

**MEETING OF THE CITY COUNCIL  
PLANTATION, FLORIDA**

**April 11, 2012**

The meeting was called to order by Councilman Tingom, President of the City Council.

1. Roll Call by City Clerk:

Councilmember:	Ron Jacobs Robert A. Levy Lynn Stoner Peter S. Tingom Sharon Moody Uria
Mayor:	Diane Veltri Bendekovic
City Attorney:	Donald Lunny, Jr.

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2. The invocation was offered by Councilperson Stoner.

The Pledge of Allegiance followed.

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**ITEMS SUBMITTED BY THE MAYOR**

Jim Romano introduced Colleen Abod, President of the Booster Club and Jimmy Pameter of the Plantation Swim Team.

Colleen Abod spoke briefly about the swim meets and the facilities provided by the City of Plantation.

Jimmy Pameter presented Dylan Marchelik (sic) and Jessie Randolph (sic), Academic All-Americans, Hailey Hernandez, Sivan Frayman (sic), and several other swimmers of the Plantation Swim Team.

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Mayor Bendekovic made the following announcements:

- Broward County Property Appraiser Community Outreach Events will be held at the Plantation Outreach Center located at the Broward County Government Center every Wednesday in April 2012 from 12:00 p.m. – 2:00 p.m.
- Central Broward Transit Study Public Meeting will be held at the West Regional Library on Tuesday, April 17, 2012 from 5:30 p.m. – 7:30 p.m.

- Farmer's Market is held every Saturday at Volunteer Park from 8:00 a.m. – 2:00 p.m.
- *Poetry Under the Stars* will be held at Helen B. Hoffman Library on Thursday, April 12, 2012 from 7:00 p.m. – 8:00 p.m.
- The *Titanic* Exhibit at the Historical Museum will be on display from April 14, 2012 – June 30, 2012. The Grand Opening and Reception will be on April 14, 2012 from 2:00 p.m. – 4:00 p.m. and a special movie presentation “A Night To Remember” will be at 5:30 p.m. – 8:30 p.m.
- Prescription Drug Take-Back Event held by the Police Department on Saturday, April 28, 2012 from 10:00 a.m. - 2:00 p.m.
- Teddy Bear Picnic will be held at Helen B. Hoffman Library on Saturday, May 5, 2012 from 11:30 a.m. – 12:30 p.m., admission is free.
- Hazelle Rogers will be hosting an open house on the 4<sup>th</sup> Monday of each month at the District Office beginning April 23, 2012; Residents of District 94 are invited to stop by with RSVP.

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## CONSENT AGENDA

As a Commissioner of the CRA, Mayor Bendekovic has a voting privilege on Item No. 13.

Item No.'s 8 and 11 were pulled and discussed separately.

Mr. Lunny read the Consent Agenda by title.

3. Permission for Any Lab Test Now located in the Jacaranda Plaza to have a Grand Opening event on Thursday, April 24, 2012 from 11:00 a.m. until 6:00 p.m.
  4. Candil Jacaranda School PTO is requesting permission to hold a “Spring Festival Bazaar” fundraiser at their location on Saturday, May 12, 2012 from 10:00 a.m. until 3:00 p.m.
  5. Approve purchase of five (5) Dodge Chargers and (2) Ford Expeditions from Maroone Dodge and Plantation Ford in the amount of \$180,686.96. (Budgeted – Police)
  6. Request for approval to issue a purchase order in the amount of \$27,573 to TAW for the replacement of two (1200 amp) and one (600 amp) breakers at the East Water Treatment Plant high service motor control center (MCC). (Budgeted – Utilities)
  7. Request for approval of a work authorization to Winningham & Fradley, Inc. for the design, survey, permitting and bidding services for the Plantation Park Phase G Water Main Rehabilitation & Plantation Gardens Phase II-A Water Main Rehabilitation and Sewer Force Main Enhancement Projects. (Budgeted – Utilities)
- Resolution No. 11471**
9. **RESOLUTION** requesting the elimination of a portion of Broward Boulevard and all of Commodore Drive from the Broward Boulevard Trafficway on the Broward County Trafficways Plan; providing severability; and providing for an effective date therefor.

**Resolution No. 11472**

10. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period March 22, 2012 through April 4, 2012 for the Plantation Gateway Development District.

**Resolution No. 11473**

12. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period March 22, 2012 through April 4, 2012.

**Resolution No. 11474**

13. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period March 22, 2012 through April 4, 2012 for the City of Plantation's Community Redevelopment Agency.

*Motion by Councilwoman Uria, seconded by Councilman Levy, to approve tonight's consent agenda as printed. Motion carried on the following roll call vote:*

Ayes: Uria, Stoner, Jacobs, Levy, Tingom  
Nays: None

**NOTE:** Mayor Bendekovic voted affirmatively on Item No. 13.

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Mr. Lunny read Item No. 8.

**Resolution No. 11475**

8. **RESOLUTION** relating to Economic Development, recommending that e-Builder Incorporated, be approved as a qualified target industry business applicant pursuant to Section 288.106, Florida Statutes; providing an appropriation twenty-six thousand four hundred dollars (\$26,400) as the City's local cash match for the qualified target industry refund program for fiscal years 2014 through 2019; providing for severability; and providing for an effective date.

A memorandum dated April 3, 2012, to Mayor Diane Bendekovic and the Members of City Council via Laurence Leeds from Charity Good, follows:

**Background**

The City of Plantation has an opportunity to assist with the expansion of the International Headquarters Office for e-Builder Incorporated located in the Technology Park at 1800 NW 69<sup>th</sup> Avenue. It is the intention of e-Builder Incorporated to expand their existing facility by 23,000 square feet, making a capital investment of \$250,000 in improvements to accommodate an addition of 33 new jobs.

**Company Information**

This company began in 1994 offering a web-based construction management software program, e-Builder Enterprise. e-Builder Enterprise is used by more than 25,000 users to manage over \$1000 billion in total capital construction programs. Some of the users of e-Builder Enterprise are: City of Miami Beach, The Chicago Transit Authority, University of Texas Southwestern Medical Center and North County Transit Authority in California.

Incentive Request

e-Builder Incorporated is requesting City contributions under the Qualified Target Industry Business Refund Program in the amount of twenty-six thousand four hundred dollars (\$26,400) for six (6) fiscal years, 2014 through 2019. The City’s commitment for local financial support will be paid to the Florida Economic Development Trust Fund with the stipulation that these funds are intended to represent the “local participation” required by Section 288,106, Florida Statutes. Further, funds will be budgeted in the appropriate City account in the future fiscal years to provide for the incentives. The draft e-Builder schedule for creating new jobs is attached in Exhibit A.

Recommendation

Staff requests City Council approval of incentives to e-Builder Incorporated for the Qualified Target Industry Tax Refund Program in the amount of twenty-six thousand four hundred dollars (\$26,400).

Exhibit A  
e-Builder Employment Commitment

Phase	Number of net new full-time equivalent Florida jobs created in the business unit	Date by which jobs will be created
I	10	12/31/2012
II	11	12/31/2013
III	12	12/31/2014
Total	33	

Councilwoman Uria pulled this item. Looking at this Florida Statute she wondered how the number in this incentive package came along. She pointed out that new jobs will be created for the fiscal years 2014 through 2019 and wanted more information about this item.

Lawrence Leeds, Planning, Zoning & Economic Development Director, informed Council that this is like a similar arrangement that they had with DHL and Kaplan University. The application is required to create all the jobs in the agreement and if the jobs are not created then there will be no money.

Charity Good, Economic Development Coordinator, stated that the applicant is required to create 33 jobs and will do so over a period of three years starting in 2012. There will be 10 jobs this calendar year by 2012, 11 jobs the next calendar year and 12 jobs in 2014. The City allotment will be contributing over a period of 6 years. The money was derived by the State of Florida, it is the exact same program that the City has done previously with applicants in the past.

Councilwoman Uria said that the \$26,000 in total should be stated in the Resolution because it is a little misleading.

In response to Councilperson Stoner, Ms. Good clarified that at the time of this meeting e-Builder had 58 employees. She also stated that the applicant has to be a stable company based on the State of Florida formula and that it is not just based on size. For example, with the economic gardening the company has to have a revenue generator of over \$1 million existing for more than three years.

Mr. Leeds explained that the State of Florida would not allow this program unless it made a certain criteria. This is considered a qualified target industry.

In response to Councilperson Stoner, Mr. Leeds asserted that the employees can be on-site but if they are salesman that are on the road, as long as this is their home base it meets the requirement.

Councilperson Stoner stated that will web-based businesses many people work from home so they wouldn't necessarily be Broward County residents. Are you looking to put these people in this office site?

Mr. Leeds specified that the object is to put the employees at this location as to create jobs in Plantation.

Ms. Good detailed that this location is considered e-Builder's home quarter office so the funding is going to the home quarters here in which the positions are for here at their office in the Plantation location.

Mr. Lunny noted that this Resolution will be revised so that the total grant is \$26,400 and that is the total that will be paid and not every year.

Councilwoman Uria added that the Florida Statute includes some of the guidelines in order for an applicant to receive the incentives.

***Motion by Councilwoman Uria, seconded by Councilperson Stoner, to approve Resolution No. 11475. Motion carried on the following roll call vote:***

Ayes: Uria, Stoner, Jacobs, Levy, Tingom

Nays: None

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**Resolution No. 11476**

11. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period March 22, 2012 through April 4, 2012 for the Plantation Midtown Development District.

Councilperson Stoner pulled this item and stated that pertaining to Check No. 060674 in the amount of \$250.00 made payable to Stoner & Associates Inc., while she has no interest in this company she does have two adult children that work for the company. She abstained from voting on this line item only in order to avoid an appearance of impropriety.

***Motion by Councilwoman Uria, seconded by Councilman Levy, to approve Resolution No. 11476. Motion carried on the following roll call vote:***

Ayes: Uria, Jacobs, Levy, Tingom - Stoner, as to all else.

Nays: None

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**ADMINISTRATIVE ITEMS – None.**

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**LEGISLATIVE ITEMS – None.**

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**QUASI-JUDICIAL CONSENT AGENDA – None.**

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**QUASI-JUDICIAL ITEMS**

**14. REQUEST FOR SIGN SPECIAL EXCEPTION FOR CVS PHARMACY LOCATED AT 1802 N. UNIVERSITY DRIVE.**

A Staff Report dated April 11, 2012, to the City Council from the Planning, Zoning and Economic Development Department follows:

**SUBJECT:** PP12-0002: Sign Special Exception – CVS Pharmacy  
**APPLICANT:** C. William Laystrom, Representative/ Mercedes Realty Associates, LLC, owner  
**LAND USE/ZONING:** Commercial/ B-2P (Central Business District)

**REQUESTS:**

- 1) From: Section 22-20(b), which requires compliance with a uniform sign agreement which specifies sign attributes such as materials, letter style, size and color;  
To: Deviate from the uniform sign agreement with regards to letter style, size, and colors.  
*No objection – See Executive Summary for comments.*
- 2) From: Section 22-35 (a), which limits the size of wall signs on the front of the building to 60 square feet in area and wall signs on the side of the building to 30 square feet in area (½ the allowable size of the front sign);  
To: Increase the size of the wall sign on the front of the building from 60 square feet to 75.2 square feet; and  
To: Increase the size of the wall sign on the side of the building from 30 square feet to 33.4 square feet.  
*No objection – See Executive Summary for comments.*
- 3) From: Section 22-35(b), which limits center establishments to one ground sign for each side of the property that fronts a public right-of-way having a width of 70 feet or more;  
To: Allow the ground sign intended for use by the center to be tenant specific for CVS pharmacy.  
*No objection – See Executive Summary for comments.*
- 4) From: Section 22-20(u), which prohibits subordinate messages on ground signs;  
To: Allow the ground sign to have a (tenant specific) subordinate message.  
*Objection – See Executive Summary for comments.*

**EXHIBITS TO BE INCLUDED:** Planning and Zoning Division report and attachments; location map, aerials, Sign Special Exception application, and sign details.

**ANALYSIS:**

The subject property is 1.6 acres in area, zoned B-2P, and developed as a part of the 8.7 acre Mercedes Executive Center master plan which consists of eight (8) buildings containing retail shops, offices, restaurants and professional offices together with a free standing 704-seat movie theater (currently closed). The site is bound by commercial and single family residential uses in the City of Sunrise to the north, and commercial uses within the City limits to the south, east and west.

The applicant received site plan approval on January 28, 2009, to demolish approximately 31,825 square feet of the center consisting of the Executive Tower Building and a large portion of the Arcade Shoppes I building to construct a 14,851 square foot CVS pharmacy. The site is currently under construction.

The applicant requests approval:

- 1) to deviate from uniform sign agreement to allow the CVS branding font in bright red (#2793) with bronze side returns in lieu of a matching font in standard red with red side returns
- 2) to increase the size of the front wall sign from 60 square feet in area to 75.2 square feet (a 25.3% increase) and to increase the side wall sign from 30 square feet in area to 33.4 square feet (a 11.3% increase)
- 3) to allow the ground sign to specify "CVS pharmacy" in lieu of the center identification "Plantation Crossings"
- 4) to allow the ground sign to have a subordinate message of "drive thru pharmacy" in addition to "CVS pharmacy".

Where applicable, the review of a Special Exception request should include consideration of the criteria noted in Section 22-11 of the Land Development Code, attached hereto as Exhibit "A".

**EXECUTIVE SUMMARY:** By definition, Plantation Crossings is considered a center establishment. This site category typically has one shared entrance from each adjacent roadway with single or multi-tenant establishments having only internal access into their sites.

Unique circumstances may apply to the CVS pharmacy site based on the following:

- a) Unlike most center establishments, the configuration of Plantation Crossings and the location of the CVS building creates the perception of a stand alone outparcel when viewed from University Drive;
- b) Unlike most center establishments, the CVS site has access from University Drive immediately adjacent to the building on the north side;
- c) The building is set back further than the adjacent property to the south (Chevron) and thus is visually blocked to northbound traffic on University Drive;
- d) The site redevelopment has prompted removal of outdated buildings and non-conforming signs that were detrimental to the area.

The applicant, in response to criteria #1, indicates that a ground sign would not be permitted for the center on University Drive; however, the code would allow a ground sign for the center with panels for tenants on the lower ½ of the sign. Staff has no objection to the proposed ground sign for CVS pharmacy as the sign is smaller in size that what would have otherwise been permitted for the center. Staff does not support inclusion of the

subordinate message “drive thru pharmacy” as a directory sign with the same message is proposed approximately 15’ south of the ground sign location.

An outparcel site would not be subject to the uniform sign agreement for the center and would be allowed 100 square feet of sign area on the front of the building and 50 square feet of sign area on the side of the building. Staff has no objection to the proposed branding font and colors together with the requested increase in sign area (75.2 square feet on the front and 33.4 square feet on the side).

**STAFF COMMENTS:**

**PLANNING AND ZONING:**

1. Only signs A1, B and B1 are subject to the special exception request. All other signs shown in the applicant’s submittal are code compliant.
2. If the applicant’s request for the tenant specific ground sign is approved, the site will no longer be eligible for a center identification ground sign (as allowed by code) on the University Drive frontage.

**TRAFFIC CONSULTANT:** See Engineering.

**ENGINEERING DEPARTMENT:**

1. Please provide a plan with the exact locations of the signs.
2. Sign C4 is a traffic control device and shall be installed per MUTCD criteria. This sign has been previously indicated in the approved Site Plan. Please remove this sign from the Sign Special Exception request.
3. Sign C3, at the entrance off of University. Please show the sign face being two (2) feet from the curb.
4. Sign C3, at the dumpster. Please show exact location. Cannot comment without the location.
5. Sign B7, at the drive-thru. Please show exact location. Cannot comment without the location.

Note: A detailed review of the civil drawings has not been performed at this time. If the site plan application is approved by City Council, a thorough engineering review will be performed at the time of application for construction permits. Surface water management permit(s) thorough Old Plantation Water Control District (OPWCD) and /or SFWMD may be required and a copy(s) provided to the Engineering Dept. at the time of permit review. The Applicant will be required to execute a developer agreement and post security for all engineering and landscape related improvements at the time of permitting.

**LANDSCAPE ARCHITECTURE:**

1. Please clarify the impact the proposed monument signs will have on the existing landscape as well as proposed landscape on this site. At time of permitting, please include an existing tree/palm survey in the vicinity of work to be done (include locations, height, spread, caliper, and condition as well as disposition of trees/palms).
2. At time of permitting, landscape plans shall be included addressing City codes for freestanding monument signs.

**UTILITIES:**

1. No structures are allowed in utility easements.

**EXHIBIT “A”**

**SPECIAL EXCEPTION:**

Where applicable, the review of a Special Exception request should include consideration of the criteria noted in Section 22-11 of the Land Development Code, attached hereto. The applicant is required to identify the following:

1. That special conditions and circumstances exist such as, but not limited to, building orientation, vehicular circulation or vision obstructions (not to include landscaping) that are peculiar to the land, structure, or building that create a site specific justification for the exception;

Applicant Response: The CVS site, while part of the Mercedes shopping center complex now known as Plantation Crossroads, is the only parcel that the shopping center has facing University Drive. As part of the CVS construction, the applicant has removed a number of older free standing signs located on University Drive that greatly exceeded the square footage of the proposed signs. Staff has advised Applicant that it is not entitled to any freestanding signage on University Drive. This would leave Applicant with no free sign on University Drive and perhaps a potential panel on the shopping center sign on Sunrise Boulevard. A major commercial center with frontage on two major arterials should be entitled to signage on both arterials. Therefore, CVS should be allowed to identify its building for vehicular traffic on University Drive. The location of the CVS building is such that it looks like a stand alone parcel to traffic on University Drive. The building is set back further than the adjacent property to the south (Chevron) and thus is visually blocked to northbound traffic on University Drive.

For the same reason Applicant seeks a waiver to the size of its wall signs in the event the City does not classify the property as an outparcel and seeks a waiver to allow its corporate colors, fonts and logo.

2. That a literal interpretation of this Chapter would deprive the applicant of rights commonly enjoyed by other property of lands, structures or buildings of similar character with identical special circumstances (nonconforming signs shall not be grounds for issuing sign special exceptions), or alternatively, that a special exception from the provisions of this Chapter is warranted and justified to protect, preserve, or enhance the City's tax base or to prevent or eradicate conditions of economic blight;

Applicant Response: Other major businesses located on a major arterial are entitled to a free standing sign. Without such signage the business would be difficult to identify from vehicles on University Drive.

3. That the special conditions and circumstances do not result from the action of the applicant;

Applicant Response: This property was developed many years ago under the Broward County Land Development Code. The Plantation Land Development Code sets the building back further than the County Code which limits visibility to the site.

4. That the sign special exception to be granted is the minimum measure needed to address the special conditions and circumstances that justify the special exception; and

Applicant Response: The sign requested is the minimum needed to address the conditions described above.

5. That the sign special exception will be in harmony with the general purpose and intent of this Chapter and will not be injurious to the neighborhood, or surrounding property, and will not otherwise be detrimental to safe and convenient use of nearby rights-of-way;

Applicant Response: The special exception will be compliant with the general purpose and intent of the chapter and will not be injurious or detrimental to neighboring properties, owners, tenants or guests. The additional signage will encourage patrons to use the University Drive entrance.

6. That all other signage on the property is in substantial compliance with this Chapter, as applied.

Applicant Response: Other than the waiver requests stated above, the CVS signage will be in compliance with the City's Land Development Code.

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Mr. Leeds stated that the property is a redevelopment parcel that used to be occupied by a portion of the Mercedes Plaza, it abuts a Chevron station and a canal that separates the City of Plantation from the City of Sunrise. The existing building has been torn down, the site plan has been approved for a new CVS Pharmacy. The applicant has requested four special exceptions: the first exception has to do with the uniformity of the letter styles, size and color of the sign, the second exception deals with the size of the sign, the third exception deals with allowing the applicant to have a single ground sign instead of a multi-tenant sign, the fourth exception prohibits a subordinate message on ground signs (the applicant is requesting a drive-in with an arrow on the sign.) His department supported the Requests 1-3 because of the unique situation of it being a redevelopment parcel and the store is set back a distance from the road greater than the Chevron station. There are sight visibility issues because of the location of the store, so the City is allowing the applicant to have a bigger sign which he believes is justified. However, there is no justification that they could find for the directional sign (Request 4), those are not allowed in Plantation. With the exception of the drive-thru he believes that it is a reasonable special exception.

Jody Siegel, on behalf of CVS, was glad to explain or answer any questions pertaining to the requests. With respect to the Request #4 with the drive-thru pharmacy tenant specific subordinate message, CVS Pharmacy has sign specific signage that they use at every CVS site that has a pharmacy. She presented some pictures of the signs CVS specifically uses. CVS is trying to stay consistent with the signage that they use in other locations and that is why they have made that request.

Councilman Levy understood that the request was made in order to alert people as they are heading towards the building to know where to turn so they can get to the drive-thru pharmacy. The view is partially blocked because the Chevron property is obstructing the view as people drive towards the building.

Ms. Siegel agreed that it is difficult when you enter and want to make sure there are no safety issues and that everything is clear.

In response to Councilman Levy, Mr. Leeds clarified that they did not approve of Request 4 because the other sign tells you where the CVS is. You'll know where to drive because you see the CVS sign which is part of the waiver. As soon as you make the turn there is another sign that points you to the drive-thru which is at the building. Mr. Leeds stated that the Sign Code does not allow it.

***Motion by Councilman Levy, seconded by Councilwoman Uria, to approve the sign special exception for CVS Pharmacy located at 1802 N. University Drive as presented.***

Mr. Lunny cautioned Council in terms of the secondary message issue. The City does not regulate the content of what can be put on signs, but it does regulate the number of messages that can be put on signs and by justifying a

secondary message on a type of sign where none is allowed because “this is the corporate way” is problematic. He asks if the City Council grants the special exception that the applicant presents some basis that is unique or different as to the property/access/visibility or something that relates to the improvements and not the justification that was proposed.

Councilman Levy made a caveat that it continuously say drive-thru pharmacy as that is something amicable to CVS and for their particular use and if there are any changes to that content they must come back to Council for approval. He asked if that was allowable.

Mr. Leeds stated that most of the drug stores such as CVS and Walgreens are drive-thru so he requested something that was a little more unique to the site.

Councilman Levy explained that some people don't really know that this CVS has a drive-thru. The reason why he said this is unique is because some CVS's do not have drive-thru's. He believed that it isn't a big issue because it don't change the basic nature of the sign.

Mr. Lunny explained that this isn't a practical problem. The City has to be careful with the court-tested secondary message rules. If Council is inclined to allow this one, the Planning & Zoning Director has advised that there are numerous others that may come back and ask for the same relief. He emphasized if Council is inclined to approve the request that they grant the approval with something peculiar to this site.

Councilwoman Uria tried to understand the site plan and the location of the sign for the drive-thru. She thought the sign to be justified because of the location of the building and the set back.

Bill Laystrom, Representative for CVS, recalled that before the former property was torn down there were two large monument signs, old style like posts including a directory sign, movie sign and wall signs.

Councilperson Stoner discussed the signage with the same subtext as another sign on the property. The request contains letters on the sign that are bigger than the larger sign.

Mr. Laystrom stated that sign is intended to direct people to the drive-thru, the first sign is intended to tell people on University Drive that there is a CVS and a pharmacy at that location.

***Amended Motion by Councilman Levy, seconded by Councilwoman Uria, to approve the sign special exception for CVS Pharmacy located at 1802 N. University Drive with the change that Request No. 4 is something amicable to CVS for their particular use and if there are any changes to that content CVS must come back to the City Council for approval.***

Ayes: Uria, Stoner, Jacobs, Levy, Tingom

Nays: None

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## **COUNCILMEMBERS' COMMENTS**

Councilman Jacobs appointed Steve Merritt to the Plantation Midtown Development District Advisory Board.

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In response to Councilwoman Uria, Mr. Lunny stated that the Ordinance change with regard to garage and parking is still under study. The staff has prepared something and it has been submitted to him. One of the elected officials has expressed some concerns with some of the concepts and he would like to discuss that matter with the individual prior to bringing it back to Council.

Councilwoman Uria informed Council that at a pension board meeting there was general discussion about going to the FPPTA. Since there is a new Broward Ethics ordinance that Council follows, when Councilmembers go to those programs and there is an included lunch that is provided by a money manager, she questioned how to handle this.

Mr. Lunny requested that due to discussion held at the last Broward League of Cities training session and the lawyers that were present he would like to have someone ask him the question more formally then he would render an opinion and copy Council with a written answer.

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Mayor Bendekovic announced that the Broward League of Cities Officer Installation is Friday, May 18, 2012 at 6:30 p.m. The cost is \$65 and needed to know who will be in attendance. Because of the sponsorships that are part of the installation she will need an opinion on that from Mr. Lunny as well.

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Councilman Levy asked if there was a possibility of pointing out to the Broward League of Cities that the dinners are ridiculously expensive.

Mayor Bendekovic responded that she will bring it up at the next directors meeting stating there was a concern. The concern has been brought up many times.

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## **PUBLIC REQUESTS OF THE COUNCIL CONCERNING MUNICIPAL AFFAIRS**

Betty Cobb, Chair for the Broward County Historical Commission, recalled a discussion about the Historical Society at the Broward Trust for Preservation coming forth with any money for the Plantation Community Center. She looked back and did a little bookwork and saw that \$379,000 has been raised over the years for the Broward County Historical Society all of which for the Plantation Historical Museum.

Mayor Bendekovic stated she called the Plantation Historical Society president and he knew nothing about that. The City has also checked with the curator of the Historical Museum and they are not aware of any funds like that.

Ms. Cobb clarified that in the past, the Mayor stated that the Historical Society wasn't raising any money for the Plantation Community Center and she just wanted the Council to know that they have raised \$379,000 towards the Plantation Historical Museum. Ms. Cobb announced that the Plant Affair which is an ongoing fundraiser for the Historical Museum is May 5-6, 2012. She stated that pertaining to the Plantation Community Center the Broward County Historical Commission did a study for the City of Plantation on the safety and as of 2010 there is also a report stating that the building is safe and what needed to be done. She wanted to comment now since

there is a workshop. She questioned if the building was unsafe, why was there summer camp last year and again this year. Ms. Cobb also mentioned that ever since Plantation Woods has opened, the Residents have been complaining that there has been more crime in that area and she believed that the neighbors and what they want should be considered with a demolition or renovation of that building.

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David Baber, Historic Preservation Coordinator for Broward County Government, spoke about the Plantation Community Center. He wanted to clarify some misinformation and offer himself as a resource from a Historic Preservation standpoint. The building is one of the most significant historic buildings in Broward County. It is significant not only by its architecture by architect Russell Pancoast, but by its contribution to the development to the community. The building looks fairly simple but once you are in it, you will realize how complex it is. This building is the last physical manifestation of Mr. Pancoast's work that is still intact in the City of Plantation. Pertaining to the Historic Designation process, there has been some suggestion that it might not be eligible for the National Registry because of its age being less than 50 years old, and that's not true. There is a standard of 50 years for the National Register but there is an exception for exceptional significance and typically these well designed mid-century buildings meet that especially when done by a master architect such as Russell Pancoast. The State Historic Preservation Office has recognized it and has determined officially that it is eligible for the National Register of Historic Places. There was also some confusion about the County's Local Historic Designation process and he clarified that the County does have the authorization to designate buildings in municipalities where they don't have their own local historic preservation program. If it's designated there are benefits in terms of flexibility in the building code, there is a possibility of State funding. Last year the legislature doubled the money that was available for historic preservation. He believes that the demolition of the building would be in direct conflict of Plantation's belief in being a green community and being sustainable, studies have identified that it is much less sustainable to tear down a building and replace it with a new one than to keep that building in place and to rehab it.

In response to Mr. Lunny, Mr. Baber clarified that he is a Broward County employee.

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Marla Sherman Dumas, Broward County Historical Commission, thought it was important to recognize that Russell Pancoast, the architect, was born in 1899, and the Community Center was really one of his later buildings. It was built approximately 10 years before he passed away. He was then doing mid-century modern architecture with a departure of some of his earlier work. She located the master site file from the State of Florida in which this building was referenced, in the file there is a note stating that it is in the Sarasota School of Architecture style which is significant because that was started by Paul Rudolph who created a legacy for the west coast City of Sarasota which needs to be recognized. She reiterated that it was mentioned the Broward County Historical Commission was overstepping their bounds, but through the County Code, Charter and through various ordinances it has the right to recommend that this building become a local area of particular concern, that it be locally designated and nominated to the National Register of Historic Places. She asked that the Council remember the legacy of the architect and that it is the last piece that he created in the City of Plantation. Historic Preservation helps tourism, it is a way of generating interest and generating value for the community.

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Steve Glassman, Vice-Chair of the Broward Trust of Historic Preservation and Vice-Chair of the Broward County Historical Commission, stated that he was authorized to speak on the behalf of the Broward Trust. He emailed Council the day before and hoped that they had that information.

Mayor Bendekovic provided the information for each City Council member. She stated that she responded to Mr. Glassman but never received an email in return. She was provided a list of Pancoast buildings and wanted to know which ones existed today in their original form. After some research she found many were not in existence and others were not in their original form.

Mr. Glassman wanted the Council to understand that he was impressed with the building. He was pleased to find the Resolution No. 10490 that discussed the creation of a historic district in the City of Plantation. The preservation plan totally singles out the Plantation Community Center and the reason why it's so important to the City. The Commission can adjust to the needs of the City and adaptably re-use this building and add on what is needed without demolition. A renovation would be so much more cost effective to the tax payers than a demolition and a brand new building. He has provided a guide to the National Register of Historic Places in Broward County. He also gave Council a book from the State called *The Economic Impact of Historic Preservation in Florida* which gives understanding about gaining economically by preserving the building and attracting people to come see this building in the City of Plantation. He also supplied a small version of an ad from 1963 highlighting the grand opening of the Plantation Community Center.

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Errol Brown, resident, stated that he holds a home occupational license from the City of Plantation. He has some signs on his vans, one with a permanent sign and one with rubella sign. He had a blank magnetic cover for the permanent sign and one day Code Enforcement caught him. He went to the Special Magistrate and complied to the best of his ability. There were some difficulties in understanding and he called Code Enforcement and showed them the signs in order to comply. Then he received a bill for over \$2,000 and the last bill he received was \$5,000 and his house now has a lien. He was hoping he could go before an appeal board or get some relief from the City Council.

Mayor Bendekovic informed Council that she spoke with Mr. Brown. She explained to him that Park East has been very vocal in enforcement of the fines and codes. He did go before the Special Magistrate and has rendered in which he can apply for a reduction of fine. She suggested he apply at that time.

Councilman Tingom advised that he may apply for the fine reduction through Administration by going to the City Clerk's Office.

Mr. Brown conveyed understanding of the process but highlighted the fact that he still has to pay \$500 application fee before he can get a hearing. He doesn't feel this situation calls for the fee.

Councilman Jacobs stated that through the fine reduction he might be able to get some of that money back if he negotiated the best deal he can.

In response to Councilman Levy, Mr. Lunny informed that the process starts after you are in compliance, then you may apply for fine reduction. No matter what the fine is the application fee is \$500 for fine reduction. That is then processed pursuant to normal practices and procedures. The Council has given the Mayor the authority to reduce the fine to 25% of its principal amount plus the recovery of whatever staff time or other expenses have

been incurred. He believes what Councilman Jacobs is saying is that assuming the number is \$5,000 and the facts warrant a reduction to \$1,000 he'll get the \$500 back by the fine being reduced \$4,000.

Councilman Levy asked if there was another avenue if Mr. Brown does not have the \$1,000.

Mr. Lunny informed that if Mr. Brown is not pleased with that result then he has the right to go back to the Special Magistrate whom has the authority to reduce the fine even further. The Council indicated that if the fine was reduced to 5% of its original number then the Council did not want to review those cases.

In response to Councilman Levy, Mr. Lunny informed him that the Mayor or Chief Administrative Officer have the power to suspend fines but there is an application process for that. Once the case is in compliance the daily fine no longer builds.

Councilman Tingom informed the Council that Mr. Brown has gone to the Special Magistrate over the period of three different months and the fine has come down.

Mr. Lunny read the following: "however unless the fine imposed after the decision being reviewed is more than the greater of \$5,000 or 5% of the original fine, the City governing body will not review the request." This particular section of the code states that after the process has run its course, it would not return to Council.

Councilman Levy questioned if there was assistance available in order to file for the application for reduction of fine. Can someone work with him in order to get through the process?

Mr. Lunny answered that Susan Slattery, City Clerk, would be able to help him.

In response to Mr. Brown, Councilman Tingom stated the City of Plantation is responsible for paying the Special Magistrate.

Councilwoman Uria requested the Mayor provide Council with the information.

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Charles Jordan, President of Trust for Historic Sailboat Bend and Press President of the Broward Trust for Historic Preservation, responded to Mayor Bendekovic's earlier comment about the 29 Pancoast properties. The properties are all in existence and none of them are altered to the point of jeopardizing the architectural integrity.

Mayor Bendekovic responded that the number of properties given were 8 or 9 of the ones in Broward County.

Mr. Jordan stated that he has been involved in historic preservation most of his life. He is a general contractor that specializes in Historic Preservation. He looks for ways to get the biggest bang for the buck with public dollars. The project that calls for the demolition of the Community Center and replacing it with another does not do that. The issues that the building has is primarily concrete sprawling which happens because the roof is not kept maintained, the water gets into the concrete, moisture collects then some parts of the reinforcing bar rusts and the concrete pops. There is a simple solution done to repair the concrete sprawling. It is cheaper to remediate the issues on the building than it is to build it from scratch.

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Martin Maytack, resident, informed Council that he does crime watch in the neighborhood of the Plantation Community Center. He thought that the building should be demolished. Prior to the addition of Plantation Woods it was in his opinion a dilapidated community center, not many people went over there. Now he sees many families visiting and enjoying the park. He believes that the crime in the area has gone down dramatically. During the construction of Plantation Woods is when the crime element was present and spiked during the time of the recession. Now that the park is done and there are more families going there, the perception is changing. He was excited upon hearing about the demolition of the community center and the building of something new and beautiful. He believed a new center built with great architecture can attract more residents.

Councilman Levy questioned if Mr. Maytack would be interested if they saved the parts of the building that make it unique to Pancoast and built something that was structurally impressive for the neighborhood.

Mr. Maytack responded that he is very unfamiliar with Pancoast but he thinks that is a great idea. He believed that any type of preservation with historical things are great, however he believed that a new facility would be wonderful for the area.

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Chris Zimmerman, resident, informed Council that he was an architect for 23 years doing municipal work. He looked at the engineering report and spoke to the writer of the report. The writer of the report found that the building is stable and structurally sound. There was a lack of maintenance on the building. He thought that the City should look into more of a long term maintenance program. He saw the three options in the report: 1) Save the building, 2) Tear the canopy down, and 3) To replace the building. Which option is financially prudent? He read that the cost of a new building would be \$1.9 million for a 15,000 sq. ft. building which turns out to be \$130 per sq. ft. He stated that you cannot build a community center for \$130 per sq. ft. He did research and found the cost per square foot was more than that. Things have come a long way in the repair industry for concrete restoration. There are different methods that were not available 20 year ago. He urged the Council to reconsider the information being given and consider the financial aspects as well. The building can be repaired for a lot less.

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Dennis Conklin, resident, encouraged the repeal of Ordinance No. 10481 pertaining to the Green Cities Ordinance. He mentioned the Second and Final Reading of an Ordinance for Storm Water Management. At the time of approval he requested Council consider removing the mandatory annual increases unless Council personally vote not to do so. He addressed the City Pension and the defined benefit plan the City provides. He encouraged Council to put a stop to the defined benefit plans and initiate defined contribution plans. He provided Councilman Tingom with a cd from a brief 11 minute podcast.

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**SEALED COMPETITIVE SOLICITATIONS – None.**

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At this time the meeting has been closed to public comment.

## WORKSHOPS

### 15. DISCUSSION RELATED TO PLANTATION COMMUNITY CENTER AT KENNEDY PARK.

Mayor Bendekovic stated that on January 25, 2012 the City Council asked Administration to provide direction for the Plantation Community Center at Kennedy Park. Several of the options presented at the Workshop were: application for the historical designation, restoration, renovation, demolition and construction of a new community center with the funds from the 2003 bond. Administration was instructed to return with a cost estimate of the application for the Plantation Community Center to be placed on the National Register of Historic Places and to provide the Council with a sketch of the Plantation Community Center retaining some of the architectural elements of the present building. Priscilla Richards will provide the cost factors for the application and Danny Ezzeddine will make the presentation of the sketch that Council has requested. As of this meeting there has been no offers on funding from any outside source for the National Register of Historic Places Application, the renovation, restoration, demolition, construction or maintenance of the center. The only offer received was in a letter provided to Council from October 10, 2011 from Hazel Kelley Armbrister, Chair of the Broward County Historical Commission, which stated that guidance was available if the City wishes to pursue the National Register process. That offer has not been accepted due in part that the Council has not made the decision to pursue the process. There are also three letters from the Mayor's office to the Broward County Commission and correspondence from others on this subject matter. In the letters, she had indicated that the decision making on the Plantation Community Center should be with the City Council. The fiduciary responsibility is with the City of Plantation so it was her opinion the Council be the final decision makers. To provide further information she requested the minutes of the Broward County Historical Commission for February 7 and March 6, 2012. In the minutes of the March 6, 2012 meeting she found interesting that Mr. DeFelice noted that the Plantation Community Center building wasn't included on the local area of particular concern listing. A member of the Broward County Historical Commission stated "In 14 years the Plantation Historical Society has raised money to pay for the renovations of the Plantation Community Center". However, when the President of the Plantation Historical Society was contacted he wasn't aware of the funds nor was the curator of the Historical Museum. A copy of the Resolution No. 10490 was provided for the City's review which was passed in February 2009 to adopt a Community-Wide Preservation Plan and indicating its commitment to the preservation of the City of Plantation's Heritage Assets. Resolutions are not set in stone nor are they laws or ordinances and they can be revised. The misinformation hasn't been on part of this Administration. Some of the points presented will be the enhancement of Plantation Woods and Nature Explorers, the most recent construction analysis sanctioned by the City and the renderings of a new community center. Flyers were distributed throughout the neighborhood concerning this workshop. Mayor Bendekovic requested a decision and direction from the Council.

Priscilla Richards, Strategic Operations Administrator, clarified two topics: 1) Research done regarding the historical significance of the sight and structure and 2) Regarding Resolution No. 10490. In January there was direction to provide a cost estimate to complete the required application for National Designation for the Plantation Community Center. At the January 20, 2012 presentation, it was noted that the two essential points that are needed to be recognized nationally is 1) sight integrity or the extent to which the property retains the physical character and appearance of its period or significance and 2) its association with significant historic events, developments, or personalities are reflected in its present condition and appearance. She wanted to be clear that the City never represented that the Plantation Community Center was a historic cultural resource site nor has it ever been meant to imply that the sight has any significant importance to the United States, the State of Florida, or Broward County. To the best of our knowledge no Florida village or Indian burial mound have ever been located on this site nor do we have any evidence that any events such as signing a treaty occurred there. She reminded Council that the Community Center was not the first building that was ever constructed in the City of

Plantation. The building permit was issued in November 1962, the structure was completed in 1963 or 1964. The original park site was part of the original boundaries of the City in 1953, by the time the permit was issued, the first large annexation had been completed in 1961 and the second was underway. The Community Center was designed and constructed when the City had already expanded to approximately three times the original area of the City limits. The Community Center was built 49 years after Broward County was incorporated in 1915 and has no relevance to the County's pioneering period either. The research indicates that the Community Center has local significance as an example of modern movement architecture and for its association with the City's development since it was one of the early public facilities built by the City in response to population growth. Regarding Resolution No. 10490 that was presented to Council for approval in February 2009. The City became aware of something called "Preserve America Communities" and we sought to get designation because the City would get additional grant funding. This effort President and Mrs. Bush had going in 2009. The City had already committed to the cultural quarter as it was called. The Library addition was dedicated in January 2007, the Historical Museum expansion was dedicated in September 2008. The "Arts of Plantation" the cultural arts celebration was initiated in 2008 so the City already had cultural events, renovations and expansions going on in that area. The City used "Planning for the Past: Preserving Florida's Heritage" as guidelines as document provided by the State of Florida, Division of Historic Resources which outlined the three goals developed in the plan. The goals were to improve education regarding historic preservation to strength public policy, to support historic preservation and to promote economic development. Again, the City thought the designation would give additional grant funding. The application and additional information were submitted and after the City never heard anything more. The Resolution that was required for the application was meant to afford the City the flexibility to maintain City assets without specific requirements so that the City Council at any time may decide how the City will preserve its assets and what part of those assets will be preserved. Plans can be updated and revised, objectives and situations can change. Looking at the Resolution, it specifically points to work that was already being done such as the addition to the Plantation Historical Museum and renovation of the original structure. The plan did mention some other activities all of which were part of the guidelines.

Ms. Richards presented a estimation for the National Register of Historical Places of about \$6,314 which includes an optional trip to Tallahassee. If the Council does decide to complete the application the City will be more than willing to work with the County in that effort.

Danny Ezzeddine, Director of Design, Landscape and Construction Management, clarified a few issues. Renovation of concrete sprawling is not as simple as mentioned, it takes a big effort to do concrete restoration especially if you understand the system of the structure. When adding or renovating a building you have to look at the code requirement. Once you start adding or renovating a building more than 33% you have to bring the building up to code which is an extensive expensive procedure. He appreciated Mr. Zimmerman's analysis but in his experience he doesn't just provide estimates arbitrarily. There are certain community centers that cost \$200-\$300 per square foot but pertaining to the City's current buildings it did not cost more than \$200 per square foot. All of the buildings speak for themselves. Some municipalities or some private businesses jack their prices up because of uncertainties. When he started working for the City of Plantation, the first thing he did was start to permit the projects prior to building which eliminated uncertainties of change orders. When the contractor looks at the set of plans they know there is no ambiguity on the plan and that is proof of the City's success. His job is to protect the tax payers and provide them with an educated process that they put in place.

With regard to the new design, Mr. Ezzeddine provided a power point presentation. With the direction from Council on January 25, 2012 he integrated the significant element of the existing building which is the vaulted canopy in the building and he made it as a signature in the new design which he provided an outside plaza as the main element of the building which would be the entry way of the building. Pertaining to the residents in that area, he received information from the Parks & Recreation department concerning programs and additional

needs for the building. The building fits the need of safety control of Parks & Recreation and mimics Jim Ward Community Center. On the sketch the aqua green canopy is the vaulted element that mimics the canopy in the existing building. He also articulated arches over the windows to make an impression of the existing structure. He presented a 3D animation of the building which was a conceptual design that can be altered or added to it but that depends on the final decision by the City Council.

In response to Councilwoman Uria, Mr. Ezzedine stated that yes what he has presented was a completely brand new building.

Councilwoman Uria, with Councilman Levy's input, thought that the consensus was not for a whole new building but for an incorporation of what makes the Pancoast building unique, keeping those features and building it into a new structure that meets all present day codes and also meets the city's needs.

Councilman Levy recalled that he asked for a building that kept the unique part of the old building but built new elements around it. Not to keep some filigree of the old building but to actually keep some of the old design.

Mr. Ezzedine stated that during the discussion last time he looked into preserving or building around the canopy which is the most significant element of the building and the City would still have to maintain and renovate the canopy. The expense is going to be additional and if you add to the structure, it will be very restricted. The building has to go into a different direction so not to destroy the element or Plantation Woods and Nature Explorer.

Councilman Levy added that the footprint would have to be the same whereas the sketch shows is a brand new building built beside the old building.

Mr. Ezzedine clarified that he's not saying it's not doable but the City would have to extract Plantation Woods in order to do to get the same effect of controllability of the function of the building then expand and build connections so that he can accommodate the canopy.

Councilman Levy stated that the land that was going to be used for the new building would help with Plantation Woods. There was a consensus for information to come back to us with the concept of building around the canopy, not a brand new building. If you look at the Fort Lauderdale water plant on State Rd 7, they took the good elements of what they had and built new around it and now they have a beautiful building functioning and useful which is like what was asked for.

Councilperson Stoner informed Council that there are two buildings at the water plant, a north and south building. The one on the north was the original and it was renovated, the one on the south was new and designed and built to replicate it by complimenting the existing building.

Councilwoman Uria thought if the decision was to move forward to a new building, she wanted to clarify what was said.

Councilman Jacobs misunderstood and thought that a new structure was to be built and incorporated in the new structure some features that the old structure had but not use the old structure itself. To use pieces from the old structure would be extremely expensive. If the roof was kept it would just have to be rebuilt or build a new one. He thought that the City was building a new building just as Mr. Ezzedine stated but he took some aspect and added it to the new building.

Councilman Levy did not intend that idea when he said it but understood how that can be misinterpreted.

Mayor Bendekovic also thought that Councilman Levy was asking for the architectural elements because she listened to the meeting and he said he liked the fact of the water plant. She understood him to say that there should be something designed with the architectural elements that made the Pancoast building unique. She wanted to make sure that the information was what he wanted.

Councilman Levy maintained that he liked what Mr. Ezzeddine did with the design because of the inclusion of the arches, atrium and breezeway but he would have liked to have seen another concept that kept the elements of Pancoast so that it could remain a Pancoast structure but built a renovation around it.

Mayor Bendekovic asked Mr. Ezzeddine for clarification that if some of those elements were kept and the additions were added there would not be enough room to do it because of the location.

Mr. Ezzeddine stated that the building would have to keep the same square footage.

In response to Councilperson Stoner, Mr. Ezzeddine inputted that the building and the roof are approximately 7,400 square feet. The whole building structure is approximately 12,800 square feet. If you want to expand and make the building functional to as what Parks & Recreation intends in their control, it would extend into the Plantation Woods. In addition the canopy would have to be fixed like in Option #1, so you would have to include that expense plus the addition to the building that needs to be incorporated. Looking at what would be the most feasible solution, he decided to take that canopy and introduce it as a signature for the new building.

Councilperson Stoner disagreed with the square foot price that was given by Mr. Ezzeddine. Her standpoint was to renovate because of the money issues, economic issues and budget issues that the City is facing. The Resolution was passed unanimously but hearing an explanation that it was done as a way to get grants and no intention to do the things mentioned on it. She understood that things change over time however they were talking about three years and exactly a year later the City was provided with an application by the Historical Commission to sign off on the application. It is the City's responsibility to take care of the building whether it's designated or not. The designation is secondary to the maintenance of the building. She doesn't believe this is the time to build a new building.

Mayor Bendekovic stated that in order to save money the City could demolish the building, make it a green space, put a few more gazebos up for families and use the remaining money to pay back the bond. It can be made into a passive park with more play areas. That community has always wanted a nice structure there and she thinks that they deserve it, but she just wanted to throw another idea out there.

Councilman Jacobs agreed with Mayor Bendekovic about demolishing the community center. The building needs a lot of maintenance and repairs and is really concerned about beginning the process. He is also concerned about spending money to build another building. One possible solution is to tear down the building so the City does not incur the costs involved in maintaining it, then sometime in the future we might build another structure if necessary.

Mayor Bendekovic added that the City could even expand Plantation Woods since it attracts so many people.

Councilman Jacobs believed that there is a shortage of funds right now and he doesn't think that the City should just leave the building sitting there and let it become a derelict building.

Councilman Levy stated that in the materials provided by the Historic Society it says that the state doubled grant money available for preservation of historic buildings. Could it be explained if the City would be eligible for that fund if it went after it.

Mr. Baber answered that the money is available for eligible project which would be planning for a historic preservation project on a historic building or an actual initial phase. The money that is there are small grants up to \$50,000. Florida used to have the largest grant program in the country, they had a second grant program that was between \$50,000 and \$300,000 but because of the recession that funding went away. The fact that the State Historic Preservation Officer has recognized the community center as such an important building and determined that it is eligible for the National Register would weight well with the review committee.

In response to Councilman Tingom, Mr. Romano stated that with regard to the discussion with residents about a plan for the piece of land about three years ago, there was a talk about building another community center building next to the original. At the time, the community did not want that type of building there. There was also discussion about adding some basketball courts on the east side of the building in which the residents did not like that either. At the time the residents asked for green space which has been accommodated. The fences were taken down, the area was sodded and picnic tables were added.

In response to Councilwoman Uria, Mr. Romano informed Council that the activities held at the community center include: dance classes, karate classes, pilates classes, girl scouts, boy scouts, art classes, summer camp and homeowners meetings.

Councilwoman Uria asked Mr. Romano how these activities can go on when the letters state that there are "life safety issues".

Mr. Romano clarified that the City runs the programs until City Council tells them not to run them anymore.

Mr. Ezzeddine stated that the last time there was an analysis of the building that showed the actual sprawling of concrete, he met the next day with Mr. Sabouri and Frank DeCelles forced the sprawling down and did preventive maintenance so no one will get hurt so the immediate danger is gone.

Mayor Bendekovic referred to the comparison of the old versus the new safety control improvements.

Councilman Tingom informed council that he has spoken to some of the residents near the community center. One of the residents felt that a new community center would be a good addition to that park and felt that it would be used by the community and provide the City with more meeting space. Other residents were also in favor of building the new building and some didn't care for the design of the current building. He contacted three contractors for a cost estimate on how much a square foot would cost and all three came in at \$150 - \$175 per square foot for building a building of that type. He thought in order to service the citizens of that community, building a new structure would be a better option for the City. He does not believe that the concrete sprawling would ever end, that once the rust begins with rebar it cannot be stopped. He believed the plan presented by Mr. Ezzeddine is something that should be considered.

Mayor Bendekovic asked Broward Trust what kind of funding they would have to support the repairs because the price range on repairing is around \$300,000.

Mr. Glassman stated that the Broward Trust only has a budget sustained by members throughout the county. They are all volunteers that care about historic preservation, they do not have that kind of capital construction

funding. He felt safe in offering the City help with the application for the National Register which would save the City \$6,000. Also, if you did a historic preservation at that site you would not have to conform to new building codes, you would be able to work within the structure and historic preservation.

Councilwoman Uria thought that it was interesting and unique to have old buildings. There are buildings in America that are 50/100/200 years old. This building is 49 years old and she just could not see building a new building. With the economic climate she would rather see spending the money to repair it and take the remainder of the money and repay the bond money. The money could also be put in the storm water drainage and delay the fee that was passed. When you look at Lotcus's conclusion, it says that there are minimal structural defects and the structure can be renovated with the concrete sprawling bearing place repair, replace existing roof with no enclosed roof opening. With regard to the Resolution mentioned by Councilperson Stoner, the City was trying to accomplish something with a historic cultural center and now we're saying we really didn't mean it. She didn't believe that made the City look good. If she knew the intentions for the Resolution were just to receive grant money, she wouldn't have voted for it. She would not support a new building at this time, it can be repaired and see how the economy is in 5-6 years and go from there.

Ms. Richards clarified that pertaining to the resolution the City was committed and made those expansions to the two properties. If you read some of the other things about maintaining and expanding the multi-use trail, that had been done recently. There were things that the City was doing and expected to complete. They felt that the City had a cultural trail that they wanted to preserve and did preserve. The question is where does the money come from and the City tried to seek funding in any way they can.

Mr. Lunny thought that when you read the resolution it doesn't say that anything is going to be preserved in its existing state. The concept of preservation can incorporate building change. He wanted to make sure that people are not reading word into the resolution that aren't there and conclude that buildings have to be maintained in their existing state. There are other parts and other improvements in the cultural corridor such as the Museum that had gone through a renovation and an addition and the Library that went through an addition. That is indicated in the *Where As* clauses and the body of the resolution but it doesn't say that things are going to be preserved in their existing state. He believed that Council has an open and fresh look if they want to work within the confines of the resolution as expressed by Councilman Levy and others or if the Council wants to go in a different direction they can adopt a new resolution.

Councilwoman Uria responded that on the second page attached to the resolution it reads, "responding to the need for historic preservation of historic buildings and structures sites and districts, the committee proposed the preservation of Plantation community center designed by South Florida Architect and past city planner Russell Pancoast." The intent is trying to preserve the cultural corridor.

Mr. Lunny believed that it is not a requirement of this resolution that the preservation be in its existing state.

Councilwoman Uria stated the Resolution revealed the fact that the City has a cultural corridor and we are trying to preserve it.

Mr. Lunny clarified that some people believe that the resolution requires the building to be maintained in its existing state and that is not correct. Even if it was correct the Council could adopt a new resolution given the different circumstances of 2012 versus 2009. Many of the assets in this plan were in the process of being altered, had already been altered and after the resolution some buildings were altered. The resolution does not require preservation of the community center in its existing state.

Councilman Jacobs wanted more time to consider this especially because there doesn't seem to be a consensus and requested another workshop.

Councilperson Stoner believed that the Resolution said the building was worth preserving. Council might not be required to preserve the building but the City is required to maintain the building. The life safety issue is opening the City to potential liability. If there are true life safety issues it is required by law to shut the building down but there are two structural reports that say the building is fine. The City should not have let the building get that far.

Mayor Bendekovic went through the different views of the Council members. Councilwoman Uria and Councilperson Stoner would like to see the building repairs and maintained. Councilman Levy would like to see a different architectural design that incorporated the original design into the new design with the same footprint. She would like to bring back a very extensive repair with the numbers and another sketch. Councilman Tingom prefers to have the old building demolished and a new building erected. Councilman Jacobs wanted more time. She asked Council for a consensus to go out to bid to see what the cost would actually be instead of an estimate and the cost for the National Register.

Councilman Levy stated that if the City goes out for a bid, it is only as good as what is put out there. Administration could put in for a first-class renovation or what meets the requirements to make sure it's safe. He suggested a bid that shows a concern for the funding and to do what is appropriate and safe within certain parameters.

Mr. Lunny stated if the City goes out for bid for the cost of the repair of the building then Council might as well ask staff to go back to the chalkboard and bring that back when they bring back the repair cost.

Councilman Levy said that he would want the historical preservation architect to help work with it so they can help preserve what makes the building significant along with creating the new elements.

Mr. Ezzeddine commented that would involve a new design of the building and not just a renovation of the building. He understood what Councilman Levy is looking for. The design in theory is going to an expensive design fee.

Councilman Levy requested Mr. Ezzeddine to provide a general idea of what it would take to do the things that he has requested.

Mr. Ezzeddine answered affirmatively and stated that he would go out to bid for the repair of the canopy and present some figures of what it would cost to do a design of what Councilman Levy has asked for.

In response to Councilman Jacobs, Mr. Ezzeddine revealed that the front columns would have to be immediately repaired.

Mayor Bendekovic asked if Council was interested in any interior as far as aesthetic purposes to be improved because that is also needed.

Councilperson Stoner stated that there are two different issues, the repair and the renovation and we may want numbers for both.

Mr. Ezzeddine clarified is we get into the renovation of the building, that is going to take another code issue and if he reaches a certain threshold he would have to bring the building up to comply with the new code.

Councilwoman Uria commented that given the economic climate, just repair the building and hang on for a few more years.

Councilman Jacobs suggested to go out for bid for repairs in order to get a few more years out of the building, see what it's going to cost then we'll look at in a few more years.

There was a consensus to come back with prices from a bid to repair including the repair of the canopy on the old building, also a price for the conservation of the basic canopy with the other elements that make it unique but a new modern standard for the building to be utilized the way its projected to be used.

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Meeting adjourned at 10:37 p.m.

\_\_\_\_\_  
Peter S. Tingom, President  
City Council

**ATTEST:**

\_\_\_\_\_  
Susan Slattery  
City Clerk

**RECORD ENTRY:**

I HEREBY CERTIFY that the Original of the foregoing signed Minutes was received by the Office of the City Clerk and entered into the Public Record this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Susan Slattery, City Clerk