

Immigration Attorney Has Good Advice for Plantation Gateway Businesses

By Rachel Bach, AICP, Redevelopment Specialist

A new and growing law firm has moved into Plantation Gateway. In March of this year, Lisa Metellus-Hood opened the doors to Metellus-Hood and Associates at 810 S. State Road 7. A graduate of University of Miami Law School, Ms. Hood specializes in the fields of civil, family/matrimonial and immigration law. Prior to her brief hiatus to enjoy the thrills of motherhood, Ms. Hood spent the previous 2 years practicing law in Miami. Ms. Hood is also Bar Certified in Florida and the Northern and Southern District Federal Courts and is also happily married to Mareo Hood, a family therapist for Broward County Schools.

As a new business owner, Ms. Hood is currently the sole attorney on staff and is assisted by her law clerk Jenny Lancaster, and her Office Manager, Marie who is also her mother and part-time Nanny for son Isaiah. However she is planning to expand her practice to about 4 to 5 associate attorneys that will specialize in other areas of law such as personal injury, criminal, estate planning and real estate. The firm will bring on its first associate this fall. Eventually, Ms. Hood would like to open a satellite office in Palm Beach County.

In the meantime, Ms. Hood has ample office

space available for an independent attorney looking to share an office and networking opportunities. The building at 810 S. State Road 7 is much roomier than one would expect from the exterior. With six offices, a conference room, break room, reception/records area and large waiting room, Ms. Hood will have plenty of room to expand in Plantation Gateway. She chose this location due to its proximity to downtown Fort Lauderdale courts (without the Fort Lauderdale price), central location to many Caribbean populations and the relative safety, visibility and access of the Plantation Gateway District.

Ms. Hood is not lacking in clients in her first few months of operation. Known for her work in Miami as an immigration and family law specialist, she has retained most of her clients based on "word of mouth." An experienced attorney, Ms. Hood believes that business owners and intended immigrants should be fully informed of the changing immigration laws so that they may make informed decisions. Metellus-Hood and Associates believes that an informed client

is the best client. In upcoming issues of *The Gate*, **Metellus-Hood and Associates** will update us on some of the applicable immigration laws and how to apply them to your business. If you currently need legal advice, Metellus Hood and Associates can be reached at 954.321.9979.

Aside from her other duties as an Attorney and mother, Ms. Hood is active in several Caribbean business and civic groups. We are looking forward to tapping into some of that experience here in the Plantation Gateway Development District. The Community Redevelopment Office hopes that all of the Plantation Gateway businesses will join in welcoming Metellus-Hood and Associates!

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Lisa Metellus-Hood looks forward to a thriving practice in Plantation Gateway

Current Activities & Reminders

Attention Property Owners South of NW 3rd Street and Broward Boulevard!

If your property decreased in size as a result of the FDOT road-widening project, site plans to improve certain site conditions were due to the Planning, Zoning and Economic Development Department on January 2, 2002. To avoid code violations, please contact Carl Ford at 954.797.2266 for assistance.

Plantation Gateway Contact Information

There are several projects under construction within the Plantation Gateway District. If you have any questions about these projects please feel free to contact the following City staff members:

Landscape Edge Treatment
SW 3rd Street
Sanitary Sewer Project
NW 5th Street/42nd Avenue

Rachel Bach, Community Redevelopment, 954.585.2330
Rachel Bach, Community Redevelopment, 954.585.2330
David Grey, Utilities, 954.797.2779
Alina Sardinias, Engineering 954.797.2282

The Gate

Please submit *your* news and ideas about Plantation Gateway by Sept. 13 to:

Rachel Bach
4312 W. Broward Blvd.
Plantation, FL 33317
P 954.585.2330
F 954.585.2331
E rachbach@bellsouth.net

A Message from Mayor Armstrong



The Plantation Gateway Redevelopment District is a special place for the City of Plantation. Over the past few years and well into the future, a significant amount of resources will be spent within the District to let others in Broward County know just how important this area is to the City.

If you have followed the history of State Road 7, you would know that this District was first created in 1989 as the Gateway 7 Development District. The creation of Gateway 7 allowed for an additional tax of 2 mils to be collected within the District to fund redevelopment projects.



More recently, the City was looking for additional resources for redevelopment of State Road 7 and designated this District as a Community Redevelopment Area (CRA) and renamed the combined area, "Plantation Gateway." A CRA provides funding beyond the 2 mils by capturing not only City property taxes generated within the district, but also the increase in County and Hospital District property taxes generated after the creation of the CRA. This is known as tax increment financing.

The City and Plantation Gateway Development District have been able to allocate several million dollars to planning and improvements by using their own funds and leveraging additional matching grant funds. Projects funded over the last three years include the Gateway 7 Conceptual Plan and CRA Plan, sanitary sewer conversion, construction of bus shelters, City entry signs, dead end street enhancements, corridor wide landscape improvements and the Redevelopment Incentive program.

These projects have resulted in very positive feedback from businesses, investors, developers and residents of surrounding neighborhoods. The funds that are spent on redevelopment have shown a tremendous return on investment both financially and through the transformation of Plantation Gateway's image.

This year, the CRA will collect its first tax increment payment. Although this funding source starts out small and grows over time as property values increase, the City has recently bonded for \$4.5 million dollars promising the tax increment revenues as repayment of this debt. In addition, the Plantation Gateway Development District has allocated over \$700,000 for the continuation of landscape improvements and the City has received a \$500,000 grant from Broward County for the construction of transportation enhancement projects along State Road 7.

Using these resources and others as yet to be identified, the City will eventually spend in excess of \$17 million within the Plantation Gateway District. The long-range goal of this redevelopment is to establish the District as a great place to live, work and play. With the redevelopment plans for Plantation Gateway along with the master planning efforts going on in Central Plantation and elsewhere in the City, it is no wonder that the "grass is greener" in the City of Plantation.

City Announces Final Round of Grants for Plantation Gateway Redevelopment

By Kris Mory, Economic Development Coordinator

If you are planning on redeveloping your property, upgrading your building's signage, or sprucing up your landscaping, there is no better time than the present. This October, the City will award grants for beautification projects in the Plantation Gateway as part of the final funding round of a three-year program that began in FY 2001.

To jumpstart the Plantation Gateway Redevelopment Plan, the City committed to providing grant funds for redevelopment projects. The goal of the grant program was to demonstrate the feasibility of redevelopment in the district and partner with private

property owners to create examples of what Plantation Gateway will look like when the redevelopment effort is completed.

For the past two years, the City has allotted \$275,000 annually to Plantation Gateway grants. Pending City Council approval this amount will be available to fund projects in October 2002. Applicants can request up to \$100,000 under the Beautification Program and up to \$5,000 under the Mini Grant Program.

The **Beautification Program** funds comprehensive redevelopment projects including building signage, façade, and landscaping improvements on a 50/50 basis. **Mini Grants** can fund any one of these types of improvements on a property, even if the property is not undergoing a complete renovation. Detailed guidelines for these programs are outlined in the application form.

Applications were available on July 1, 2002 and are due to the City of Plantation by August 28, 2002. For property owners who would like to learn more about the program or ask questions about preparing their application, an informational meeting will be held July 18, 2002.

The application is available online at www.plantation.org/incentives.html or can be picked up at the Development Services Building at 401 NW 70th Terrace, Plantation.

Remember, this is the last opportunity that property owners will have to apply for redevelopment grants, so make sure you submit your project for consideration by August 28!

Please call me at 954.797.2622 with questions regarding the Plantation Gateway Redevelopment Grant program.

Meetings

Plantation Gateway Development District Advisory Board Plantation General Hospital, Classroom #4

12:00 p.m.

July 11, 2002

August 8, 2002

September 12, 2002
(Incentive Grant Meeting)

New Businesses

| | |
|-------------------------------|-------------------------------|
| Footwear Plus | 103 N. State Road 7 |
| Erika E Fulton, DC | 4100 S. Hospital Drive, #100 |
| Kingley Financial | 137 N. State Road 7 |
| Lipton's Nothing but Trucks | 780 N. State Road 7 |
| Dry Cleaner's | 25 S. State Road 7 |
| Marjorie Dyer, ARNP | 4100 S. State Road 7, #203 |
| Gretl Siler | 4310 W. Broward Boulevard |
| Kings and Queens Hairstyles | 3927 W. Broward Boulevard |
| John Robinson Photography | 4070 W. Broward Boulevard, #A |
| Oral Tech Dental Laboratories | 4316 W. Broward Boulevard |
| Beverly M. Allen | 991 S. State Road 7, #F17 |
| Nationwide Insurance | 3740 W. Broward Boulevard |
| Academy Security School | 3740 W. Broward Boulevard |
| Alterations by Birdy | 133 N. State Road 7 |
| Thrifty Car Sales | 850 N. State Road 7 |
| Legal Doc Preparation Service | 4318 W. Broward Boulevard, #5 |
| Nicholas Suite, MD | 320 S. State Road 7, #100 |
| David Robbins, MD | 320 S. State Road 7, #100 |
| Plantation Quality Motors | 440 S. State Road 7 |
| Mohammed Baig | 4100 S. Hospital Drive |
| Nations Management Service | 4330 W. Broward Blvd. |
| CD Sounds Inc. | 35 S. State Road 7 |
| JF Express Lube | 385 N. State Road 7 |
| Combs Unique Chem-Dry, Inc. | 991 S. State Road 7, G-3 |

We welcome you to Plantation Gateway and the City of Plantation! Let's do our best to welcome these businesses and encourage their participation.

Marketing

The Community Redevelopment Office is developing marketing materials for distribution to prospective property owners and businesses. This information includes a summary of the Conceptual Plan for the District, The Gate, Demographic Information and a listing of Available Properties for lease or sale. If you would like to receive a marketing packet or have information you would like to include, please contact the Community Redevelopment Office at 954.585.2330.

Sprinkler Systems Save Lives & Money

By Joel Gordon

Battalion Chief/Fire Rescue Supervisor

Science tells us that if you put water on a fire, it usually goes out. Good business practices tell us that the quicker you put water on a fire, the less damage and less interruption of business you experience.

While fire sprinkler systems are very common in large businesses and government facilities, for many years, fire departments all across the County have encouraged the installation of sprinkler systems in small business establishments as well.

“It just makes good sense,” says Plantation Fire Chief Robert Pudney. A small fire can grow very rapidly. According to Pudney, by the time the fire is located, the fire department gets alerted, arrives on scene and sets up operations, a fire has had a chance to grow significantly. A great deal of damage is already done.

A sprinkler system puts enough water, directly on the fire, within moments of detection, to hold it in check or completely extinguish it. The system will also call the fire department, at the same time.

There is a unique problem along the State Road Seven area,” stated Pudney. “Because many of the structures were once single family homes, they were not built for commercial occupancy. As a result, the construction and access is less than we require.”

Pudney indicated the risk for fire is extremely high. With limited access around the building, firefighters have to pull hoselines great distances to enter

a building, where a fire may be located. This can significantly hinder firefighting operations.

A sprinkler system will activate within the first few moments after a fire starts, spray water directly on the fire, and significantly limit the extent of fire, smoke and water damage.

“There are multiple benefits to installing sprinklers,” explains Laney Stearns, Division Chief of Fire Prevention. “First, is the obvious protection afforded the building, its contents and occupants. Second, you are usually provided a significant break on insurance premiums, and third, a portion of the Florida Fire Prevention Code allows local fire departments to grant exceptions to certain codes such as fire walls and tenant separations when the building is protected by a fully automatic sprinkler system.”

“The Plantation Fire Department is certainly aware of budgetary constraints involved in owning and operating a business or commercial project,” said Pudney. “The Department is willing to negotiate, with business and property owners, a suitable period of time for installation of such systems in order to get this higher level of protection.”

For more information on sprinkler systems call the Plantation Fire Department during business hours at 954.797.2150.



Useful Information From the Planning Zoning and Economic Development Department

By Gayle Easterling, AICP, Senior Planner



Are you a property owner planning on making improvements to your site? Are you unsure as to where to begin in making a development application? If so, you are not alone and City staff are available to assist you in making your project a successful one.

Along with a new look for applications, meeting schedules, and other public handouts, the Planning Zoning and Economic Development Department now has brochures available that provide information on each of the development applications that are processed through the department. The brochures provide a step-by-step review of the process and a checklist of what items must be included for each of the submittal deadlines. Also included are answers to typical applicant questions and the names and phone numbers of other agencies that may need to be contacted as part of the review process.

This new brochure series has been created to help the public in de-mystifying the development review process.

As the State Road 7 corridor continues to improve, many property owners are getting anxious to begin improvements to their property. It is the responsibility of the property owner to contact the Building Department at 954.797.2250 to determine if permits are required prior to implementing any interior or exterior improvements. In some cases, exterior work, such as painting, may also require plan approval by the Planning Zoning and Economic Development Department and be subject to the recently adopted "Plantation Tropical" design guidelines. Copies of the design guidelines are available at the Planning Zoning and Economic Development Department or available for download online at www.plantation.org/docs/pz/plantation.tropical.design.pdf.

Plantation Gateway Businesses Earn P.L.A.N.T. Awards

By Patrice Sonnelitter, Associate Landscape Architect

The following Plantation Gateway businesses were recently honored for excellence in landscape at the City of Plantation's **2002 P.L.A.N.T. (Plantation Landscape Awards for Nurturing our Town) Awards**.

ACCURATE PEST CONTROL

Category: Commercial Establishment, Small
300 South State Road 7

It is not surprising that **Accurate Pest Control** walked away with this year's *Small Commercial Establishment* P.L.A.N.T. Award. Its formal brick building with columns and Palladian windows set a background begging for extensive landscape design and plant material. This landscape, however, is a wonderful example of how easy care, low maintenance plant material, (Ixora, S. arboricola 'Trinette', Philodendron, and Crotons), an excellent landscape plan (simple, clean, formal and symmetrical) and exemplary maintenance (impeccably clean, clipped, mowed and fertilized) join forces to produce a million dollar landscape. In this case, their potential was not overlooked with this truly lush landscape. From the front walk to the door and from the north to south property lines, plant material rules. Even the sides of the facility have been adorned with plant material on trellises. Old Black Olives and rich tropical Washingtonias and Alexander palms complete the package and establish the landscape ceiling. It is an inviting statement of the new landscape look for State Road 7.



Once again, **Accurate Pest Control** receives kudos for its lush & dramatic landscape design

THE CHILDREN'S PLACE

Category: New Certificate of Occupancy
940 South State Road 7

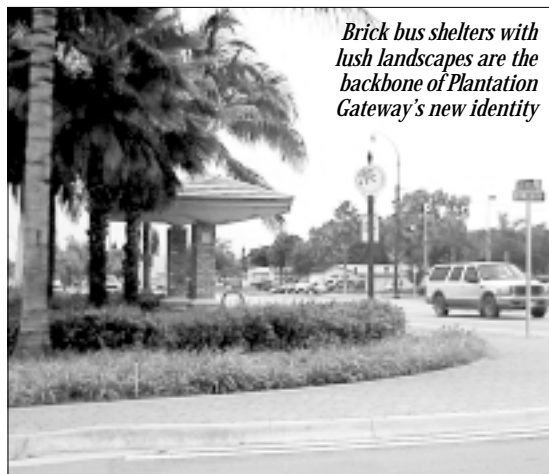
"The Girls" have been working hard on the converted residence for the past two years. It has evolved, by way of all updated codes and ordinances, to become one of the most charming and inviting little spaces in Plantation Gateway. Since November 5, 2002 it has been the proud home of **The Children's Place Day Care** and twenty-one happy two–four year olds. Inside and out, all that remains of the old building is the roof and the outer shell.

The owners' hard work has paid off! Lynde Voet and Tia Fabiszewski, co-owners of **The Children's Place**, were this year's recipients of the *New Certificate of Occupancy* P.L.A.N.T. Award. Lynde and Tia did most of the work themselves, literally from the ground up. As new property owners, they submitted a landscape plan to be reviewed and approved by the City and its associated boards. The result, after parking spaces, ADA accessibility and a waiver here and there, is a tiny but handsome landscape of natives (Cocoplum), colorful flowers (Pentas) and even three trees (a Gumbo Limbo and two pink Tababuias). The design is beautifully simple and functional. Remarkably, nothing looks subtracted. We acknowledge their landscape challenge and admire the outcome.

New plantings at **The Children's Place** demonstrate how even a tiny space can be creatively & effectively landscaped



Around Plantation Gateway



Brick bus shelters with lush landscapes are the backbone of Plantation Gateway's new identity



New sculpted metal signs adorn bus shelters along State Road 7



Vamel Shopping Center redesign incorporates Plantation Tropical guidelines

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