

Minutes of the Regular Meeting of the
Plan Adjustment Committee
City of Plantation
Held August 11, 2021

Members Present: Bill Gale, Building Official
Dan Holmes, Planning, Zoning & Economic
Development Director
Lynn Stoner, Mayor

Also Present: Tony Martins, Battalion Chief
Thalein Rainford, Planner
Stephanie Cales, Planning Technician

The meeting was called to order by Mayor Stoner.

Roll call indicated the above-listed members as present.

Minutes of the July 14, 2021 meeting were approved as submitted.

* * * * *

- a. **PM21-0031: Deferred consideration of a request for site plan modification approval for exterior renovations at Pine Island Professional Center. Property located at 1860 N Pine Island Road and zoned B-7Q (Planned Commercial Development).**

REQUEST: Site Plan modification to allow renovations to the exterior building façade at Pine Island Professional Center.

ANALYSIS:

The subject property is zoned B-7Q (Planned Community Development), located on the east side of Pine Island Road approximately 625 feet north of Sunrise Boulevard, and developed with a 64,529 square foot office building occupied with professional and medical office uses. The site is bound by commercial uses on the north, south, east and west.

The City Council approved site plan of March 20, 1985, provided for building finishes in earth tones colors and included a fluted concrete block tower with a faux marble center recess, brown metal railings and fascias, and brown tinted glass panes.

The applicant requests approval of façade renovations to update the existing commercial building. The renovation of the exterior creates a new contemporary style that includes:

- Covering the existing fluted concrete block with a new stucco finish;
- Replacing the center recess on the tower with Prodema wood or similar wood cladding (see Exhibit B)
- Repainting the metal fascia and building base on the north and south wings in SW 7669 Summit Gray
- Repainting the building trim in SW 6258 Tricorn Black

- Repainting the garage columns and dumpster enclosure in SW 7669 Summit Gray
- Applying ledgestone or prefabricated stone veneer on the existing planters – Rockmount California Gold or similar (See Exhibit B); and
- Replacing the awnings on the tower with black canvas awnings

The applicant has presented three color schemes/options for the building tower:

COLOR OPTION 1

- Repainting the tower in two new colors – SW 7006 Extra White (upper body) and SW 7671 On the Rocks (lower body)

COLOR OPTION 2

- Repainting the tower in two new colors – SW 7757 High Reflective White (upper body) and SW 7671 On the Rocks (lower body)

COLOR OPTION 3

- Repainting the tower in two new colors – SW 7707 Copper Wire (upper body) and SW 7671 On the Rocks (lower body)

It should be noted that work was begun on the building without permits and the property is currently subject to a code enforcement violation. Permits have been submitted but cannot be issued until the site plan is modified to reflect the new building design.

RECOMMENDATION: The Planning and Zoning Department recommends **APPROVAL** subject to staff comments.

STAFF COMMENTS:

PLANNING AND ZONING:

1. If approved, the applicant shall obtain a building permit from the Building Department within twelve (12) months of the Committee’s decision.
2. The Plan Adjustment Committee approval is limited to the plans stamped “Received JUN 28 2021 Planning, Zoning and Economic Development”, except as modified by conditions of approval.
3. Revise the ‘Paint Color Approval and Agreement Form’ to reflect the PAC decision.
4. The installation of awnings requires a building permit.
5. Signage is not part of this review. All final signage sizes, quantities, locations, fabrication, and installation details are to be done under separate permit.

LANDSCAPE: Staff has no objections to the Site Plan Modification.

1. Please be advised of the Landscaping Maintenance requirements:
Article X - Landscape Standards
Section 27-253. Issuance of Certificate of Occupancy
(b) 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
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.

1. Sealcoating and striping the parking lot upon completion of the facade improvement activities is recommended.

BUILDING: No objection.

FIRE DEPARTMENT: No objections as to this site plan modification request.

UTILITIES: No objection to the proposed Site Plan Modification.

1. Please be aware that no structures (sign including footer) will be permitted to be installed within an existing Utilities easement.

Subject Property (Aerial View)

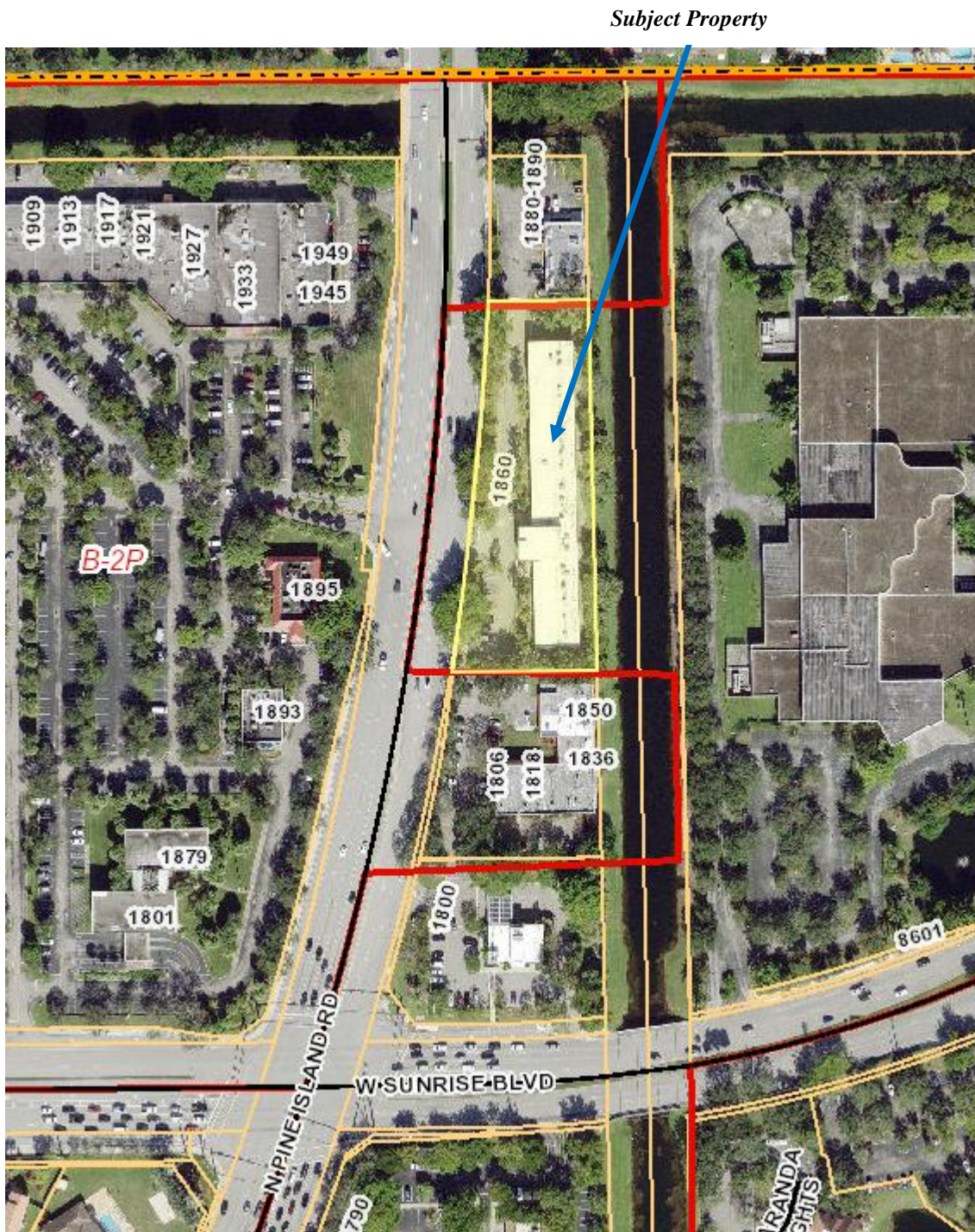
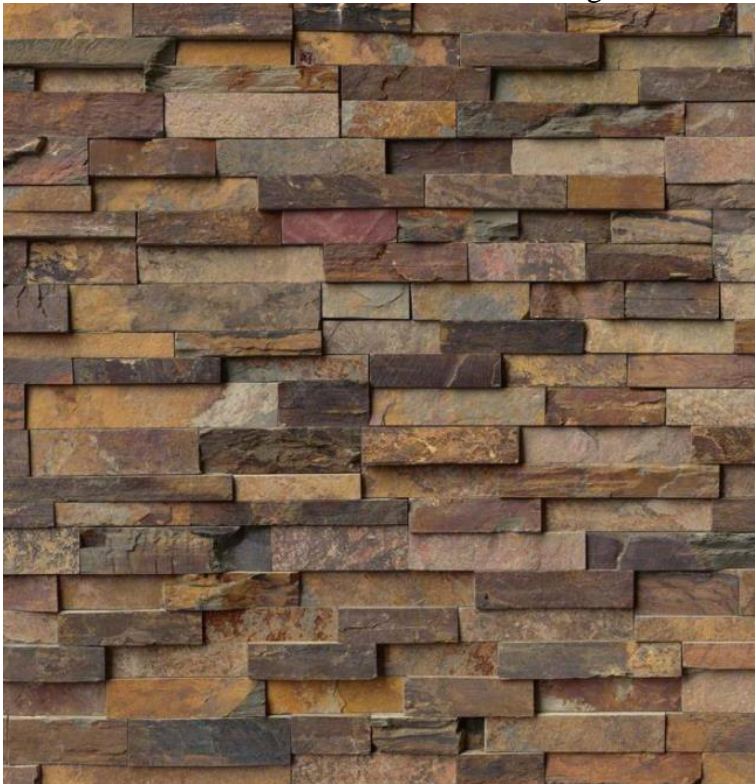


EXHIBIT "B"

MSI Prefabricated Color California Gold Ledger



Prodemia Wood

Nancy Galati, owner's representative was present.
Billy Kepti, owner's contractor was present.

Motion by Planning and Zoning, seconded by Building, to approve Item PM21-0031, site plan modification to allow renovations to the exterior building façade at Pine Island Professional Center. Motion carried on the following roll call vote:

Ayes: Building, Planning and Zoning, Mayor Stoner
Nays: None

* * * * *

- b. **PM21-0033: Consideration of a request for a conditional use approval for an auto repair and maintenance facility (Plantation Car Care) at Plantation Canal. Property located at 6561 NW 14 Street and zoned B-5P (Commercial).**

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.

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.

Carlos Aguilar - owner, was present.

Jiselle Rodriguez - owner representative, was present.

Motion by Building, seconded by Planning and Zoning, to approve Item PM21-0033, request for a conditional use approval for an auto repair and maintenance facility (Plantation Car Care) at Plantation Canal. Property located at 6561 NW 14 Street and zoned B-5P (Commercial). Motion carried on the following roll call vote:

Ayes: Building, Planning and Zoning, Mayor Stoner

Nays: None

* * * * *

OTHER BUSINESS:

None.

* * * * *

Meeting adjourned at 8:45 a.m.

RECORD ENTRY:

I HEREBY CERTIFY that the original of the foregoing document was received by the office of the City Clerk and entered into the Public Record this _____ day of _____, 2021.

April L. Beggerow, MPA, MMC, City Clerk