

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: November 20, 2024

Presenter's Name and Title: Frensky Magny, Senior Planner, Building, Planning & Zoning Department

Prepared By: Frensky Magny, Senior Planner

Temp. Reso. Number: 8267

Item Description: Temp. Reso. No. 8267, CONSIDERING CONDITIONAL USE APPLICATION NO. 2400002, THE PROPOSED ENLARGEMENT OF A NONCONFORMING STRUCTURE FOR AN EXISTING ONE-STORY PROFESSIONAL OFFICE BUILDING FOR UNIVERSAL DRYWALL, LOCATED AT 6110 PEMBROKE ROAD, MORE SPECIFICALLY IDENTIFIED WITH BROWARD COUNTY PARCEL ID NUMBER 514124160330, IN ACCORDANCE WITH SECTION 305 AND SECTION 406 OF THE CITY OF MIRAMAR LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE. (Building, Planning & Zoning Senior Planner Frensky Magny)

Consent Resolution Ordinance Quasi-Judicial Public Hearing

Instructions for the Office of the City Clerk: none

Public Notice – As required by the Sec. 301.11.1 of the City Code and/or Sec. ____, Florida Statutes, public notice for this item was provided as follows: on _____ in a _____ ad in the _____; by the posting the property on November 6, 2024 and/or by sending mailed notice to property owners within 1,000 feet of the property on November 6, 2024 (fill in all that apply)

Special Voting Requirement – As required by Sec. _____, of the City Code and/or Sec. _____, Florida Statutes, approval of this item requires a _____ (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes No

REMARKS: No Fiscal Impact


Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR 8267**
- **Attachment(s)**
 - **Attachment 1: Location Map**
 - **Attachment 2: Application**
 - **Attachment 3: Project Narrative**
 - **Attachment 4: Property Survey**
 - **Attachment 5: Conceptual Site Plan**
 - **Attachment 6: Development Analysis Report**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor and City Commissioners

FROM: Dr. Roy L. Virgin, City Manager 

BY: Nixon Lebrun, Director of Building, Planning & Zoning

DATE: November 14, 2024

RE: Temp. Reso. No. 8267, Conditional Use Approval Request Application No. 2400002 for a proposed expansion of a professional office and ancillary storage in connection with Universal Drywall and Plastering, Inc, located at 6110 Pembroke Road

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. 8267, Application No. 2400002 for Conditional Use, for the expansion of an existing office building to propose an additional 1,800 square feet for vehicular and supply storage (the "Application"), located at 6110 Pembroke Road identified with Broward County Parcel ID Number 514124160330, (the "Subject Property"), with the following conditions:

1. Requiring solid PVC screening along the entirety of the subject property's southern boundary; minimum 6 feet in height.
2. Provide landscaping hedge along the entirety of the southern and western property lines; materials shall be approved by the Building, Planning & Zoning Department (BPZ).
3. The pedestrian landscape zone within the northern border of the subject property shall be replanted to meet the intent of the Transit Oriented Corridor's (TOC) landscaping requirements to the greatest ability as approved by the BPZ Department.

ISSUE: Pursuant to Section 305 of the City of Miramar (the "City") Land Development Code ("LDC"), Conditional Use requests are to be considered and approved by the City Commission via a Resolution. Upon reviewing a proposed Conditional Use, the City Commission shall consider the written staff report summarizing the facts of the case including all relevant documents and the recommendations of the Development Review Committee ("DRC") and the Planning and Zoning Board (the "Board"), and the extent to

which said Conditional Use is consistent with the City's Comprehensive Plan and complies with the applicable review standards of the LDC.

BACKGROUND: The Subject Property was developed in the 1970s with an approximately two thousand four hundred (2,400) square foot structure on a thirteen thousand (13,000) square foot lot. The structure was built on along the eastern property line with a 0-foot setback from its eastern boundary. In 1989 the property was acquired and utilized by Universal Drywall and Plastering Inc. for administrative and logistical operations. Due to widening roadway expansions on Pembroke Road in the late 80s and 90s, the property's lot size was reduced along its northern boundary, minimizing the property's original buildable area, and eliminating all the parking spaces along the roadway. As a result, the subject property is currently nine thousand, nine hundred seventy-four (9,974) square feet.

The Applicant proposes to expand the existing structure while preserving the current setback along the eastern façade. Given that the proposed expansion exceeds 50% of the total existing building area and does not meet the minimum five-foot side setback required under the Transit-Oriented Corridor Mixed-Use Low (TOC-ML) zoning designation, the applicant is requesting Conditional Use approval to extend this pre-existing nonconformity under LDC Section 406 – Nonconforming uses and structures.

DISCUSSION: Pursuant to Chapter 3, Section 310.6 of the Land Development Code (LDC), the Development Review Committee (DRC), comprised of staff from various City Departments, ensures that proposed developments adhere to the standards and regulations of the City's LDC.

The Applicant's has filed a Conditional Use application in accordance with LDC Section 406 – Nonconforming uses and structures, more specifically Subsection 406.5(1) Alteration or Enlargement of Nonconforming Structure: [...] a nonconforming structure shall not be enlarged in any manner or undergo any structural alteration unless to make it a conforming structure. Such alteration or enlargement may be permitted; provided, that the property owner or developer secures Conditional Use approval for the enlargement or addition in accordance with the procedures in Section 305.

During the review of the Application, the Building Planning and Zoning Department (the "Department") evaluated how well the request complies with the general standards for granting Conditional Uses as outlined in Chapter 3, Subsection 305.4 of the City's LDC. This section states in pertinent terms that all proposed Conditional Use applications shall meet each of the following standards:

- (1) The proposed use shall be consistent with the Comprehensive Plan; and
- (2) The establishment, maintenance, or operation of the Conditional Use shall not impede the development and improvement of surrounding properties for uses permitted in the zoning district nor be detrimental to or endanger the public health, safety, aesthetics, comfort, or general welfare or have a negative impact on the value of those properties; and

- (3) The use shall be consistent with the existing natural environment, and community character of the immediate neighborhood, hours of operation compatible with adjacent properties, and is appropriate at the particular location; and
- (4) Utilities, roadway capacity, drainage, and other necessary public facilities, including police and fire protection and emergency-rescue services, shall exist at a minimum at the city's adopted level of service, or will be available prior to issuance of any certificate of occupancy; and
- (5) Adequate measures exist or shall be taken by the applicant or the property owner to provide safe ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion in the public streets and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right; and
- (6) The design and configuration of the proposed use shall minimize adverse effects, including noise, light, dust, incompatible height or massing or size, incompatible methods of operation, or other potential nuisances, of the proposed use on adjacent property through the use of building orientation and design, setbacks, buffers, landscaping and other design criteria; and
- (7) The use meets a public need and does not have an adverse impact on the economic stability of the neighborhood; and
- (8) The land area must be sufficient, appropriate, and adequate for the proposed use.

The Conditional Use application also required a community meeting and a Planning and Zoning Board (the "Board") hearing, where the Board made a recommendation to the City Commission.

ANALYSIS: Commonly, Conditional Uses are generally not compatible with the other uses permitted in a zoning district but may be permitted following individual review as to their consistency with the comprehensive plan, compatibility, size, massing, impacts, number, location, design, configuration, and/or methods and hours of operation. In addition, per City LDC Subsection 406.5 Alteration or Enlargement of Nonconforming Structure, any existing structure deemed nonconforming where an applicant is proposing an expansion of greater than 50% of the existing footprint, a Conditional Use may be requested.

Universal Drywall and Plastering, Inc. requests Conditional Use consideration and approval to expand an existing nonconforming structure, specifically along its eastern façade. Currently the existing 2,400 square foot structure is positioned along the property line where a minimum 5-foot setback is required. The applicant is proposing to expand the existing structure over 50% of the current footprint and maintain the nonexistent setback along the property line increasing its nonconformity.

In compliance with Subsections 305.5 and 305.7 of the City's LDC, the request was considered by the City's DRC and the Board. Upon review, both the DRC and the Board found the request to satisfy the applicable review standards set forth in Subsection 305.4 of the City's LDC and recommended it for approval for the reasons stated herein and summarized below, which will improve the Subject Property:

- (1) Is consistent with, and furthers, the goals, objectives, and policies of the City's Comprehensive Plan in that the request seeks to improve an existing structure. It does not intend, nor it will permit a use that is prohibited in the TOC future land use designation of the Subject Property.
- (2) Does not impede the development and improvement of surrounding properties, endanger the public health, safety, aesthetics, comfort, or general welfare or have a negative impact on the value of those properties;
- (3) Is consistent with, and compatible with the existing commercial uses in the immediate vicinity;
- (4) Does not unduly overburden utilities, roadway capacity, drainage and other public facilities beyond their adopted level of service ("LOS") standards as set forth in the City's Comprehensive Plan;
- (5) The Subject Property will maintain its existing ingress and egress to the site along with the building and park configuration.
- (6) The site will meet the intent of height, hours of operation, design, setbacks, buffers, landscaping, etc. as set forth in the LDC.
- (7) The use meets a public need and will enhance the neighborhood by maximizing underutilized space within the Subject Property, providing economic growth and opportunities within the area.
- (8) The land area is sufficient and the use adequate for the proposed site.

The application was reviewed and recommended for approval by the DRC and the Board on July 24, 2024, and October 8, 2024, respectively. In accordance with the requirements of Subsection 305.8, this Application is being placed on this meeting agenda so the City Commission can hold the required public hearing to discuss and adopt the resolution to enact same.

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10/16/24
11/13/24

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, CONSIDERING CONDITIONAL USE APPLICATION NO. 2400002, THE PROPOSED ENLARGEMENT OF A NONCONFORMING STRUCTURE FOR AN EXISTING ONE-STORY PROFESSIONAL OFFICE BUILDING FOR UNIVERSAL DRYWALL, LOCATED AT 6110 PEMBROKE ROAD, MORE SPECIFICALLY IDENTIFIED WITH BROWARD COUNTY PARCEL ID NUMBER 514124160330, IN ACCORDANCE WITH SECTION 305 AND SECTION 406 OF THE CITY OF MIRAMAR LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in conformity with, and in furtherance of, the 1985 Growth Management Act, as codified in Part II of Chapter 163, Florida Statutes ("F.S."), the City of Miramar ("City") adopted in 1989 its Comprehensive Plan along with a Future Land Use Map ("FLUM") showing the distribution and extent of the various land use designations; and

WHEREAS, in conformity with, and in furtherance of, the Growth Management Act, the City adopted in 1996 a set of land development regulations, which, codified in the Land Development Code ("LDC"), are consistent with, and contain specific and detailed provisions necessary to implement the adopted Comprehensive Plan; and

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WHEREAS, along with the LDC, the City adopted an Official Zoning Map showing the location and boundaries of the various zoning districts, which, as described in Section 401 thereof, have been found to be conforming to, and adequate to carry out, the City Comprehensive Plan, Future Land Use Map and LDC; and

WHEREAS, Section 406, “Nonconforming uses and structures,” more specifically Subsection 406.5(1) Alteration or Enlargement of Nonconforming Structure: [...] a nonconforming structure shall not be enlarged in any manner or undergo any structural alteration unless to make it a conforming structure. Such alteration or enlargement may be permitted; provided, that the property owner or developer secures Conditional Use approval for the enlargement or addition in accordance with the procedures in Section 305; and

WHEREAS, Universal Drywall and Plastering, Inc, (“Applicant”), has submitted Application No. 2400002, a complete application for Conditional Use review as provided for in Section 305 of the LDC for Enlargement of Nonconforming Structure on the Subject Property, pursuant to Section 406.5, Alteration or Enlargement of Nonconforming Structure of the LDC; and

WHEREAS, the DRC has reviewed Conditional Use Application No. 2400002 and made a recommendation on July 24, 2024, that the Conditional Use is in substantial conformance with the applicable requirements, including those set forth in Section 305.4 of the LDC; and

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WHEREAS, the Applicant has complied with the courtesy notice requirements of Section 301.11.1. of the LDC; and

WHEREAS, pursuant to Section 305.6 of the LDC, a community meeting was held on October 7, 2024, regarding the expansion of the existing nonconforming structure to ensure procedural due process and maintain citizen access to the local decision-making process regarding the approval of the request; and

WHEREAS, the Planning and Zoning Board held a public hearing on Application No. 2400002 on October 8, 2024 and pursuant to Section 305 of the LDC, recommended approval of the Conditional Use application, finding it consistent with the City's Comprehensive Plan; and

WHEREAS, the Applicant has voluntarily agreed to the conditions set forth in Section 4 of this Resolution; and

WHEREAS, in conformity with Subsection 305.8 of the LDC, the City Commission held a duly noticed public hearing on November 20, 2024, to review the requested Conditional Use, at which hearing the DRC Report, the City Manager's recommendation and the Board's recommendation were considered, and public testimony taken; and

WHEREAS, upon reviewing the evidence presented at the hearing, the City Commission found that the requested Conditional Use satisfies the applicable review standards as provided in Section 305.4 of the City LDC and voted to recommend approval of same by the City Commission, subject to the conditions; and

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WHEREAS, based upon the record developed at that public hearing, the City Commission found and declared that the requested Conditional Use would protect the public health, safety, comfort, and welfare of the residents of the City, and that it is in the best interest of the City to adopt the Resolution enacting same.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: Recitals; Definitions.

- (a) That the foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.
- (b) As used herein, unless the context or City Code of Ordinances requires to the contrary, the following terms will be defined as set forth below:
 - (1) “City” means the City of Miramar, a Florida Municipal Corporation.
 - (2) “Development” is defined as set forth in Section 163.3164, Florida Statutes.
 - (3) “DRC” means the City’s Development Review Committee.
 - (4) “LDC” means the City’s Land Development Code of Ordinances.
 - (5) “Applicant” means Universal Drywall and Plastering, Inc., a Florida Profit Corporation, their successors and assigns.

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(6) "Subject Property" means the real property situate and lying in the State of Florida, County of Broward, City of Miramar, identified with Broward County Parcel ID number 514124160330, to-wit:

LOTS 32, 33 AND 34 OF BLOCK 2, WELWYN MANOR ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 AT PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 32; THENCE N00°51'40"E ALONG THE WESTERLY LOT LINE OF SAID LOT 32 A DISTANCE OF 84.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°51'40"E A DISTANCE OF 25.33 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 824 (PEMBROKE ROAD); THENCE S89°11'04"E ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 120.04 FEET; THENCE S00°52'08"W ALONG THE EASTERLY LOT LINE OF SAID LOT 34 A DISTANCE OF 28.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A CHORD BEARING OF N87°42'17"W; THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 10,326.61 FEET, THROUGH AN ANGLE OF 00°39'58, AN ARC DISTANCE OF 120.08 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

Section 2: Application in Substantial Compliance. That it finds that the **Conditional Use Application** for the Applicant for an office building expansion of approximately 1,800 square feet on the Subject Property is in substantial compliance with the requirements of Section 305 of the LDC.

Section 3: Approval of Application. That subject to the conditions of approval set forth in Section 4 of this Resolution, the City Commission hereby approves **Conditional Use Application** No. 2400002 allowing the expansion of the office building

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on the Subject Property, as recommended for approval by the DRC on July 24, 2024.

Section 4: Conditions of Approval. That the following conditions shall apply to this approval:

- (a) Requiring solid PVC screening along the entirety of the subject property's southern boundary; minimum 6 feet in height; and
- (b) Provide landscaping hedge along the entirety of the southern and western property lines; materials shall be approved by the Building, Planning & Zoning Department; and
- (c) The pedestrian landscape zone within the northern border of the subject property shall be replanted to meet the intent of the Transit Oriented Corridor's (TOC) landscaping requirements to the greatest ability as approved by the Building, Planning & Zoning Department.

Section 5: Approval does not create a Vested Right. That issuance of this approval by the City does not in any way create any right on the part of the Owner/Developer to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the approval if the Applicant fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in the violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the Development. This condition is included pursuant to Section 166.033, Florida Statutes, as amended.

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Section 6: Failure to Adhere to Resolution. That failure to adhere to the approval terms and conditions contained in this Resolution shall be considered a violation of this Resolution and the City Code, and persons found violating this Resolution shall be subject to the penalties prescribed by the City Code, including but not limited to the revocation of any of the approval(s) granted in this Resolution and any other approvals conditioned on this approval. The Owner/Developer understands and acknowledges that it must comply with all other applicable requirements of the City Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the City at any time upon a determination that the Owner/Developer is in non-compliance with the City Code.

Section 7: Severability. That should any phrase, clause, sentence, paragraph, or section of this Resolution be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions or applications which shall remain in full force and effect.

Section 8: Administrative Correction of Scrivener's Error. The City Attorney is hereby authorized to correct scrivener's errors found in this Resolution by filing a corrected copy with the City Clerk.

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Section 9: Effective Date. That this Resolution shall become effective upon adoption.

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this RESOLUTION as to form:

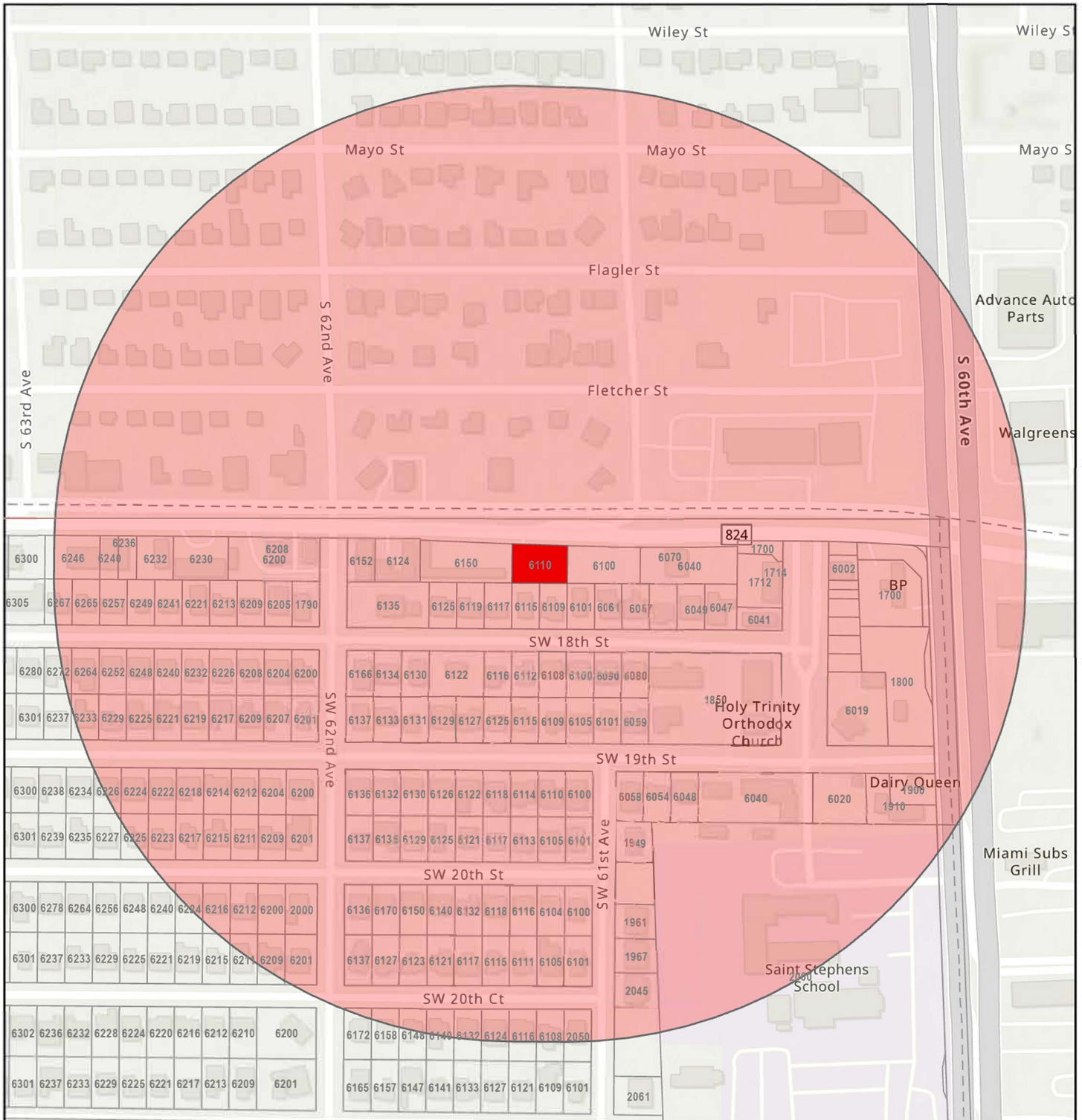
City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

<u>Requested by Administration</u>	<u>Voted</u>
Commissioner Winston F. Barnes	_____
Commissioner Maxwell B. Chambers	_____
Commissioner Yvette Colbourne	_____
Mayor Wayne M. Messam	_____

Reso. No. _____



Parcel ID: 514124160330
Conditional Use Application: 2400002
Address: 6110 Pembroke Rd, Miramar, FL 33023



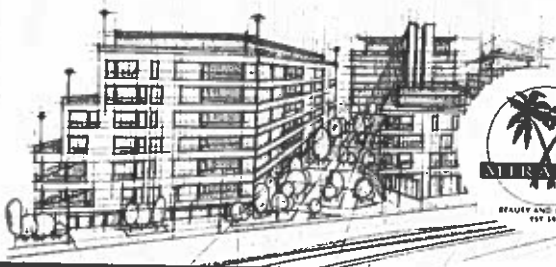
Legend

- Subject Property
- 1,000 Ft Buffer
- MiramarParcelsOwnership

0 125 250 500
US Feet



DRC | CAB APPLICATION



City of Miramar
 Building, Planning & Zoning Dept.
 Planning & Zoning Division
 2200 Civic Center Place
 Miramar, FL 33025
 Tel: (954) 602-3264
 www.miramarfl.gov



UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION FOR DRC AND CAB REVIEW AND ALL ATTACHMENTS TO THE APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

JE

INITIALS

A	INSTRUCTIONS	B	OFFICE USE ONLY
<input checked="" type="checkbox"/> Please print or type all information. The application must be filled out accurately and completely. Answer all questions including criteria where an item might not be applicable, in which case write N/A (Not Applicable). <input checked="" type="checkbox"/> Please refer to the DRC & CAB Submittal Checklists available on the City of Miramar website for all additional documents, in conjunction with this application, due at time of first submittal.		Main Project Application No.	Application Received Date
		Escrow No.	
1 APPLICATION TYPE (Check all the applicable development applications)			
	Abandonment/Vacation of Right-of-Way or Easement		Plat / Plat Exemption / Plat Waiver
	Community Appearance Board		Plat Note Amendment / N.V.A.L.
	Comprehensive Plan Text Amendment		Rezoning
	Conditional Use	X	Site Plan / Site Plan Amendment
	Development Agreement		Telecommunications Site Plan
	Flex/Reserve Units	X	Variance / Cure Plan
	Land Development Code Amendment		Extension / Continuance Request
	Land Use Plan Map Amendment		Other:
2 PROJECT DESCRIPTION			
Project Location — Parcel ID Number(s)			
5	1	4	1
5	1	2	4
1	6	0	3
3	3	0	5
5	1		5
1			1
Development/Project Name		Universal Drywall & Plastering, Inc - Garage Addition	
Development/Project Address		6110 Pembroke Road	
Existing Zoning & Land Use Designation(s)		ML	
Proposed Zoning & Land Use Designation(s)			
Current Use(s) of Property		Corporate/Professional Offices	
Proposed Use(s) of Property		Same - Add Garage to existing rear	
Residential Use(s)/Unit Type(s)			
Number of Residential Units			
Non-residential Total Building Gross SF			
Site Area (SF & Acres)		9840 SF	

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)

Select Title: Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: **Joseph Englebrecht** Company: **Universal Drywall & Plastering**

Telephone No.: **954-964-9720** E-mail: **joe@unidrywall.com**

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: **Lucas Graham** Company: **C4 Architecture**

Telephone No.: **407-363-6136** E-mail: **LGraham@c4architecture.com**

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: **Susan Holland** Company: **Holland Engineering**

Telephone No.: **954-367-0371** E-mail: **susan@hollandengineering.net**

4 PROPERTY OWNER INFORMATION

Name: **Joseph Englebrecht** Signature: _____

Telephone No.: **954-964-9720** E-mail: **joe@unidrywall.com**

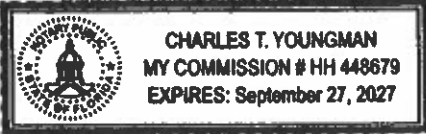
Address: **6110 Pembroke Road
Miramar, FL 33023**

NOTARIZATION

STATE OF Florida /COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of September, 2023 (year), by Charles T Youngman (name of person acknowledged)

(Print, Type, or Stamp Commissioned Name of Notary Public)



Personally Known OR Produced Identification _____ Type of Identification Produced _____

5 APPLICATION FOR CONSULTANT PLAN REVIEW SERVICES

APPLICANT hereby requests CITY to utilize the cost recovery plan/permit review services provided by Ordinance No. 97-39 of the City of Miramar, Florida. In electing the cost recovery procedure, the APPLICANT will benefit from an expedited review of the project application. The APPLICANT understands and agrees that APPLICANT will be responsible for all costs and expenses incurred by the CITY's consultant(s) in reviewing such project, plus a 10% administration fee and a 8% surcharge.

APPLICANT has made a minimum initial deposit with the CITY in the sum of \$ _____, which shall be applied to the review cost and expenses incurred and which shall be replaced upon notice from CITY that such funds have been expended.

APPLICANT understands and agrees that any decision concerning compliance with any applicable codes and regulations is solely within and reserved to the authority of CITY employees and the City Commission, as provided by law. CITY reserves the right to review, modify and/or revise, in its sole discretion, any work performed by cost recovery consultants. APPLICANT understands and agrees that the above-referenced consultant shall work solely under the supervision and direction of CITY staff.

This document shall be executed by the owner and/or the agent who is financially responsible for the development application(s).

Print Name: _____ Signature: _____

Company/Title: _____ Date: _____

Joseph Englebrecht
President | Owner

Universal Drywall and Plastering, Inc.
6110 Pembroke Road
Miramar, FL 33023

September 25, 2023

City of Miramar Planning & Zoning Department

Dear Members of the City of Miramar Planning & Zoning Department,

I am writing on behalf of Universal Drywall and Plastering, Inc., a longstanding member of the Miramar community since 1989. Our company was established in 1971 and has proudly served the tri-county area with dedication and commitment. Over the years, we have evolved from residential construction to specializing in commercial work, particularly as a healthcare contractor, and have been integral to the growth and development of our community.

Our journey as a company has been deeply intertwined with the City of Miramar's history, and we are eager to continue contributing to its success. In this regard, we are writing to request your support and approval for a project that will not only benefit our company but also enhance the aesthetics of our property and the broader community.

Historical Background:

Universal Drywall and Plastering, Inc. initially focused on residential construction from its inception in 1971 until the early/mid-1990s. Following the devastating Hurricane Andrew, we transitioned into the realm of commercial construction and became specialists in healthcare contracting. Collaborating with Sto Corp., we were instrumental in developing the missile e (large missile impact system). Our expertise in these areas has allowed us to excel and remain a trusted partner in numerous construction projects within Miramar and the surrounding regions.

Project Specifics and Justification:

Our current location at 6110 Pembroke Road, Miramar, has been our home since 1989. Throughout this time, our company has grown, and we have found ourselves in need of additional space for storage and operational needs. To address these challenges, we are seeking your approval to construct a garage and storage space behind our existing office.

The proposed garage/storage area will encompass approximately 1,850+ square feet, which exceeds the 50% limit of the existing non-conforming structures. This additional space is essential for our business to thrive and efficiently serve our community.

The structure we envision will be constructed of concrete block (CBS) with a stucco exterior finish, reflecting a modern and sleek design. Impact-rated windows will be installed on the east and west elevations, ensuring safety and compliance with building codes as well as matching our existing buildings architectural look.

The west elevation, which faces our parking lot, will feature a passage door and two rolling overhead doors. These doors will provide us with the convenience of securely storing our box truck and trailer out of sight when not in use, enhancing the overall organization and appearance of our property.

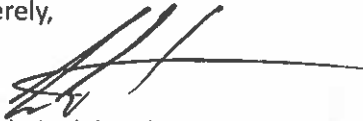
In addition to the garage/storage area, we plan to incorporate an architectural canopy into the design. This canopy will not only match the modern and stylish aesthetic of the new building but also seamlessly tie into the existing structure. This harmonious integration will further enhance the visual appeal of our property and contribute positively to the overall ambiance of the community.

Our current office, with a size of just over 2,416 square feet, does not provide sufficient space for both office operations and storage requirements. We are committed to remaining in the Miramar community, but without the additional space, we may be compelled to explore relocation options after nearly 35 years of serving this community.

In closing, we kindly request your support and approval for our project. We firmly believe that this endeavor will not only benefit Universal Drywall and Plastering, Inc. by enhancing our operational efficiency and security but will also contribute to the visual appeal and development of the Miramar community. We are committed to working closely with the City of Miramar and complying with all necessary regulations and guidelines to bring this project to fruition.

Thank you for considering our request. We look forward to the opportunity to discuss this project in further detail and address any questions or concerns you may have.

Sincerely,



Joseph Englebrecht
President | Owner

Universal Drywall and Plastering, Inc.

LEGAL DESCRIPTION

LOTS 32, 33 AND 34 OF BLOCK 2, WELWYN MANOR ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 AT PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 32; THENCE N00°51'40"E ALONG THE WESTERLY LOT LINE OF SAID LOT 32 A DISTANCE OF 84.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°51'40"E A DISTANCE OF 25.33 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 824 (PEMBROKE ROAD); THENCE S89°11'04"E ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 120.04 FEET; THENCE S00°52'08"W ALONG THE EASTERLY LOT LINE OF SAID LOT 34 A DISTANCE OF 28.43 FEET TO THE BEGINING OF A CURVE CONCAVE NORTHERLY HAVING A CHORD BEARING OF N87°42'17"W; THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 10,326.61 FEET, THROUGH AN ANGLE OF 00°39'58", AN ARC DISTANCE OF 120.08 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

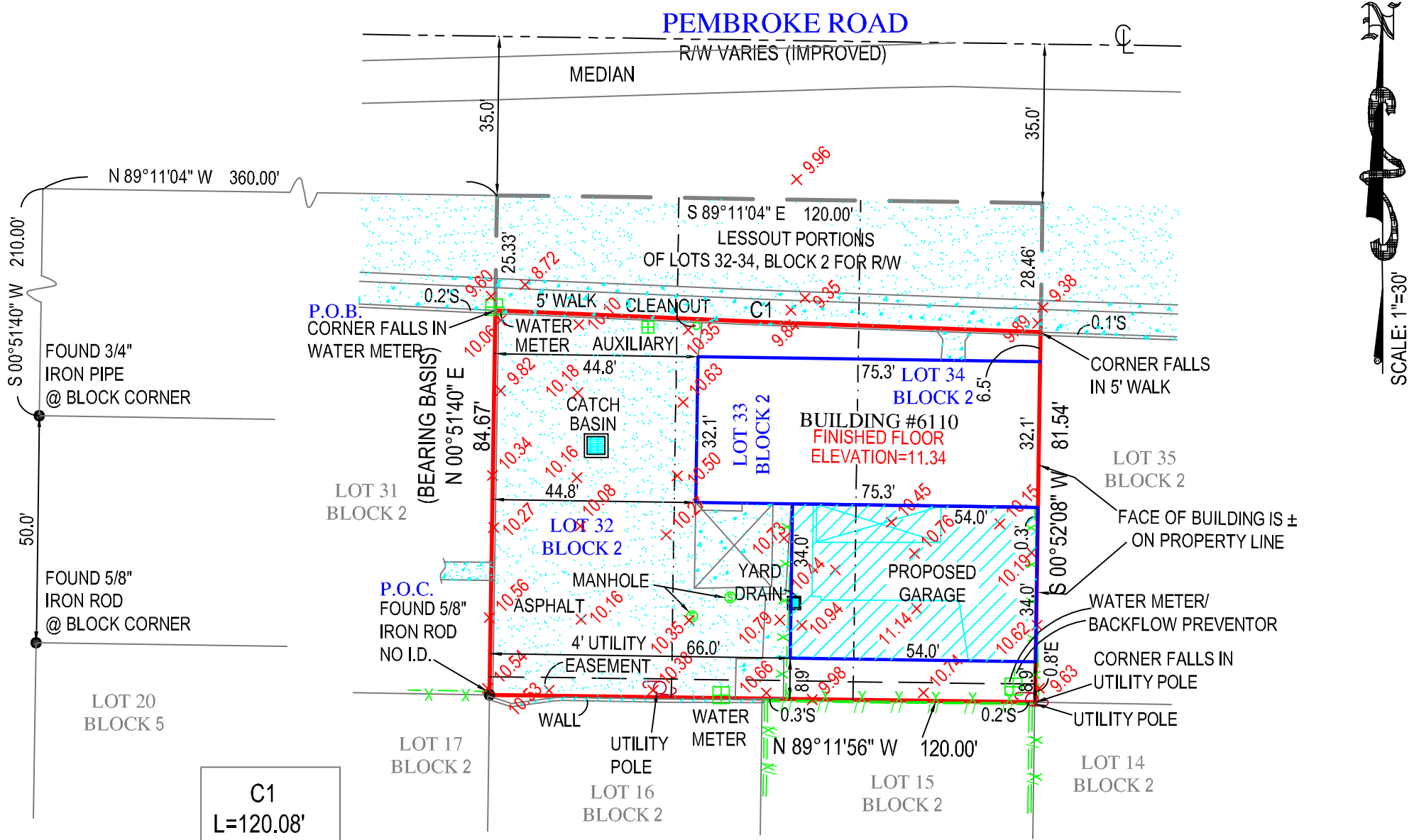
ATTACHMENT 4

VICINITY MAP
NOT TO SCALE

LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- EL. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PLAT BOOK
- PK. PARKER KYLON NAIL
- R. RADIUS
- C. CENTERLINE
- AND NUMBER
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE
- x.00 TOPOGRAPHIC ELEVATION

ORIGINATION BENCHMARK
BROWARD COUNTY
BRASS DISK "N-3082"
N.A.V.D. ELEVATION = 11.01'



C1
L=120.08'
R=10326.61'
Δ=0°39'58"

- REVISIONS:**
1. UPDATED BOUNDARY SURVEY AND ELEVATIONS. . . . 06-26-2023
 2. ADDED SITE PLAN. . . . 08-22-2023

FLOOD ZONE: X
COMMUNITY NUMBER: 120048
PANEL: 12011C0727
SUFFIX: H
BASE FLOOD ELEVATION:
FIRM DATE: 08-18-2014
FIRM EFFECT./REV DATE:

- NOTES:**
1. LEGAL DESCRIPTION PROVIDE BY CLIENT
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF N89°11'56"W

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

DATE OF FIELD WORK: 03-01-2021

BOUNDARY SURVEY WITH TOPOGRAPHIC ELEVATIONS AND SITE PLAN OF
6110 PEMBROKE ROAD
MIRAMAR, FL. 33023
PREPARED FOR
MICHAEL RUBLE

Project	C-465274	Sheet	
Date	03-11-2021		
Scale	1"=30'		1 OF 1

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

COMPASS SURVEYING

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

GARAGE ADDITION

ATTACHMENT 5

UNIVERSAL DRYWALL & PLASTERING, LLC 6110 PEMBROKE ROAD MIRAMAR, FL 33023

OWNER:

UNIVERSAL DRYWALL & PLASTERING, INC

6110 PEMBROKE ROAD
MIRAMAR FL, 33023

CONTACT: JOE ENGLEBRECHT
EMAIL: JOEE@UNDRYWALL.COM

ARCHITECTURE, MECHANICAL, AND PLUMBING:



C4 ARCHITECTURE, LLC

135 WEST CENTRAL BLVD. SUITE 400
ORLANDO, FLORIDA 32801
PHONE: (407) 363-6136

ARCHITECTURE CONTACT: LUCAS GRAHAM
EMAIL: LGRAHAM@C4ARCHITECTURE.COM

MECHANICAL & PLUMBING CONTACT: JOSE ZAMOT, PE
EMAIL: JZAMOT@C4ARCHITECTURE.COM

ELECTRICAL CONTACT: DREW LILES, PE
EMAIL: DLILES@C4ARCHITECTURE.COM

STRUCTURAL ENGINEER:

MENDIETA STRUCTURAL CONSULTING, INC.

410 S. WARE BLVD. SUITE 619
TAMPA, FLORIDA 33619
PHONE: (813) 735-1783

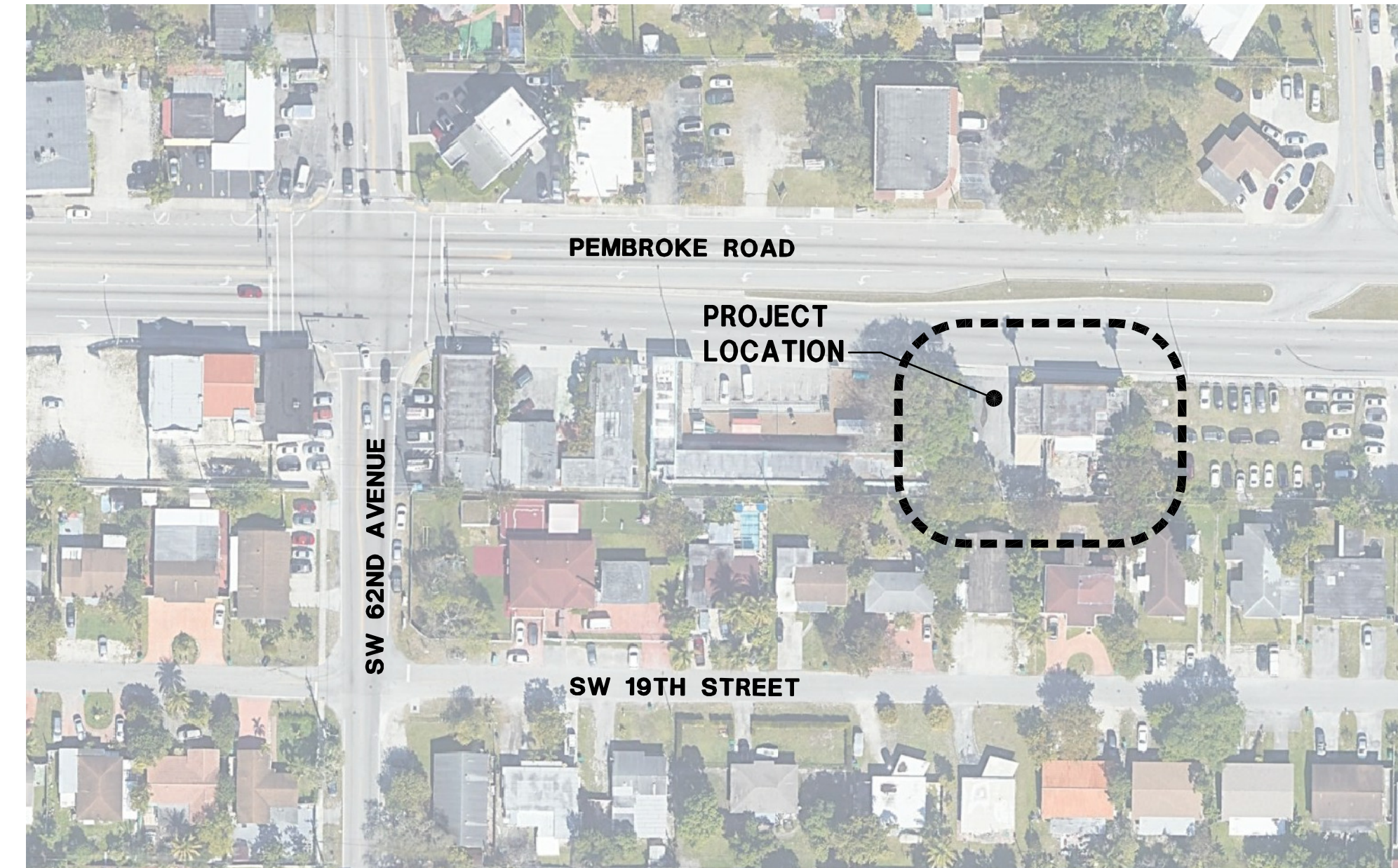
CONTACT: NICHOLAS MENDIETA
EMAIL: NICK@MENDIETASTRUCTURAL.COM

CIVIL ENGINEER:

HOLLAND ENGINEERING

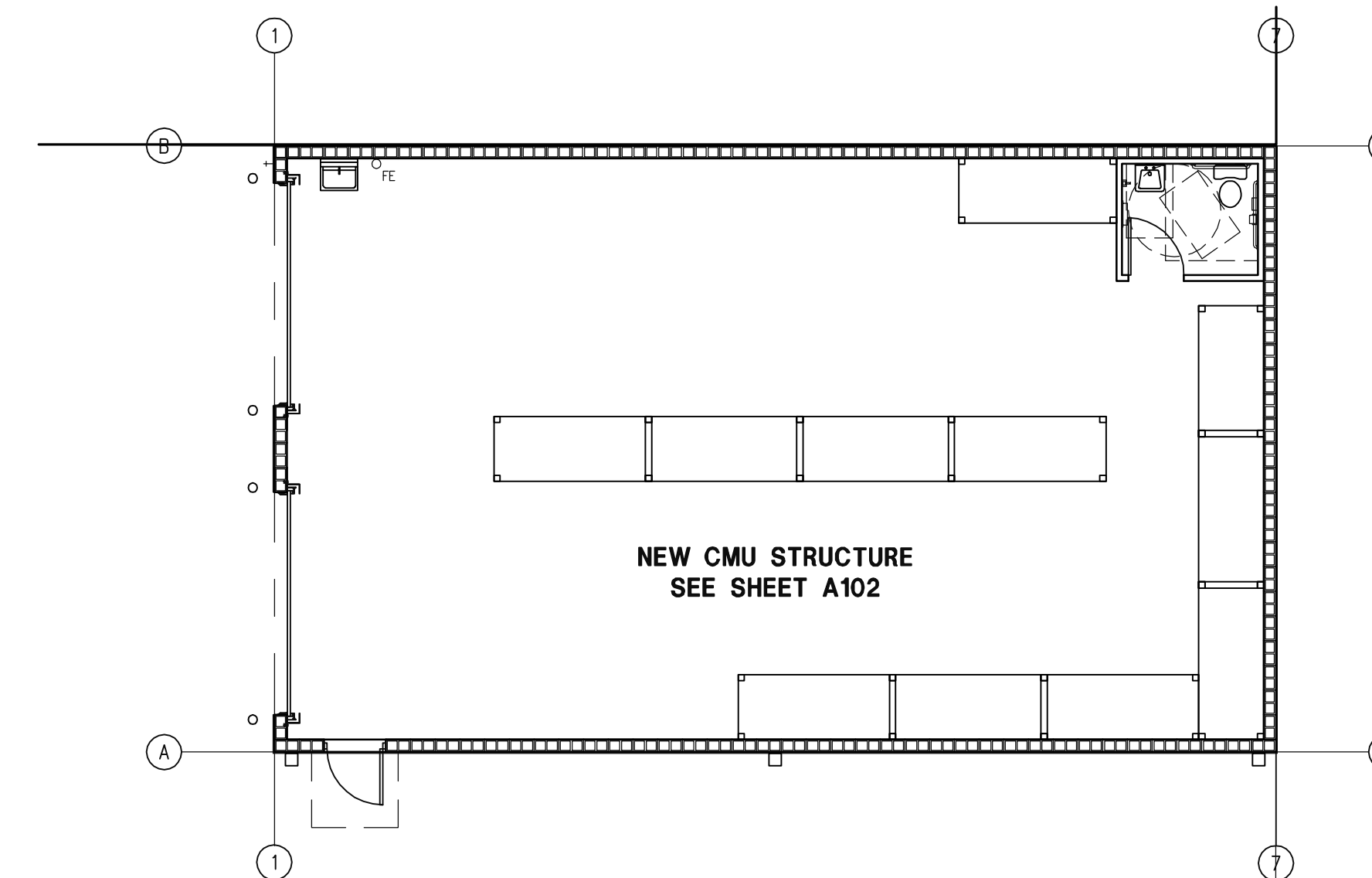
301 SW 7TH STREET
FT. LAUDERDALE, FL 33315
PHONE: (954) 367-0371

CONTACT: SUSAN HOLLAND, P.E.
EMAIL: SUSAN@HOLLANDENGINEERING.NET



VICINITY MAP

SCALE: N.T.S.



KEY PLAN

SCALE: N.T.S.



CODE COMPLIANCE

BUILDING DATA:

NUMBER OF STORIES:	ONE STORY
MAXIMUM ALLOWABLE HEIGHT:	75'
ACTUAL MAXIMUM HEIGHT:	24'-0"
MAXIMUM ALLOWABLE BUILDING AREA:	UNLIMITED PER FBCB 507.4
ACTUAL BUILDING AREA:	1,764 S.F.

CODE INFORMATION

PROJECT SQUARE FOOTAGE:

STORAGE (S-1)	1,764 SQ. FT.
TOTAL BUILDING SQ. FT.	1,764 SQ. FT.

CONSTRUCTION TYPE:

TYPE II-B	UNPROTECTED, NON-SPRINKLERED (FBC)
TYPE II(000)	UNPROTECTED, NON-SPRINKLERED (NFPA)

OCCUPANCY:

S-1, PER FLORIDA BUILDING CODE, SEVENTH EDITION (2020)

APPLICABLE BUILDING CODES:

- FLORIDA BUILDING CODE, EIGHTH EDITION (2023)
- FLORIDA ENERGY CODE, EIGHTH EDITION (2023) - 2019 ASHRAE 90.1
- FLORIDA MECHANICAL CODE, EIGHTH EDITION (2023)
- FLORIDA PLUMBING CODE, EIGHTH EDITION (2023)
- EXISTING BLDG. FLORIDA BUILDING CODE, EIGHTH EDITION (2023)
- FLORIDA ACCESSIBILITY CODE, EIGHTH EDITION (2023)
- FLORIDA FIRE PREVENTION CODE, EIGHTH EDITION (2023)
- 2020 NATIONAL ELECTRIC CODE
- NFPA 101 LIFE SAFETY CODE, 2021 EDITION
- NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2022 EDITION

MUNICIPALITY:
BROWARD COUNTY

PARCEL ID #:
514124160330

PROPERTY DESCRIPTION:

WELWYN MANOR 31-2 B LOTS 32,33 & 34, LESS PT DESC'D AS COMM AT SW COR OF LOT 32, N84.67 TO POB, CONT NLY 25.33 TO N/L BLK 2, ELY 120 M/L TO NE COR OF LOT 34, SLY 28.43, WLY 120.08 TO POB BLK 2

NOTES:

ROOF STRUCTURE IS NOT LIGHT GAUGE METAL FRAMING.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND INSTALL ALL NECESSARY COMPONENTS FOR THE PROPER OPERATION OF ALL SPECIFIED SYSTEMS, REGARDLESS OF WHETHER THOSE COMPONENTS ARE SHOWN ON THE DRAWINGS OR NOT. CONTRACTOR SHALL ALSO VERIFY THAT SPECIFIED COMPONENTS ARE COMPATIBLE WITH OTHERS WITHIN THE SAME SYSTEM AND WITH THE SYSTEM ITSELF.

STRUCTURAL STEEL WORK SHALL BE INSPECTED AND CERTIFIED BY AN APPROVED 3RD PARTY PRIOR TO FRAMING INSPECTION.

SHEET INDEX

ARCHITECTURAL

XX/XX/23	COVER SHEET
A100	ARCHITECTURAL SITE PLAN AND DUMPSTER DETAILS
A101	OVERALL LIFE SAFETY PLAN
A102	OVERALL ROOF PLAN AND DETAILS
A201	WAREHOUSE AREA 'A' FLOOR PLAN
A202	WAREHOUSE AREA 'B' FLOOR PLAN
A301	EXTERIOR NORTH ELEVATION
A302	EXTERIOR SOUTH ELEVATION
A303	EXTERIOR WEST, EAST, FIRE RISER/ ELECT YARD ELEVATIONS
A401	EXTERIOR WALL SECTIONS AND DETAILS
A402	EXTERIOR WALL SECTIONS AND DETAILS
A403	CONCRETE RAMP AND STAIR DETAILS
A501	DOOR SCHEDULE AND FRAME DETAILS

STRUCTURAL

S001	STRUCTURAL NOTES
S002	WIND ZONE DIAGRAM & PRESSURES
S003	DUMPSTER PLAN & STRUCTURAL DETAILS
S100	OVERALL FOUNDATION PLAN
S101	PARTIAL FOUNDATION PLAN AREA 'A'
S102	PARTIAL FOUNDATION PLAN AREA 'B'
S103	PARTIAL CONTRACTION JOINT PLAN AREA 'A'
S104	PARTIAL CONTRACTION JOINT PLAN AREA 'B'
S200	OVERALL ROOF FRAMING PLAN
S201	PARTIAL ROOF FRAMING PLAN AREA 'A'
S202	PARTIAL ROOF FRAMING PLAN AREA 'B'
S301	STRUCTURAL DETAILS
S302	STRUCTURAL DETAILS
S401	STRUCTURAL DETAILS
S402	STRUCTURAL DETAILS
S500	PARTIAL TILT PANEL ELEVATIONS
S501	PARTIAL TILT PANEL ELEVATIONS
S502	PARTIAL TILT PANEL ELEVATIONS

MECHANICAL

M001	MECHANICAL GENERAL NOTES
M100	MECHANICAL OVERALL PLAN, DETAILS AND SCHEDULES

PLUMBING

P001	PLUMBING GENERAL NOTES
P100	PLUMBING OVERALL PLAN, DETAILS AND SCHEDULES
P500	PLUMBING RISERS

ELECTRICAL

E100	ELECTRICAL NOTES, SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS
E101	POWER RISER DIAGRAM, NOTES AND SPECIFICATIONS
E200	ELECTRICAL SITE PLAN
E201	SITE LIGHTING PHOTOMETRICS
E202	SITE PHOTOMETRIC CUTSHEETS
E300	ELECTRICAL PLAN AREA 'A'
E301	ELECTRICAL PLAN AREA 'B'
E302	ELECTRICAL PLAN AREA 'B'
E303	ELECTRICAL PLAN AREA 'B'
E304	ELECTRICAL SCHEDULES AND ENLARGED PLAN
E400	ELECTRICAL DETAILS
E401	ELECTRICAL UL DETAILS
E402	FIRE ALARM SYSTEM REQUIREMENTS

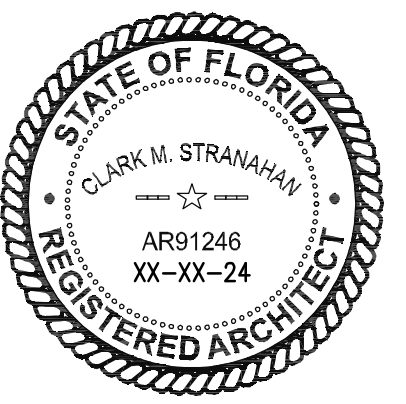
PROJECT NO.: 22173

DATE: XXXXXXXX XX, 2024

NOTICE:

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

UNIVERSAL DRYWALL - WAREHOUSE ADDITION
50% OWNER REVIEW SET
XXXXXX XX, 2024
22173

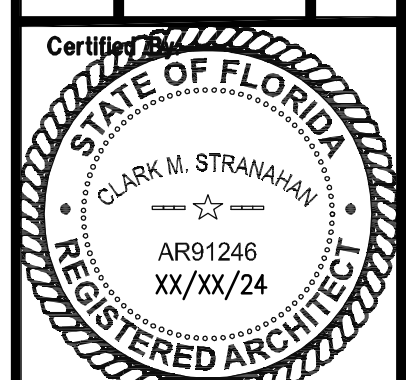




Revisions:

Scale:	AS NOTED	Date:	XX/XX/24	Drawn By:	LAG	Checked By:	CRS

UNIVERSAL DRYWALL & PLASTERING
WAREHOUSE ADDITION
6110 PEMBROKE ROAD
MIRAMAR, FLORIDA 33023



Drawing Number:

A100
Of Sheets

Job Number:

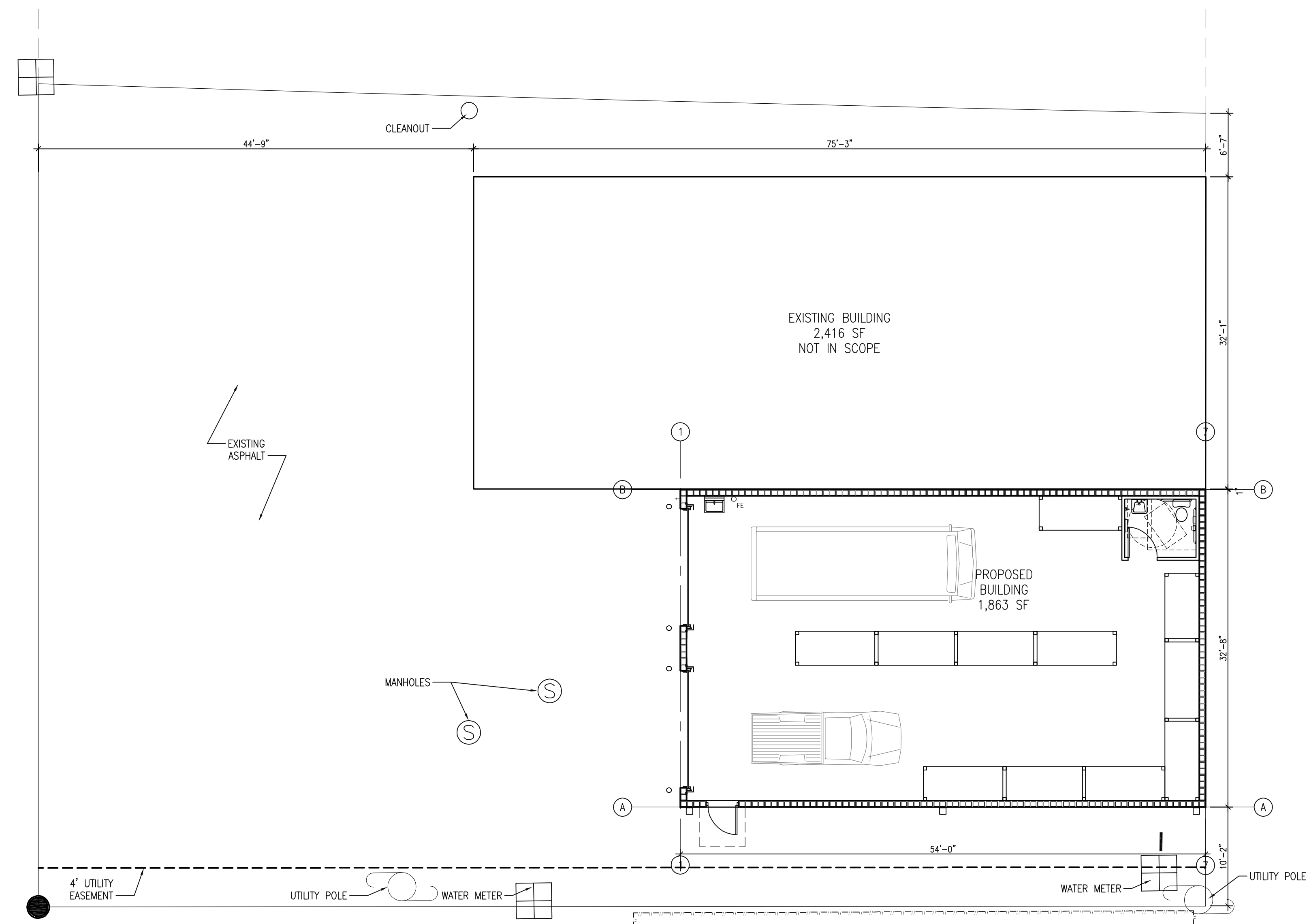
A/E Job Number:
22173

GENERAL NOTES:

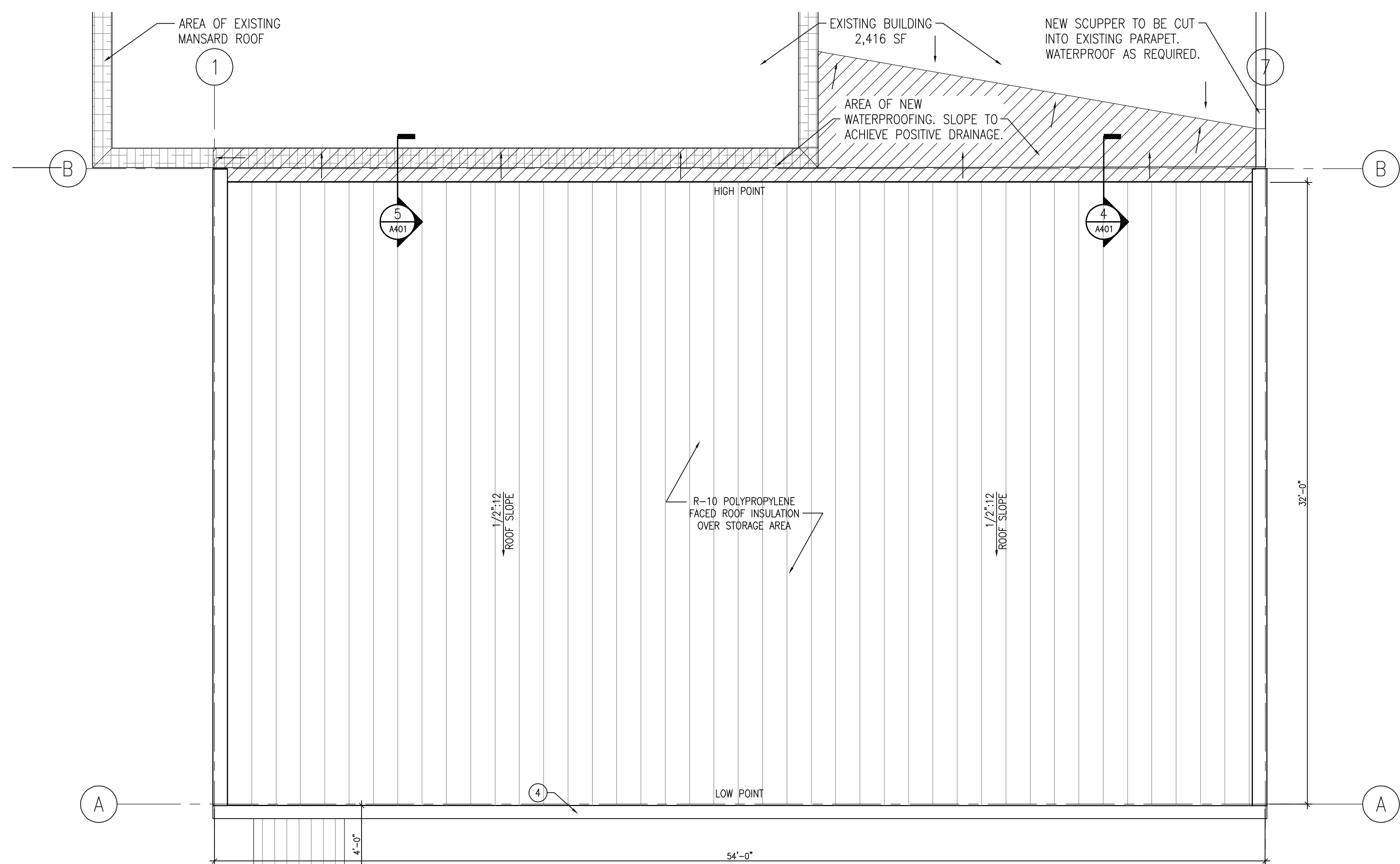
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OR SHOWN OTHERWISE. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT. DO NOT SCALE DRAWINGS.
- PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.
- COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
- DOOR AND FRAME NUMBERS CORRESPOND TO ROOM NUMBERS. WHERE MORE THAN ONE DOOR OCCURS IN A ROOM, 'X' SUFFIX HAS BEEN ADDED (I.E. 100A).
- PROVIDE MISCELLANEOUS METAL SUPPORT FOR ALL CEILING SUSPENDED ITEMS.
- APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. STOREFRONT AND GYPSUM BOARD).
- APPLY SEALANT AT ALL PLUMBING FIXTURES AT JUNCTURE WITH WALL.
- APPLY SEALANT AT ALL COUNTERTOPS AND BACK SPLASHES AT JUNCTURE WITH WALL.
- ALL STEEL STUDS ARE TO BE BRACED ACCORDING TO MANUFACTURER'S LIMITING HEIGHT L/120.
- ALL INTERIOR WALLS SHALL BE MARKED IN PLACE PRIOR TO FRAMING FOR ARCHITECT TO REVIEW.
- ALL DOORS MUST BE INSTALLED WITH AT LEAST THE MINIMUM MANEUVERING CLEARANCE AT THE DOOR APPROACH PER THE MOST CURRENT AMERICANS WITH DISABILITIES ACT AND FLORIDA BUILDING CODE.
- FLOOR SHALL BE CLEANED, SMOOTH AND LEVEL FOR INSTALLATION OF NEW FLOOR FINISHES AS SHOWN.
- ALL FURNITURE & WORK STATIONS PROVIDED & INSTALLED BY OWNER.
- PROVIDE GYPSUM BOARD, FURRING, AND INSULATION ON EXTERIOR WALL IN ALL CONDITIONED SPACE AS NECESSARY.
- FIRE EXTINGUISHERS SHOWN IN ASSUMED LOCATIONS. CONTRACTOR TO COORDINATE NUMBER, TYPE & LOCATION REQUIRED PER CODE AND CONFIRM WITH LOCAL FIRE MARSHALL.
- PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE, TV & TELEPHONE. COORDINATE WITH OWNER.
- MECH. RTU'S LOCATED ON THE ROOF WILL NOT BE VISIBLE FROM THE STREET. IN CASE IT BECOMES VISIBLE, MANUF. SCREENING WILL BE INSTALLED PER MANUFACTURER'S STANDARDS.
- PROVIDE FIRE RETARDANT TREATED WOOD IN ALL AREAS REQUIRED FOR TYPE 2B CONSTRUCTION.

PLAN NOTES:

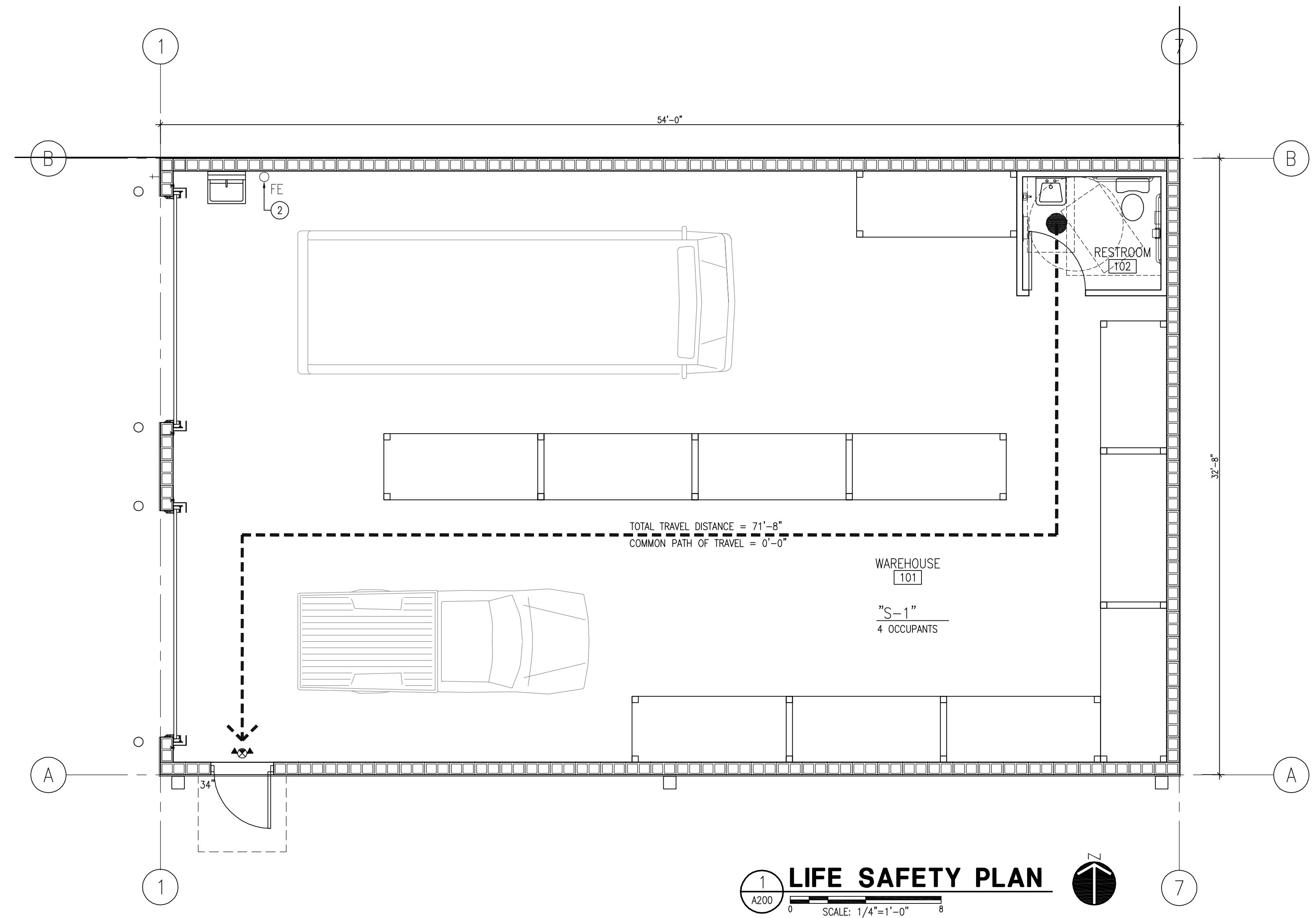
- 6" DIA. CONCRETE FILLED PIPE BOLLARD 4'-0" TALL W/ ROUNDED CAP. ALSO LOCATE @ ELECTRICAL EQUIPMENT, IF NECESSARY. SEE 3/A501.
- COLUMN MOUNTED OR WALL MOUNTED FIRE EXTINGUISHER. MOUNT TOP AT +54" A.F.F. FIRE EXTINGUISHER TO HAVE MIN. RATING OF 4A10BC FOR EVERY 3000SQFT. OF FLOOR AREA. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ALL EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5 FEET ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES ABOVE THE FLOOR.
- PREFABRICATED AND PREFINISHED 8" METAL DOWNSPOUT. LOCATION TO BE DETERMINED BY PEMB MANUFACTURER. CONTRACTOR TO VERIFY EACH DOWNSPOUT IS IN THE MIDDLE OF THE TRIBUTARY GUTTER AREA.
- PREFABRICATED AND PREFINISHED 8" METAL GUTTER PER PEMB MANUFACTURER - SLOPE 1/8" PER FOOT.
- SINGLE BASIN SINK. SEE PLUMBING PLANS.
- PRE-ENGINEERED AND PRE-FINISHED ALUMINUM CANOPY.
- RACKING BY OWNER.
- WALL PACK LIGHT, SEE ELECTRICAL DRAWINGS.
- HOSE BIBB LOCATION, SEE PLUMBING PLANS.
- AIR CONDITIONING UNITS, SEE MECHANICAL DRAWINGS.
- HALS FAN. SEE ELECTRICAL DRAWINGS.



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8"=1'-0"



2 ROOF PLAN
SCALE: 1/4"=1'-0"



1 LIFE SAFETY PLAN
 SCALE: 1/4"=1'-0"

GENERAL NOTES:

- A. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OR SHOWN OTHERWISE. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT. DO NOT SCALE DRAWINGS.
- B. PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.
- C. COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
- D. DOOR AND FRAME NUMBERS CORRESPOND TO ROOM NUMBERS. WHERE MORE THAN ONE DOOR OCCURS IN A ROOM, "A" SUFFIX HAS BEEN ADDED (I.E. 100A).
- E. PROVIDE MISCELLANEOUS METAL SUPPORT FOR ALL CEILING SUSPENDED ITEMS.
- F. APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. STOREFRONT AND GYPSUM BOARD).
- G. APPLY SEALANT AT ALL PLUMBING FIXTURES AT JUNCTURE WITH WALL.
- H. APPLY SEALANT AT ALL COUNTERTOPS AND BACK SPLASHES AT JUNCTURE WITH WALL.
- I. ALL STEEL STUDS ARE TO BE BRACED ACCORDING TO MANUFACTURER'S LIMITING HEIGHT 1/120.
- J. ALL INTERIOR WALLS SHALL BE MARKED IN PLACE PRIOR TO FRAMING FOR ARCHITECT TO REVIEW.
- K. ALL DOORS MUST BE INSTALLED WITH AT LEAST THE MINIMUM MANEUVERING CLEARANCE AT THE DOOR APPROACH PER THE MOST CURRENT AMERICANS WITH DISABILITIES ACT AND FLORIDA BUILDING CODE.
- L. FLOOR SHALL BE CLEANED, SMOOTH AND LEVEL FOR INSTALLATION OF NEW FLOOR FINISHES AS SHOWN.
- M. ALL FURNITURE & WORK STATIONS PROVIDED & INSTALLED BY OWNER.
- N. PROVIDE GYPSUM BOARD, FLURRING, AND INSULATION ON EXTERIOR WALL IN ALL CONDITIONED SPACE AS NECESSARY.
- O. FIRE EXTINGUISHERS SHOWN IN ASSUMED LOCATIONS. CONTRACTOR TO COORDINATE NUMBER, TYPE & LOCATION REQUIRED PER CODE AND CONFIRM WITH LOCAL FIRE MARSHALL. PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE, TV & TELEPHONE. COORDINATE WITH OWNER.
- P. MECH. RTU's LOCATED ON THE ROOF WILL NOT BE VISIBLE FROM THE STREET. IN CASE IT BECOMES VISIBLE, MANUF. SCREENING WILL BE INSTALLED PER MANUFACTURER'S STANDARDS.
- R. PROVIDE FIRE RETARDANT TREATED WOOD IN ALL AREAS REQUIRED FOR TYPE 2B CONSTRUCTION.

LIFE SAFETY SUMMARY

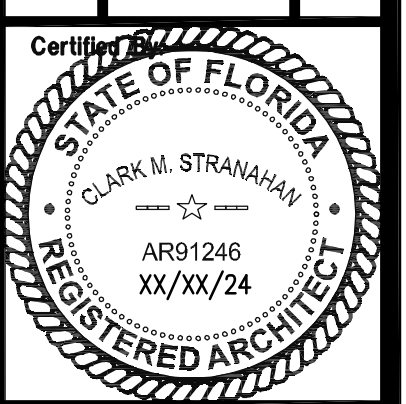
OCCUPANT LOAD (PER FLORIDA BUILDING CODE - 7TH EDITION)	
STORAGE (S-1 OCCUPANCY):	
1,764 S.F. (STORAGE USE) = 4 OCCUPANTS (1 PER 500 S.F.)	
TOTAL OCCUPANTS = 4	
MEANS OF EGRESS	
STORAGE (S-1 USE):	
MAXIMUM ALLOWABLE TRAVEL DISTANCE = 200' FT. (NON-SPRINKLED)	
MAXIMUM PROVIDED TRAVEL DISTANCE = 71'-8" FT.	
MAXIMUM ALLOWABLE COMMON TRAVEL PATH = 100' FT. (NON-SPRINKLED)	
MAXIMUM ALLOWABLE DEAD END CORRIDOR LENGTH = 50' FT.	
MINIMUM ALLOWABLE AISLE WIDTH = 44 IN.	
EGRESS WIDTH PER PERSON SERVED = .2 IN.	
.2 INCHES x 4 OCCUPANTS = .8 IN. REQUIRED (34 IN. PROVIDED)	
●-----> TRAVEL DISTANCE	

PLAN NOTES:

- 1 6" DIA. CONCRETE FILLED PIPE BOLLARD 4'-0" TALL W/ ROUNDED CAP. ALSO LOCATE @ ELECTRICAL EQUIPMENT, IF NECESSARY. SEE 3/AS01.
- 2 COLUMN MOUNTED OR WALL MOUNTED FIRE EXTINGUISHER. MOUNT TOP AT +54" A.F.F. FIRE EXTINGUISHER TO HAVE MIN. RATING OF 4A10BC FOR EVERY 3000SQ.FT. OF FLOOR AREA. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ALL EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5 FEET ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES ABOVE THE FLOOR.
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- 6 PRE-ENGINEERED AND PRE-FINISHED ALUMINUM CANOPY.
- 7 RACKING BY OWNER.
- 8 WALL PACK LIGHT. SEE ELECTRICAL DRAWINGS.
- 9 HOSE BIBB LOCATION. SEE PLUMBING PLANS.
- 10 AIR CONDITIONING UNITS, SEE MECHANICAL DRAWINGS.
- 11 HVL5 FAN. SEE ELECTRICAL DRAWINGS.

Scale:	AS NOTED	Date:	XX/XX/24	Drawn By:	LAG	Checked By:	CRS
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UNIVERSAL DRYWALL & PLASTERING
 WAREHOUSE ADDITION
 6110 PEMBROKE ROAD
 MIRAMAR, FLORIDA 33023
OVERALL LIFE SAFETY PLAN





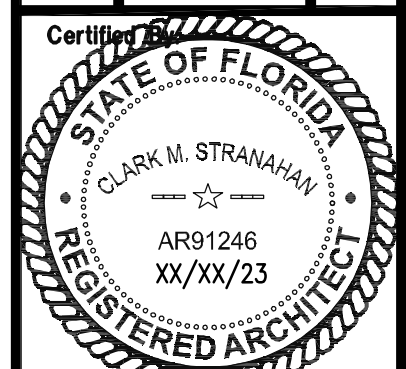
Revision:

Scale:	AS NOTED	Date:	XX/XX/23	Drawn By:	LAG	Checked By:	CRS

UNIVERSAL DRYWALL & PLASTERING

WAREHOUSE ADDITION
6110 PEMBROKE ROAD
MIRAMAR, FLORIDA 33023

FLOOR & REFLECTED CEILING PLAN



Drawing Number:

A201
Of Sheets

Job Number:

A/E Job Number:
22173

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OR SHOWN OTHERWISE. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT. DO NOT SCALE DRAWINGS.
- PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.
- COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
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- PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE, TV & TELEPHONE. COORDINATE WITH OWNER.
- MECH. RTU'S LOCATED ON THE ROOF WILL NOT BE VISIBLE FROM THE STREET. IN CASE IT BECOMES VISIBLE, MANUF. SCREENING WILL BE INSTALLED PER MANUFACTURER'S STANDARDS.
- PROVIDE FIRE RETARDANT TREATED WOOD IN ALL AREAS REQUIRED FOR TYPE 2B CONSTRUCTION.

WALL TYPES:

- NOTES:
- ALL WALLS GO TO 6" ABOVE CEILING UNLESS OTHERWISE NOTED.
 - PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD IN ALL WET AREAS.
 - CONSTRUCT ALL STUD WALL FRAMING TO MEET MANUFACTURER'S MINIMUM REQUIREMENTS FOR FLOOR AND CEILING ATTACHMENT BASED ON 5 PSF LATERAL LOADING AND L/120 DEFLECTION, UNLESS OTHERWISE APPROVED, IN NO CASE SHALL THE ATTACHMENT BE LESS THAN THE FOLLOWING:
 - ALL STEEL STUD RUNNER CHANNELS ATTACHED TO CONCRETE FLOOR SHALL BE FASTENED WITH CONCRETE STUD NAILS, EXPANSION ANCHORS, SHIELDED SCREWS, OR POWER-DRIVEN FASTENERS NOT EXCEEDING 24" O.C. & NO MORE THAN 2" FROM EACH END.
 - FASTEN STUD FLANGE TO RUNNER TRACK WITH 3/8" TYPE 5 PAN HEAD SCREWS.
 - ALL STEEL STUD RUNNER CHANNELS ATTACHED TO SUSPENDED CEILING SHALL BE FASTENED WITH "MOLLY"-TYPE EXPANDABLE FASTENERS, TOGGLE BOLTS, CLAMPS, OR SCREWS INTO CHANNELS, SPLINES, "T" RUNNERS, OR OTHER MEMBERS.
 - SEE FINISH SCHEDULE ON FOR WALL FINISH TYPES.
- W1 3/8" 25 GA. METAL STUDS @ 24" O.C. WITH 3/8" GYP. BOARD EACH SIDE & ONE LAYER SOUND BATT INSUL. SEE 6/A401.
- W2 1/2" 25 GA. METAL STUDS @ 24" O.C. WITH ONE SIDE 3/8" GYPSUM BOARD ONLY & ONE LAYER R11 BATT INSULATION IN EACH STUD CAVITY. PROVIDE 1/2" AIR SPACE BETWEEN METAL STUDS AND EXTERIOR STRUCTURE. SEE 6/A401.
- DOOR AND FRAME. REFER TO DOOR SCHEDULE.
F(X) = FRAME TYPE. SEE SHEET A501 FOR FRAME ELEVATIONS.

PLAN NOTES:

- 8" DIA. CONCRETE FILLED PIPE BOLLARD 4'-0" TALL W/ ROUNDED CAP. ALSO LOCATE ELECTRICAL EQUIPMENT, IF NECESSARY. SEE 3/A501.
- COLUMN MOUNTED OR WALL MOUNTED FIRE EXTINGUISHER. MOUNT TOP AT +54" A.F.F. FIRE EXTINGUISHER TO HAVE MIN. RATING OF 4A10BC FOR EVERY 3000SQ.FT. OF FLOOR AREA. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ALL EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5 FEET ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES ABOVE THE FLOOR.
- PREFABRICATED AND PREFINISHED 8" METAL DOWNSPOUT. LOCATION TO BE DETERMINED BY PEMB MANUFACTURER. CONTRACTOR TO VERIFY EACH DOWNSPOUT IS IN THE MIDDLE OF THE TRIBUTARY GUTTER AREA.
- PREFABRICATED AND PREFINISHED 8" METAL GUTTER PER PEMB MANUFACTURER - SLOPE 1/8" PER FOOT.
- SINGLE BASIN SINK. SEE PLUMBING PLANS.
- PRE-ENGINEERED AND PRE-FINISHED ALUMINUM CANOPY.
- RACKING BY OWNER.
- WALL PACK LIGHT. SEE ELECTRICAL DRAWINGS.
- HOSE BIBB LOCATION. SEE PLUMBING PLANS.
- AIR CONDITIONING UNITS. SEE MECHANICAL DRAWINGS.
- HVLS FAN. SEE ELECTRICAL DRAWINGS.

GENERAL FINISH NOTES:

- XXX INDICATES FLOOR FINISH TO BE DETERMINED
 WXX INDICATES WALL FINISH TO BE DETERMINED
 MXX INDICATES MISCELLANEOUS FINISH TO BE DETERMINED
- PROVIDE SAMPLES OF ALL FINISHES TO ARCHITECT/DESIGNER FOR REVIEW INCLUDING INSTALLATION JOINT AND SEAM LAY-OUTS.
 - REFERENCE INTERIOR ELEVATIONS, WHERE PROVIDED, FOR ADDITIONAL FINISH INFORMATION.
 - PAINT ALL EXPOSED METAL SURFACES (i.e. GRILLES, HEATERS, AND FIRE EXTINGUISHER CABINETS) TO MATCH ADJACENT SURFACE.
 - ALTERNATES WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL OF ARCHITECT/DESIGNER. SAMPLES, WHEN APPLICABLE, SHALL BE SUBMITTED FOR REVIEW.
 - ALL FLOORING TRANSITIONS ARE TO BE EASED USING LATEX TO ACHIEVE A SMOOTH AND UNIFORM TRANSITION.
 - ALL CARPET IS TO BE DIRECT GLUE, UNLESS NOTED OTHERWISE.
 - TRANSITION STRIPS BETWEEN UNLIKE FLOORING SURFACES IS TO BE MANUFACTURER'S STANDARD THIN PROFILE VINYL MOLDING, COLOR SELECTED BY ARCHITECT/DESIGNER.
 - ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED WITH TWO (2) COATS OF ZERO VOC LATEX SEMI-GLOSS ENAMEL OVER PROPERLY PRIMED SURFACE. PAINT COLOR TO MATCH EXISTING.
 - ALL FINISHES TO MEET CLASS C OR BETTER FOR FLAME SPREAD AND SMOKE DEVELOPED PER FBC SIXTH EDITION (2017) TABLE 803.5 & 803.1.
 - PAINT ALL WALL SURFACES, WITH A MINIMUM OF TWO (2) COATS OF QUALITY GRADE PAINT, INCLUDING TOUCH UPS AFTER MOVE IN OR UPON PUNCHLIST.
 - INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH NFPA101:10.2, & TABLE A.10.2.2 2012 EDITION, & FLORIDA FIRE PREVENTION CODE, 6TH EDITION.
 - ALL WOOD DOORS TO HAVE ONE (1) COAT OF STAIN, ONE (1) COAT OF SEALER, AND TWO (2) COATS OF POLYURETHANE SATIN FINISH OVER PROPERLY PREPARED SURFACE. PAINT COLOR TO BE CONFIRMED WITH OWNER.
 - VERIFY WITH OWNER FOR THE INSTALLATION OF BLINDS IN OFFICE AREA.

OVERHEAD DOOR NOTES:

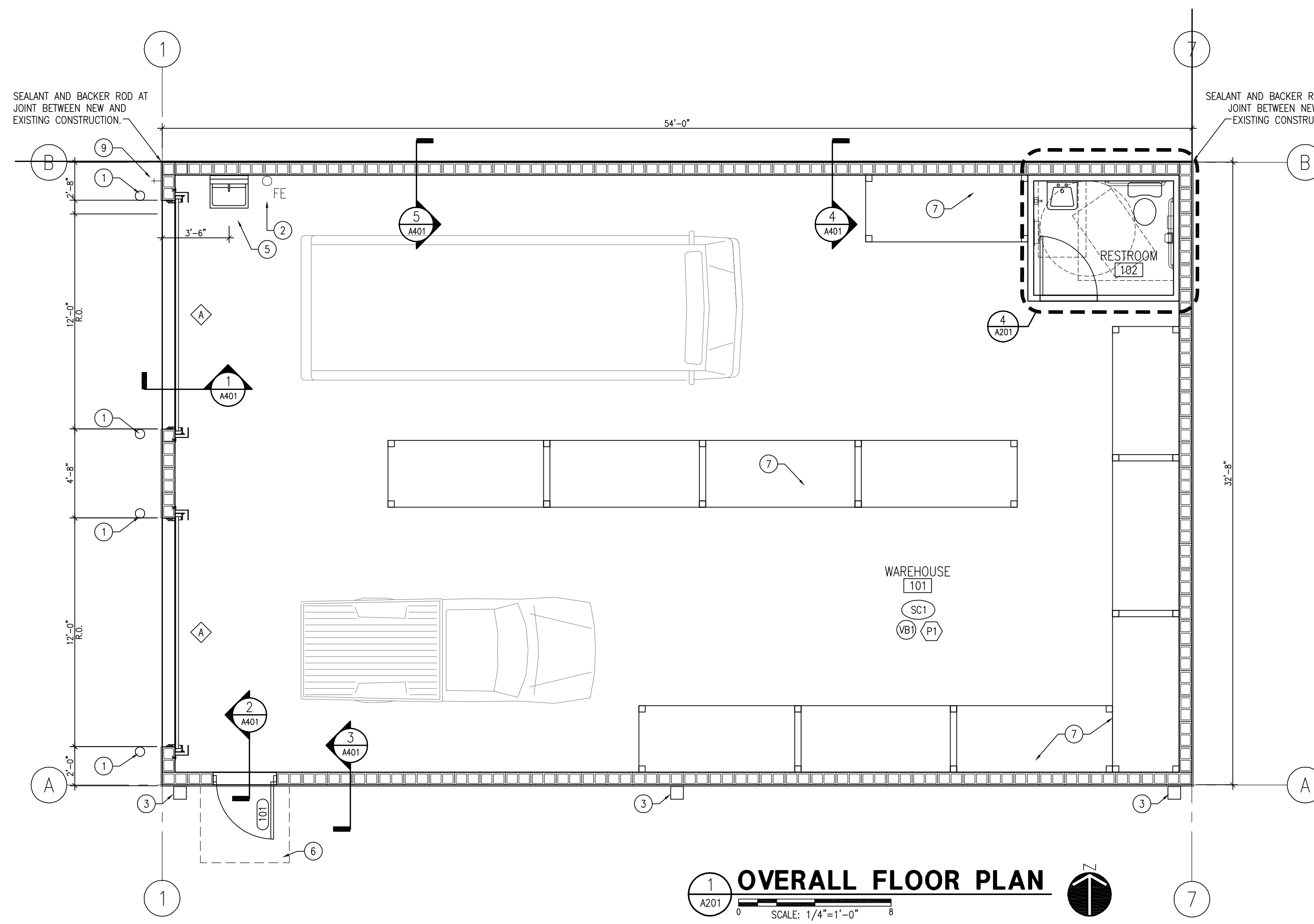
- PREFINISHED ROLL UP DOOR. 12'-0" WIDE x 12'-0" TALL MANUAL COIL OPERATION WITH NEW RITE-HITE Z-TRACK DOOR PROTECTION. SEE H4-J4/A501 FOR HEAD AND JAMB DETAILS.

GENERAL CEILING NOTES:

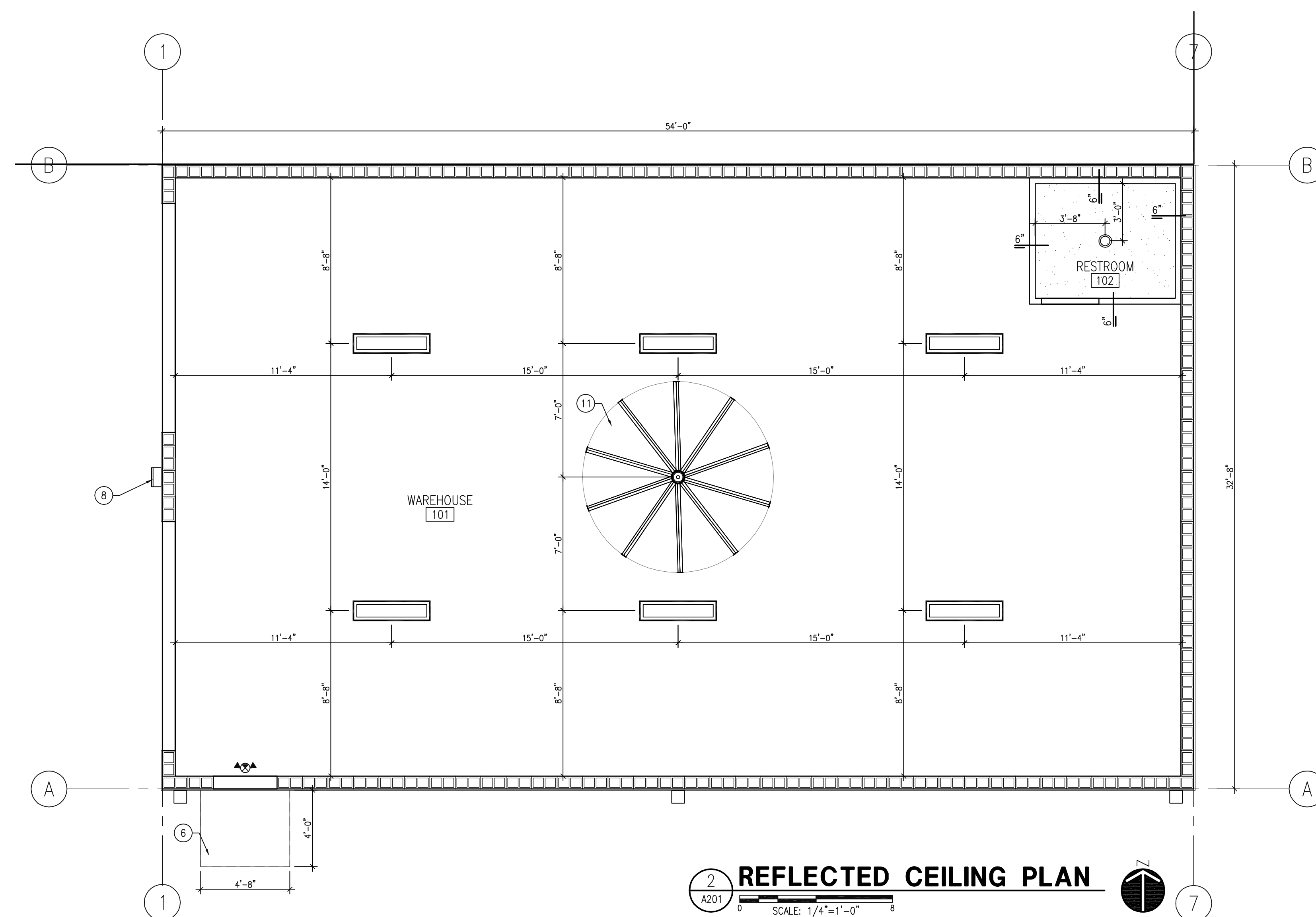
- ALL WALLS GO TO THE NOMINAL HEIGHT ABOVE OF THE CEILING UNLESS OTHERWISE NOTED.
E = WALL EXTENDS TO DECK ABOVE
- ALL CEILINGS TO BE 9'-0" AFF, UNLESS NOTED.
- LIGHTS AND DIFFUSERS ARE SHOWN FOR LOCATION ONLY. SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL SUSPENDED ACOUSTICAL CEILING ARE TO BE AT-1 UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL INSTALL R-19 UNFACED INSULATION ABOVE ALL ACOUSTIC CEILING TILE AREAS.
- CEILING TILE SHALL BE CENTERED IN THE ROOM WITH GREATER THAN 1/2 TILE AROUND THE PERIMETER, UNLESS SHOWN OTHERWISE.

CEILING LEGEND:

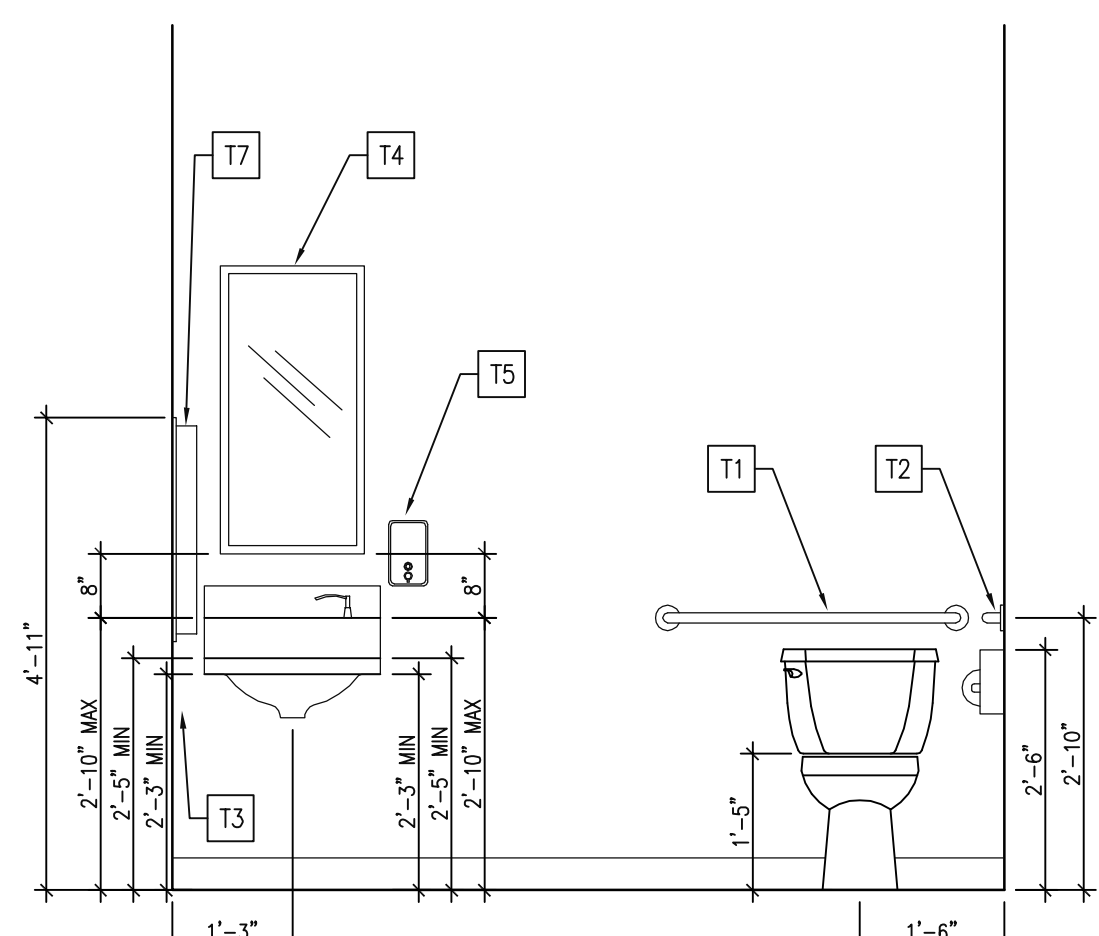
- GYPSUM BOARD CEILING. PAINT WHITE UNLESS OTHERWISE INSTRUCTED
- 2'x4' RECESSED LIGHT FIXTURE.
- RECESSED CAN LIGHTING. SEE ELEC. DWGS.
- LIGHTED EXIT SIGN. SEE ELEC. DWGS.
- EMERGENCY LIGHT FIXTURE. SEE ELEC. DWGS.



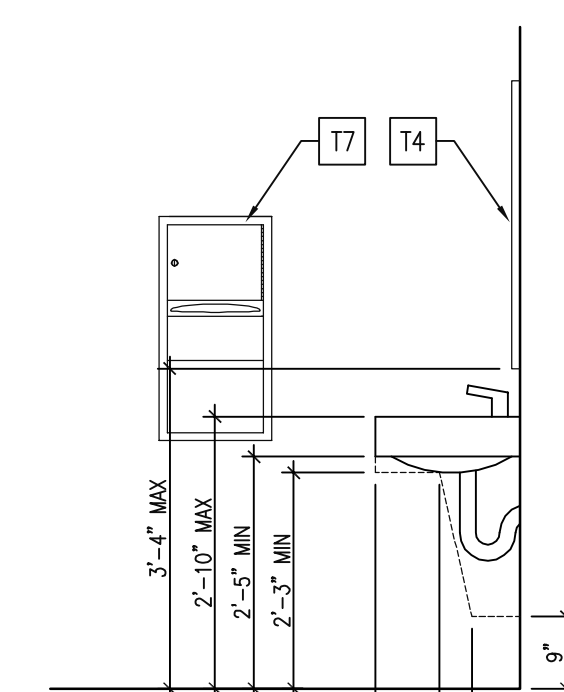
1 OVERALL FLOOR PLAN
SCALE: 1/4"=1'-0"



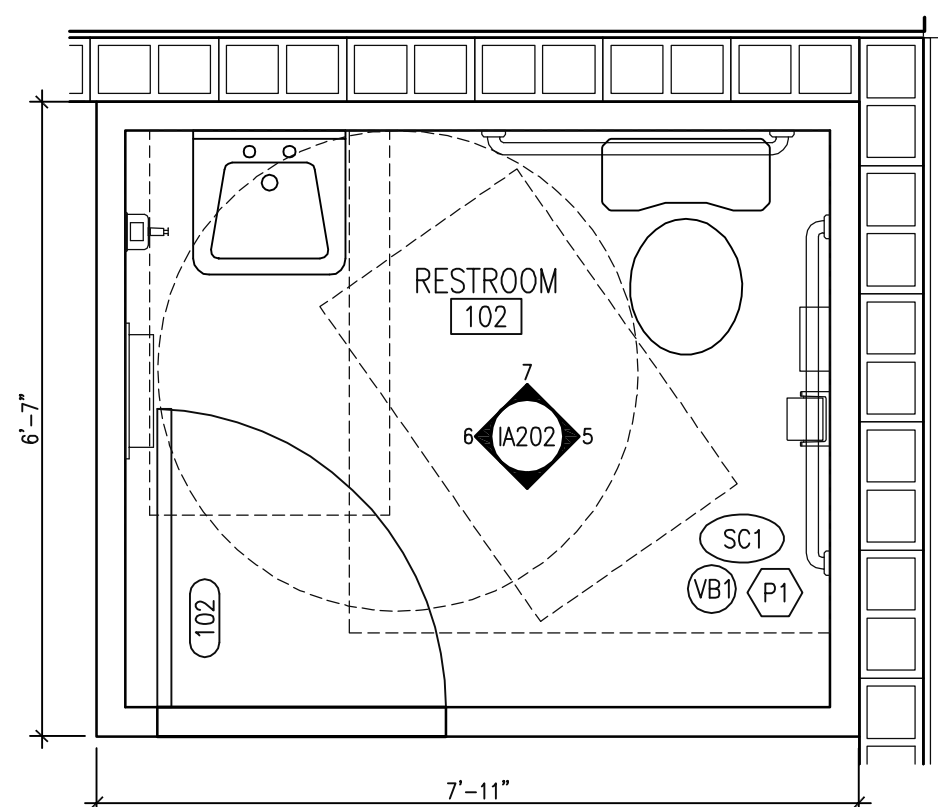
2 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



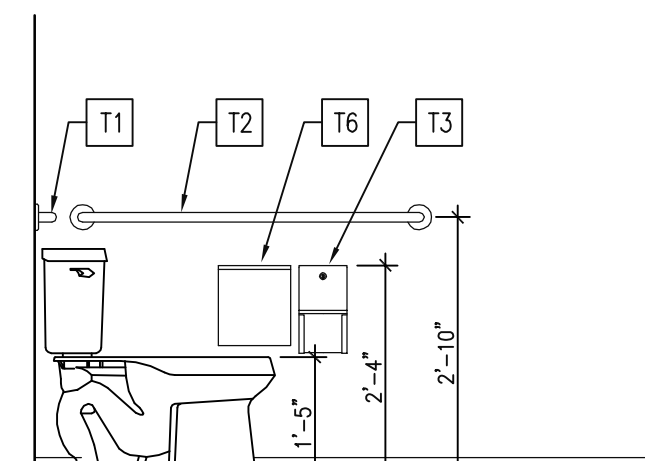
7 RESTROOM ELEVATION
SCALE: 1/2"=1'-0"



6 RESTROOM ELEVATION
SCALE: 1/2"=1'-0"



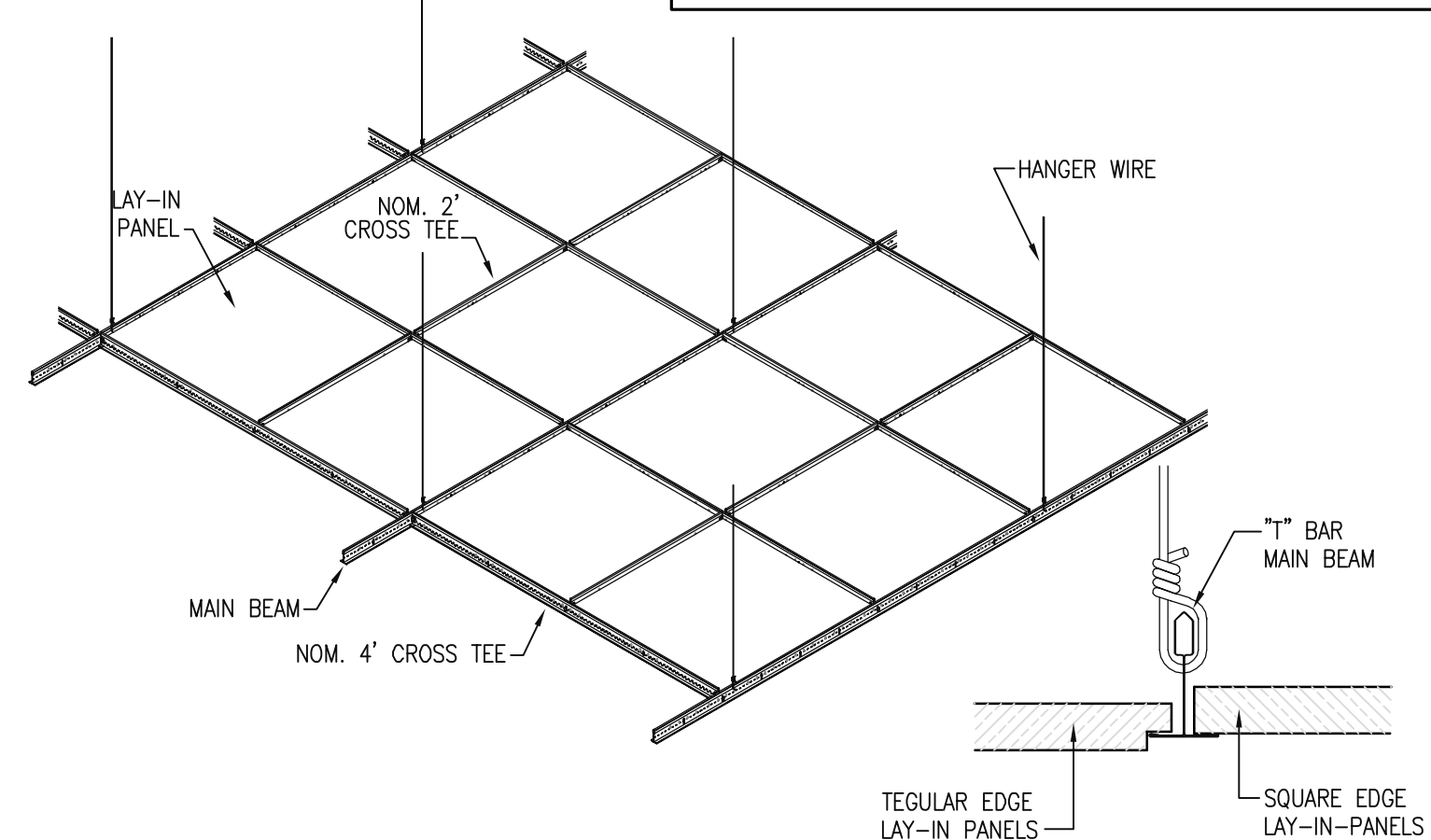
4 ENLARGED RESTROOM PLAN
SCALE: 1/4"=1'-0"



5 RESTROOM ELEVATION
SCALE: 1/2"=1'-0"

NOTE:
ACOUSTIC CEILING GRID SHALL BE 15/16" AND SUSPENDED A MIN. OF 4'-0" O.C. WITH 12 GA. STEEL WIRE PER ASTM C336. EDGE GRID SHALL BE ATTACHED WITH SCREWS A MINIMUM OF 4'-0" O.C.

LIGHTS:
ATTACH ALL 2x4 LIGHTS WITH AT LEAST TWO WIRES ON OPPOSITE CORNERS OF LIGHT FIXTURE.



3 CEILING GRID DETAIL (TYP.)
SCALE: 1/2"=1'-0"

GENERAL NOTES:

- A. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OR SHOWN OTHERWISE. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT. DO NOT SCALE DRAWINGS.
- B. PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.
- C. COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
- D. DOOR AND FRAME NUMBERS CORRESPOND TO ROOM NUMBERS, WHERE MORE THAN ONE DOOR OCCURS IN A ROOM, 'A' SUFFIX HAS BEEN ADDED (I.E. 100A).
- E. PROVIDE MISCELLANEOUS METAL SUPPORT FOR ALL CEILING SUSPENDED ITEMS.
- F. APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. STOREFRONT AND GYPSUM BOARD).
- G. APPLY SEALANT AT ALL JUNCTURES AT JUNCTURE WITH WALL.
- H. APPLY SEALANT AT ALL COUNTERTOPS AND BACK SPLASHES AT JUNCTURE WITH WALL.
- I. ALL STEEL STUDS ARE TO BE BRACED ACCORDING TO MANUFACTURER'S LIMITING HEIGHT L/120.
- J. ALL INTERIOR WALLS SHALL BE MARKED IN PLACE PRIOR TO FRAMING FOR ARCHITECT TO REVIEW.
- K. ALL DOORS MUST BE INSTALLED WITH AT LEAST THE MINIMUM MANEUVERING CLEARANCE AT THE DOOR APPROACH PER THE MOST CURRENT AMERICANS WITH DISABILITIES ACT AND FLORIDA BUILDING CODE.
- L. FLOOR SHALL BE CLEANED, SMOOTH AND LEVEL FOR INSTALLATION OF NEW FLOOR FINISHES AS SHOWN.
- M. ALL FURNITURE & WORK STATIONS PROVIDED & INSTALLED BY OWNER.
- N. PROVIDE GYPSUM BOARD, FURRING, AND INSULATION ON EXTERIOR WALL IN ALL CONDITIONED SPACE AS NECESSARY.
- O. FIRE EXTINGUISHERS SHOWN IN ASSUMED LOCATIONS. CONTRACTOR TO COORDINATE NUMBER, TYPE & LOCATION REQUIRED PER CODE AND CONFIRM WITH LOCAL FIRE MARSHALL. PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE, TV & TELEPHONE. COORDINATE WITH OWNER.
- P. MECH. RTU'S LOCATED ON THE ROOF WILL NOT BE VISIBLE FROM THE STREET. IN CASE IT BECOMES VISIBLE, MANUF. SCREENING WILL BE INSTALLED PER MANUFACTURER'S STANDARDS.
- R. PROVIDE FIRE RETARDANT TREATED WOOD IN ALL AREAS REQUIRED FOR TYPE 2B CONSTRUCTION.

PLAN NOTES:

- ① 6" DIA. CONCRETE FILLED PIPE BOLLARD 4'-0" TALL W/ ROUNDED CAP. ALSO LOCATE @ ELECTRICAL EQUIPMENT, IF NECESSARY. SEE 3/A301.
- ② COLUMN MOUNTED OR WALL MOUNTED FIRE EXTINGUISHER. MOUNT TOP AT +54" A.F.F. FIRE EXTINGUISHER TO HAVE MIN. RATING OF 4A10BC FOR EVERY 3000SQ.FT. OF FLOOR AREA. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ALL EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5 FEET ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES ABOVE THE FLOOR.
- ③ PREFABRICATED AND PREFINISHED 8" METAL DOWNSPOUT. LOCATION TO BE DETERMINED BY PEMB MANUFACTURER. CONTRACTOR TO VERIFY EACH DOWNSPOUT IS IN THE MIDDLE OF THE TRIBUTARY GUTTER AREA.
- ④ PREFABRICATED AND PREFINISHED 8" METAL GUTTER PER PEMB MANUFACTURER - SLOPE 1/8" PER FOOT.
- ⑤ SINGLE BASIN SINK. SEE PLUMBING PLANS.
- ⑥ PRE-ENGINEERED AND PRE-FINISHED ALUMINUM CANOPY.
- ⑦ RACKING BY OWNER.
- ⑧ WALL PACK LIGHT. SEE ELECTRICAL DRAWINGS.
- ⑨ HOSE BIBB LOCATION. SEE PLUMBING PLANS.
- ⑩ AIR CONDITIONING UNITS. SEE MECHANICAL DRAWINGS.
- ⑪ HVL'S FAN. SEE ELECTRICAL DRAWINGS.

PAINT SCHEDULE:

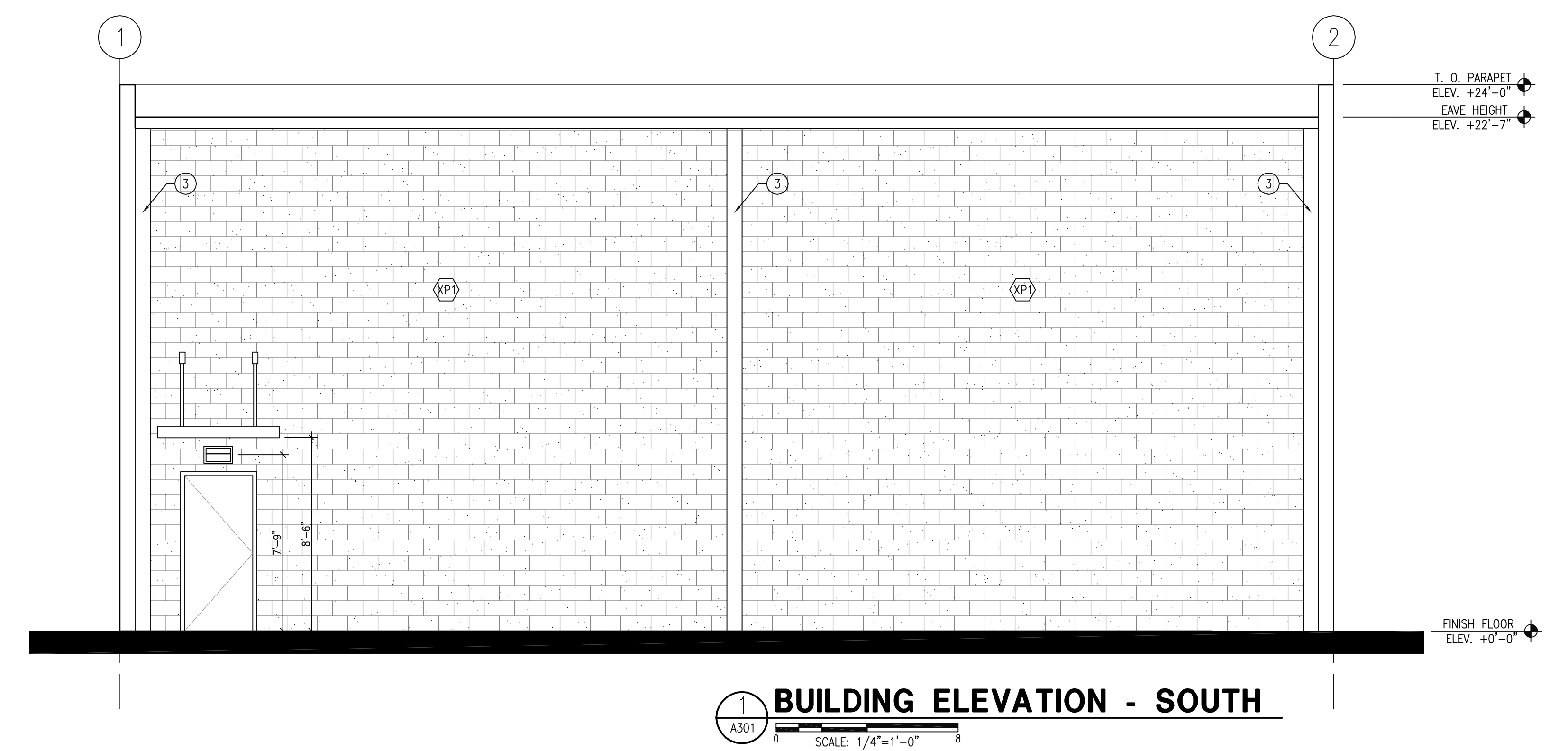
- NOTES:
- 1. PAINT ALL TILT CONCRETE PANELS 'XP1' UNLESS OTHERWISE NOTED.
 - 2. PAINT ALL GUTTERS, DOWNSPOUTS, AND DOWNSPOUT GUARDS TO MATCH ADJACENT COLOR.
 - 3. PAINT ALL INTERIOR BOLLARDS AND GUARDS SAFETY YELLOW.
 - 4. PAINT ALL EXTERIOR BOLLARDS YELLOW.
 - 5. IF THE DECK IS WELDED DOWN, ALL WELD MARKS ON THE WHITE DECK MUST BE TOUCHED UP WITH WHITE PAINT.
 - 6. DIRECT METAL PRIMER TO BE USED ON ALL GALVANIZED METAL.
 - 7. PAINT FIRE RISERS RED.
 - 8. PAINT ALL HOLLOW METAL DOORS AND FRAMES XP1 INSIDE AND OUTSIDE.
 - 9. CANOPY COLOR TO BE CONFIRMED WITH OWNER.

④ FIELD COLOR - COARSE TEXTURED SHERWIN WILLIAMS - TO BE DETERMINED

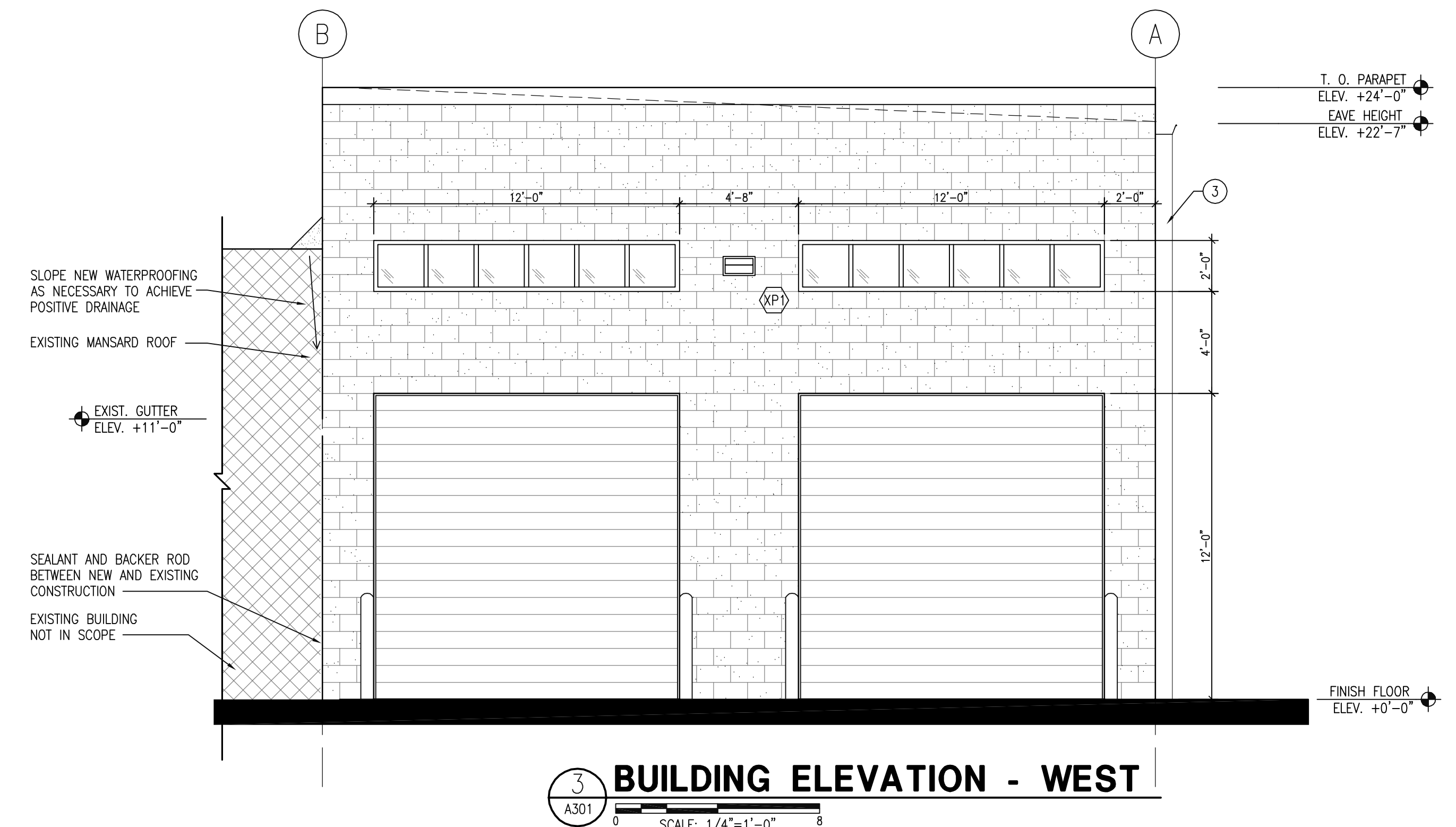
④ INDICATES AREAS OF XP1

GLASS SCHEDULE

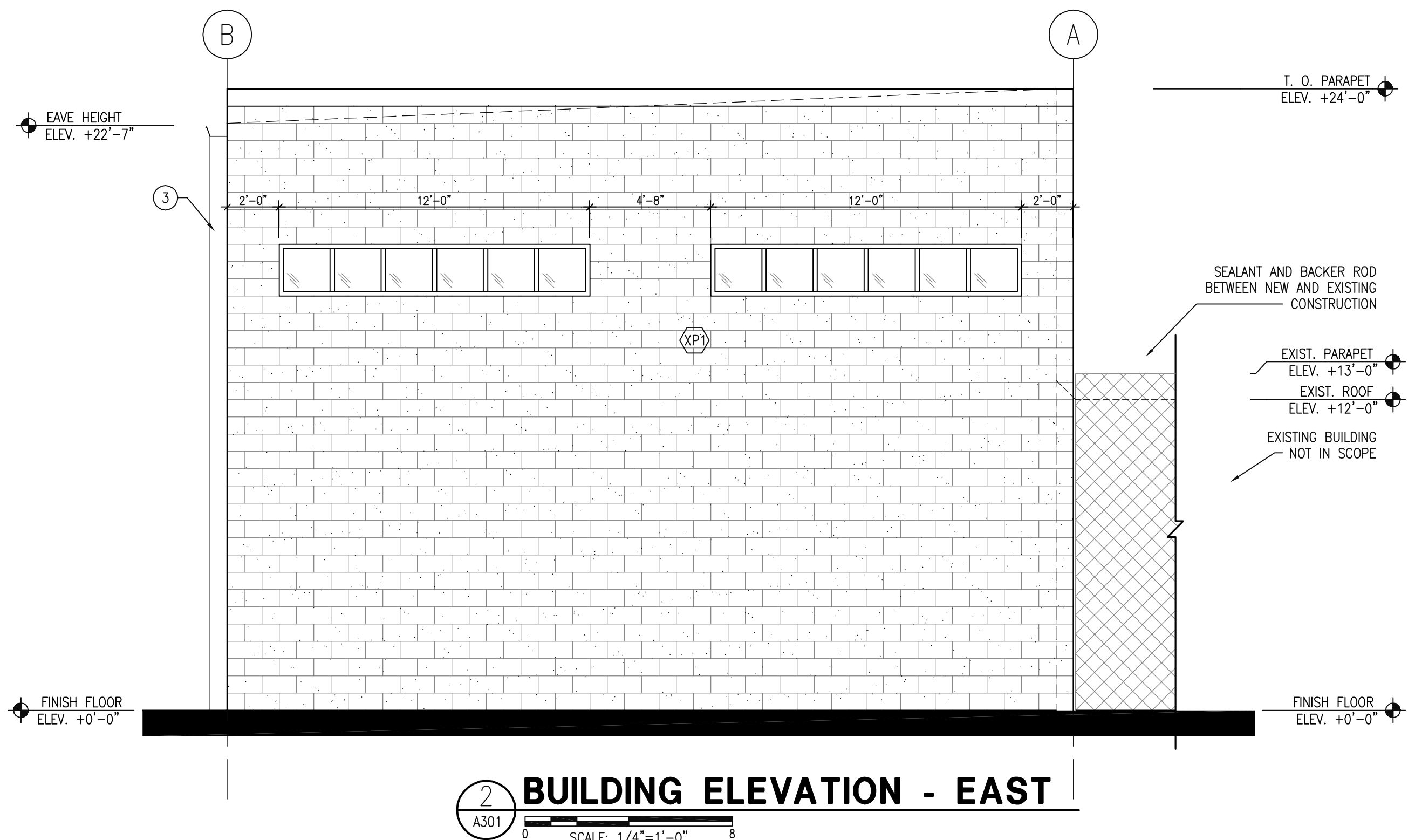
ALL EXTERIOR GLASS TO BE TYPE 'A' UNLESS NOTED OTHERWISE.
 TYPE 'A' - 1" THICK INSULATED GLASS
 TYPE 'B' - TEMPERED 1" THICK INSULATED GLASS
 PROVIDE THERMALLY IMPROVED MULLION SYSTEM FOR ALL STOREFRONT FRAMING
 ALL STOREFRONT FRAMING TO BE CLEAR ANODIZED.



1 BUILDING ELEVATION - SOUTH
 SCALE: 1/4"=1'-0"



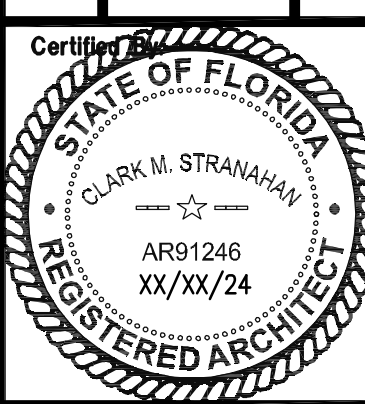
3 BUILDING ELEVATION - WEST
 SCALE: 1/4"=1'-0"



2 BUILDING ELEVATION - EAST
 SCALE: 1/4"=1'-0"

Scale:	AS NOTED
Date:	XX/XX/24
Drawn By:	LAG
Checked By:	CRS

UNIVERSAL DRYWALL & PLASTERING
 WAREHOUSE ADDITION
 6110 PEMBROKE ROAD
 MIRAMAR, FLORIDA 33023





City of Miramar
Building, Planning & Zoning Department
Conditional Use Analysis Report

I. Project Summary

Project Name: Universal Drywall & Plastering

Application: 2400002 – Conditional Use

Application Summary: The Applicant is proposing a garage expansion of an existing office building to be utilized as an ancillary vehicle and equipment storage space. The subject property is located within the Transit Oriented Corridor land use in the Mixed-Use Low zoning district at 6110 Pembroke Road.

Related Application(s): 2400961 – Site Plan
2400964 – C.A.B.
2400962 – Escrow

Agent: Joseph Englebrecht
Universal Drywall & Plastering
6110 Pembroke Road
Miramar, FL 33023
Phone: 954-964-9720
Email: joe@unidrywall.com

II. Planning Information

Site Location:	6110 Pembroke Road (Folio: 514124160330)
Land Use Plan Designation:	Transit Oriented Corridor (TOC)
Existing Zoning:	Mixed-Use Low (TOC-ML)
Existing Use:	Office (Universal Drywall & Plastering)
Proposed Uses of Property:	Office and Storage

Adjacent properties:

	EXISTING USE	ZONING	LAND USE PLAN
North	Commercial (Pembroke Pines)	C3, Pembroke Pines	Pembroke Pines
South	Single-family and Duplex residential units	Transit Oriented Corridor Residential Multifamily (TOCRM)	Transit Oriented Corridor
East	Vacant/Nonconforming	Mixed-Use Low (TOC-ML)	Transit Oriented Corridor
West	Child Daycare	Mixed-Use Low (TOC-ML)	Transit Oriented Corridor

LOCATION MAP



III. Background

The applicant has submitted a site plan, community appearance board, and conditional use proposal to expand an existing 2,400 square foot commercial building located along Pembroke Road within the Transit Oriented Corridor. The new ±1,836 square foot addition to be utilized as a storage space shall expand on the nonconformity.

IV. Review Criteria

The City's Land Development Code ("LDC") Section 305.7 provides that a conditional use can only be granted if a preponderance of the evidence demonstrates that the conditions listed herein are met.

(1) The proposed use shall be consistent with the comprehensive plan.

Staff's Evaluation: The proposed expansion of the nonconforming structure on the subject property, situated within the Transit Oriented Corridor (Activity Center II land use designation), maintains consistency with the city's comprehensive plan. While existing zoning regulations require a conditional use for such an extension of a nonconforming structure, the proposal will assist an existing business which has been established at the location for more than 30 years storage necessary equipment and vehicles vital to their operations.

(2) The establishment, maintenance, or operation of the conditional use shall not impede the development and improvement of surrounding properties for uses permitted in the zoning district nor be detrimental to or endanger the public health, safety, aesthetics, comfort, or general welfare or have a negative impact on the value of those properties.

Staff's Evaluation: The conditional use is to allow the expansion of an existing nonconforming structure allowing the owner the ability to add additional square footage along the side property line where a 5-foot minimum setback is required. The proposed development should not impede development in surrounding properties as it does not encroach onto neighboring commercial properties, or residential homes in the rear.

(3) The use shall be consistent with the existing natural environment, and community character of the immediate neighborhood, hours of operation compatible with adjacent properties, and is appropriate at the particular location.

Staff's Evaluation: The building structure in question dates back to the mid-1970s, preceding the implementation of significant land development code regulations by the city in the immediate area. Consequently, the city introduced zoning districts and regulations in 1996, which were later revised in 2012 and subsequently amended over time.

As it stands, the building has undergone minimal exterior improvements since its establishment and is classified as a legal nonconforming structure due to its deviation from current setback and height requirements outlined in the land development code.

Specifically, the code mandates a minimum of a two-story mixed-use building, a standard not met by the existing structure.

- (4) *Utilities, roadway capacity, drainage, and other necessary public facilities, including police and fire protection and emergency-rescue services, shall exist at a minimum at the city's adopted level of service, or will be available prior to issuance of any certificate of occupancy.*

Staff's Evaluation: The proposed expansion, while maintaining certain nonconforming aspects of the existing structure, provides an opportunity to address several key infrastructure and service-related concerns. Staff recognizes the presence of substantial nonconformities across the site and is committed to collaborating with the applicant to bring the property closer to compliance where possible. This includes working towards resolving parking constraints, optimizing the location of the solid waste enclosure despite space limitations, and ensuring that essential public services such as fire protection and drainage improvements are adequately addressed. Additionally, landscaping enhancements will be requested to meet the intent of the Land Development Code and improve both the site's functionality and its visual appeal. These improvements, when implemented through the site plan amendment process, will enhance public safety, maintain compliance with the city's adopted level of service for utilities and emergency services, and better align the site with the city's broader development goals.

- (5) *Adequate measures exist or shall be taken by the applicant or the property owner to provide safe ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion in the public streets and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right.*

Staff's Evaluation: Staff has evaluated the proposed expansion and understands that the applicant seeks to maintain the current ingress and egress configuration to ensure safe and efficient access for both vehicles and pedestrians. In conjunction with this, the applicant is encouraged to provide adequate, accessible parking to accommodate both patrons and employees. By maintaining the existing access points and ensuring sufficient parking capacity, the conditional use should not result in a significant increase in traffic on local streets compared to what would be expected from a development permitted by right. These measures are aimed at minimizing traffic congestion and ensuring the continued safety of the transportation network in the surrounding area.

- (6) *The design and configuration of the proposed use shall minimize adverse effects, including noise, light, dust, incompatible height or massing or size, incompatible methods of operation, or other potential nuisances, of the proposed use on adjacent property through the use of building orientation and design, setbacks, buffers, landscaping and other design criteria.*

Staff's Evaluation: The current design and configuration of the proposed expansion is larger in height and massing of the existing building. The disparity could potentially detract from the overall visual cohesion and architectural harmony of the site if not implemented

properly. Furthermore, the proposed method of operation, involving garage storage space along the rear adjoining residential properties, raises concerns regarding potential nuisances that may arise.

Should the conditional use be granted, staff strongly recommends that the applicant address these issues by implementing a barrier along the rear façade of the property. This barrier should be constructed as either a solid wall or another sturdy structure, standing at a minimum height of 6 feet and not exceeding 8 feet. Such a barrier would serve to mitigate any potential visual or noise impacts on neighboring residential properties, thereby promoting a more harmonious coexistence between the commercial and residential sectors.

Additionally, to enhance the aesthetic integration of the proposed barrier with the surrounding environment, staff suggests the incorporation of dense hedging. This landscaping feature would not only soften the visual impact of the solid structure but also contribute to the overall greenery and natural ambiance of the area. By combining the solid barrier with lush vegetation, the proposed expansion can achieve a balanced and aesthetically pleasing integration within the broader urban landscape.

(7) The use meets a public need and does not have an adverse impact on the economic stability of the neighborhood.

Staff's Evaluation: Staff does not anticipate the expansion of the nonconformity having an adverse impact on the economic stability of the neighborhood.

(8) The land area must be sufficient, appropriate, and adequate for the proposed use.

Staff's Evaluation: Staff deems the proposed addition meets the minimum buildable lot area requirements and is sufficient, appropriate, and adequate on the subject property.

V. Staff Recommendation

1. Requiring solid PVC screening along the entirety of the subject property's southern boundary; minimum 6 feet in height.
2. Provide landscaping hedge along the entirety of the southern and western property lines; materials shall be approved by the Building, Planning & Zoning Department.
3. The pedestrian landscape zone within the northern border of the subject property shall be replanted to meet the intent of the Transit Oriented Corridor's (TOC) landscaping requirements to the greatest ability as approved by the Building, Planning & Zoning Department.

VI. Development Review Committee (DRC)

The Development Review Committee recommendations approval with conditions on July 24, 2024.

VII. Community Meeting

A community meeting date was held on October 7, 2024, at the City of Miramar, City Hall, Commission Chambers at 6:30pm.

VIII. Planning & Zoning Board

The Planning & Zoning Board was held on October 8, 2024, at the City of Miramar, City Hall, Commission Chambers at 6:30pm.