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STAFF REPORT TO THE PLAN ADJUSTMENT COMMITTEE

Planning, Zoning and Economic Development Department

MEETING DATE: August 11, 2021

SUBJECT: PM21-0033: Plantation Car Care at Plantation Canal – Conditional Use

APPLICANT: Jiselle Rodriguez, representative / Plantation Canal Industrial LLC, owner

ADDRESS: 6561 NW 14th Street

LOCATION: On the northwest corner of NW 65th Avenue and NW 14th Street within Plantation Canal

LAND USE / ZONING: Commercial / B-5P (Commercial District)

REQUEST: Conditional use approval to allow 6,000 square foot auto repair and maintenance facility (Plantation Car Care).

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

ANALYSIS:

The subject property, Plantation Canal, is 2.6 acres in area, zoned B-5P (Commercial District), and developed with three industrial/warehouse buildings encompassing 76,077 square feet. The buildings are currently occupied with office, heavy commercial, and warehouse uses. The area is characterized by industrial/warehouse development to the north, south, east and west.

Auto repair is a conditional use in the B-5P zoning district. The tenant space was previously occupied as an auto repair facility but given the length of vacancy, the conditional use approval has expired. The applicant is requesting approval to reopen an auto repair shop (no auto body work) at this location.

The proposed business will occupy 6,000 square feet with operating hours Monday through Friday 8:30 a.m. to 5:30 p.m. and Saturday from 8:00a.m. to 2:00 p.m. It should be noted that this tenant has occupied a smaller tenant space in the same development since 2011.

The review of a Conditional Use request should include consideration of the criteria noted in Section 27-45(h) of the Land Development Code, which is attached hereto as Exhibit “A”.

RECOMMENDATION: Motion to recommend **APPROVAL**, subject to staff comments.

STAFF COMMENTS:

PLANNING AND ZONING:

1. The conditional use approval will apply only to “Plantation Car Care” and will not be transferable to any other future tenant.
2. The floor plan must remain consistent with the plan stamped “Received JUL 26 2021 Planning, Zoning and Economic Development”.
3. Business Tax License approval is subject to the conditions of this approval.
4. All servicing and repairs shall be conducted within the building.
5. Customer automobiles shall be stored inside if kept overnight.
6. Outdoor storage of parts, materials, supplies, or equipment is prohibited.

LANDSCAPE: Staff has no objections to the Conditional Use request.

Please be advised of the Landscaping Maintenance requirements pursuant Article X - Landscape Standards:

Section 27-253. Issuance of Certificate of Occupancy

(a) The City has the right to inspect all properties to ensure that landscape has been installed, maintained, and irrigated in accordance with the landscape plan approved by the city and the provisions of this article and may require the property owner to make all appropriate corrections.

Section 27-260. Tree Care and Maintenance Standards - All Properties

(b) All landowners, or their agents, shall be responsible for the maintenance of all landscaping including abutting rights-of-way, swales, lakes and canal banks. It shall be the responsibility of the adjacent property owner to maintain the swale area to the edge of pavement or the edge of water. Landscaping shall be maintained in accordance with the following standards: #1-13

Section 27-254 Implementation Standards

(c) (1) All landscaped areas, including adjacent rights-of-way and street medians where they exist, shall be provided with an automatically operating underground irrigation system.

The irrigation system must be designed to have a minimum of 100 percent coverage, with 50 percent minimum overlap.

ENGINEERING: No objection.

BUILDING DEPT: No objection.

FIRE DEPARTMENT: No objection as to this conditional use with the understanding that the applicant and/or owner are aware that conditions may arise from any required fire/life safety inspection and/or upon review of all required permitting plans.

UTILITIES DEPT: No objection to the Conditional Use request.

POLICE DEPT: No objection to the Conditional Use request.

Plan Review Contacts

Planning and Zoning: (954) 797-2225

Engineering Department: (954) 797-2282

Landscape Architecture: (954) 797-2246

Building Department: (954) 797-2250

Fire Department: (954) 797-2150-
Police Department: (954) 954-414-8931

Exhibit "A"

Where applicable, the review of a Minor Conditional Use request should include consideration of the criteria noted in Section 27-45(h)(1) of the Land Development Code, attached hereto. The applicant is required to identify the following:

- a. Whether the minor conditional use will or may adversely affect the peaceful enjoyment of the surrounding property;

Applicant Response: No it will not as all the surrounding property are car businesses.

Staff Response: Staff concurs that the use will not adversely affect surrounding properties.

- b. Whether there is any probability of an increase of any objectionable noise, vibration, fumes, odor, glare or physical activity;

Applicant Response: No there will not be any possibility of an increase of any objectionable noise, vibration, fumes, odor, glare of physical Activity as all of the work is done inside the shop.it will not as all the surrounding property are car businesses.

Staff Response: This is a relocation of an existing business to another building within Plantation Canal. The business operations remain the same.

- c. Whether insufficient on-site parking will result and whether traffic conditions on-site, off-site, or both, will be adversely affected;

Applicant Response: No as there is sufficient on-site parking and so traffic conditions on-site or off-site will not me adversely affected.

Staff Response: This is a relocation of an existing business to another building within the Plantation Canal. The business operations remain the same.

- d. Whether the proposed minor conditional use may overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public services or infrastructure; and

Applicant Response: No because the property is not surrounded by schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public services or infrastructure.

Staff Response: The proposed business location is to an existing building with existing public services and facilities. The proposed use will not over burden existing public services and facilities

e. The character of the proposed minor conditional use and the character of the surrounding property.

Applicant Response: The character of the proposed minor conditional use is an auto mechanic shop and the character of the surrounding property are also many auto shops.

Staff Response: Auto repair and maintenance is consistent with the general development of the property.