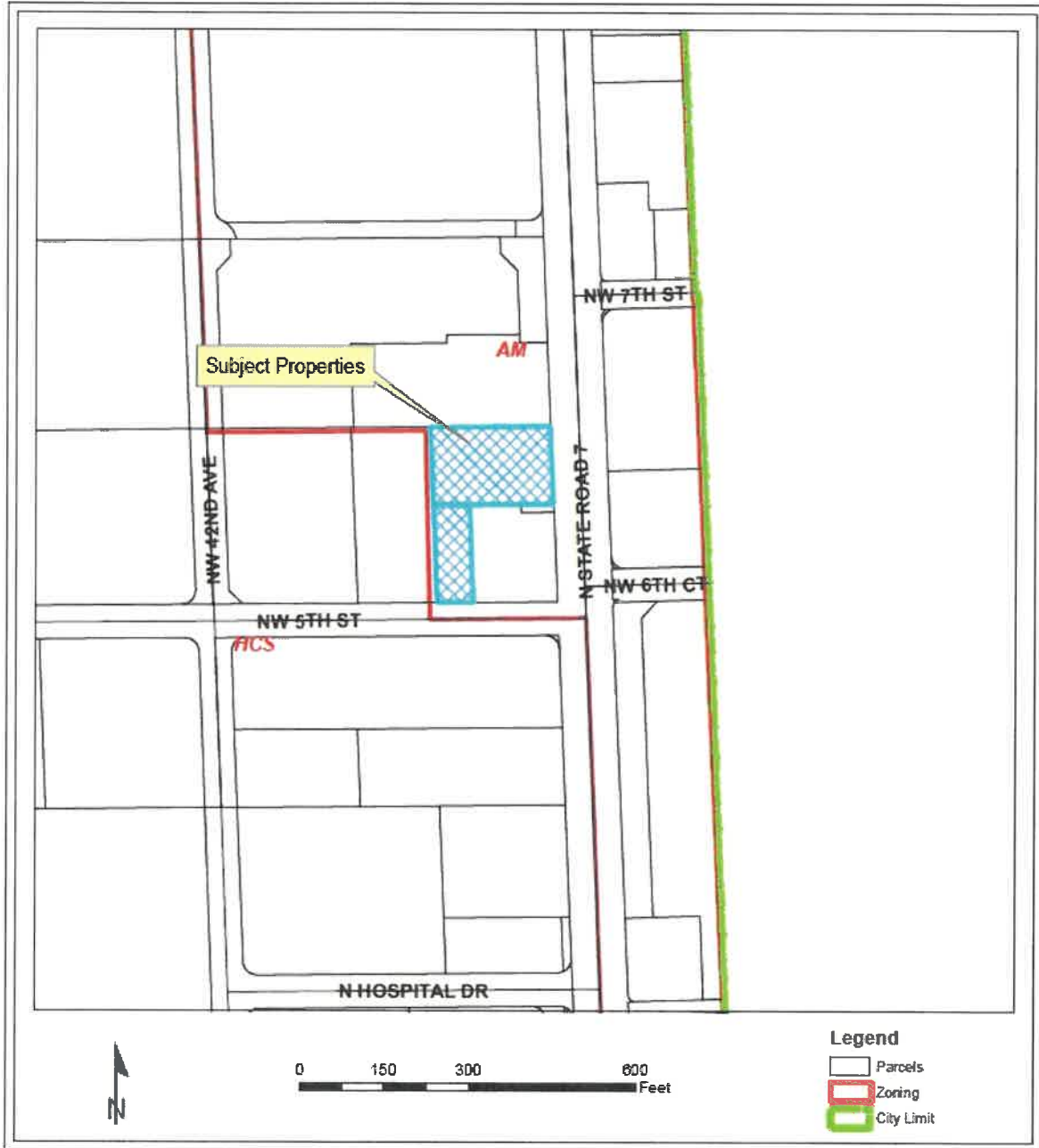
We thank you in advance for your assistance and consideration. Should you have any questions or need any additional information please contact Michel Matta at (786) 344-2444.

Regards,

Michel Matta, Partner  
Plantation Auto Sales, Inc.



ZONING MAP



**EXHIBIT D**  
**Legal Description**

**504101250010**

<b>Abbreviated Legal Description</b>	MARIN SUB NO 1 70-18 B TRACT A
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**504101250020**

<b>Abbreviated Legal Description</b>	MARIN SUB NO 1 70-18 B TRACT B
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**EXHIBIT E**  
**Waiver requests**

**ZONING:**

1. From: Code Section 27-613.4(a) requires a rear setback of 25 feet.  
To: Reduce the required rear to 19'-9'.

*Applicant's justification: This is the existing rear setback of the original structure and has been approved as is for previous tenants.*

*Staff response: Staff concurs.*

2. From: Code Section 27-613.4(a) requires a thirty percent (30%) minimum open space.  
To: To reduce the open space to 25.4%.

*Applicant's justification: The proposed design provides more open area the previously approved permit number (EN13-00043) and also provides more open area than the existing conditions which both provided less open area than is required.*

*Staff response: Staff does not object to this waiver.*

3. From: Code Section 27-613.3(60)(b)(6)(a) requires a one parking space for each 3,000 gross square feet of lot size or portion thereof.  
To: To reduce the required parking to 12 parking spaces.

*Applicant's justification: Request based on 1/3000 gross square feet lot size and the 15% Gateway Reduction.*

*Staff response: Staff does not object to this waiver.*

4. From: Code Section 27-652 requires garbage or refuse to be stored only within a building, or within a fully enclosed container, including top, and that such storage area shall be equipped with an approved automatic sprinkler device.  
To: Allow a use of standard manual bins provided by the city. Waste management has approved the use of a 96-gallon totter. See attached service agreement from Waste Management.

*Applicant's justification: Request is based on the proposed use and number of staff (4 employees) and the nature of daily activities associated with the use, trash for the proposed use is minimal.*

Staff response: All persons leasing real property within the City shall have the responsibility as the owner of the real property to ensure the proper handling, collection, transportation, and disposal of all Solid Waste, Recovered Materials, Recyclable Materials, and Exempt Material that is generated, deposited, or located upon their leased property. This is a zoning item that cannot be waived. Applicant to provide a letter from Waste Management confirming an alternate form of trash service for the site based on the use.

## **LANDSCAPE:**

1. From: Section 13-41(a). 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.  
To: 10' lpz is required along the western façade – 0' has been provided.  
10' lpz is required along the northern façade – 2' has been provided.

Applicant's justification: *The proposed design was previously approved permit (EN13-00043) which provide the same LPZ on the west, and less LPZ on the North East and South than what is currently being proposed.*

Staff response: *Staff has no objections to this request.*

2. From: Code Section 27-617(e)(i)(a) requires a 5' wide perimeter buffer with a 3' clear zone allowing for a maximum vehicle overhang of 2'.  
To: To reduce the perimeter buffer to 0'-3' along the south and west.

Applicant's justification: *The proposed design provides the same layout as the previously approved permit number (EN13-00043)*

Staff response: *Staff does not object to this waiver.*

**EXHIBIT F**  
**Code requirements not met**  
**(waivers not requested by applicant)**

**Staff has identified the following items that do not meet the code requirement. If the applicant does not obtain waiver approval for these items, the plans must be revised to meet the code requirement at time of permitting. These changes could cause substantial revisions to the site plan and may require subsequent consideration of a site plan modification.**

**LANDSCAPE:**

1. From: Section 13-41(a)(c), Pedestrian zones along building facades, requires that one tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).  
To: 2 trees required along the western landscape pedestrian zone - 0 trees have been provided.

*Applicant response: Waiver not requested by applicant.*

*Staff response: Staff has no objections to this waiver.*