



**Planning, Zoning & Economic Development  
Memorandum**

**DATE:** November 10, 2020

**TO:** Members of the Planning and Zoning Board

**THRU:** Danny A. Holmes, AICP   
Planning, Zoning & Economic Development Director

**FROM:** Gayle Easterling, AICP, Senior Planner   
Lisa Zelch, APA, Principal Planner

**I. PROJECT SUMMARY**

A. Project Name / Number: Plantation Walk – M1 Office Building / PP20-0015

B. Requests:

1. Site plan amendment, elevation, and landscape plan approval to allow a 205,933 square foot office building within the Southern parcel.
2. **Three (3)** zoning waivers from Chapter 27 of the City Code and **one (1)** landscape waivers from Chapter 13 of the City Code. See Exhibit E.

C. Recommendation: **APPROVAL** subject to conditions noted in Section V. B. of this report.

**II. APPLICATION SUMMARY**

A. Owner: EHOFDH Development Group LLC.

B. Agent: John Voigt, Esq.

C. Location: 321 North University Drive (See Exhibit B).

D. Size: 32.485 acres

E. Folio: 504104470250  
504104470240

F. Legal Description: See Exhibit D.

G. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

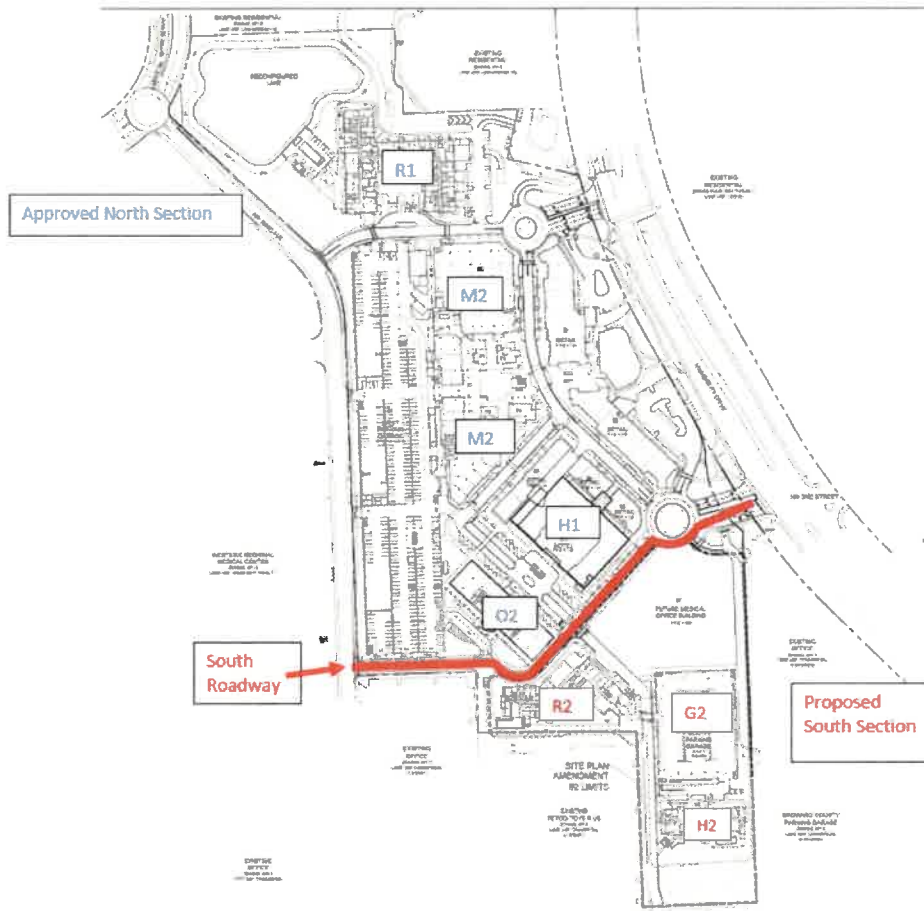
| <u>Existing Use &amp; Zoning</u>                                    | <u>Future Land Use Map</u>             |
|---|--|
| Subject site: Site under construction / SPI-3<br>Plantation Midtown | Commercial                             |
| North: Townhouse community / SPI-3 Plantation<br>Midtown            | Residential (10 units per<br>acre)     |
| South: Commercial uses / SPI-3 Plantation<br>Midtown                | Commercial                             |
| East: University Drive / Public Right of Way                        | Public Right of Way                    |
| West: Commercial uses and Hospital / SPI-3<br>Plantation Midtown    | Commercial and<br>Community Facilities |

**III. BACKGROUND**

A. Subject Property/The Site

The Plantation Walk site is 32.5 acres in area, located on the west side of University Drive approximately ¼ mile north of Broward Boulevard, and developed with a seven-story office building, an eight-story hotel, and structured parking garage adjacent to NW 82 Avenue. The site is bound by two story multi-family residential uses to the north, multi-story commercial/office uses to the south, University Drive to the east, and NW 82nd Avenue to the west.

The applicant received City Council approval (PP15-0035) on November 30, 2016, to rehabilitate the existing office building, parking garage, and hotel; demolish the former mall; and construct 346 residential units together with 450,000 square feet of office, retail, and restaurant uses. Plan Adjustment Committee (PAC) approved an increase in the unit count for Building R1 from 226 multifamily (north of the existing parking garage) to 233 units on July 26, 2017 (PP17-0011). City Council approved a parking waiver for the site on June 13, 2018 (PP18-0013). This review also divided the site into Phase 1 north of the south access drive and Phase 2 south of the south access drive.



The north portion of the site is currently under construction. The south portion is currently vacant.

The City Council approved a site plan for the modification of the south portion of the site November 20, 2019 (PP19-0015). The approval included:

- Elimination of previously approved mixed-use building M1, learning center L1 and office building O1;
- Addition of a 160-unit over 55 senior living apartment building (R2);
- Addition of a 7-story, 135 room hotel (H2);
- Redesign of the southern parking garage (G2) with a shift of the structure slightly to the north, and increase in the height from 7 levels to 9 levels;
- Addition of a future 180,000 square foot office/medical parcel (M1).

## B. Synopsis

The applicant is requesting approval to amend the site plan in effect for the south portion of the site to include a 205,933 square foot office building on the M1 parcel in lieu of the previous approval for a 180,000 square foot office/medical building. The office building is 6-stories in height, and has a contemporary design with a blue, gray, and white color scheme that blends well with the approved building colors for the remainder of the site.

C. Applicable Criteria

Section 27-65 of the Zoning Ordinance states that site plan approval requires an application for a development order be agendaized for City Council consideration after review by the Review Committee and Planning and Zoning Board. The City Council is the regulatory body rendering the final decision.

**IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS**

A. Comprehensive Plan Considerations

The proposed commercial development is consistent with the Commercial land use designation on the adopted Future Land Use Map.

B. Zoning Considerations

Pursuant to Section 27-720, Office use is a permitted use in the SPI-3 zoning district.

C. Citizen Comments

The City of Plantation posts signage on properties for site plan approvals. In this case, the Planning, Zoning & Economic Development Department posted the sign on or before September 21, 2020. To date, staff has not received any written citizen comments or phone calls about this application.

D. Concerns, Issues and other Pertinent Information

Code Violation: There are no violations issued for the subject site at this time.

E. Waiver Approval Standards

The standard for approving zoning waivers is found in Section 27-690(f)4 and must meet the following provision:

*“That any waiver of standard zoning requirements serves public purposes to a degree at least equivalent to the general provisions of the ordinance establishing comprehensive zoning regulations and other applicable city ordinances and regulations or the actions, design and solutions proposed, and although not in accord with a literal interpretation with the zoning and other applicable regulations and ordinances, satisfy public purposes to at least an equivalent degree”.*

The proposed waivers permit the property be developed in a reasonable manner that will be in keeping with the intent and purpose of the applicable zoning regulations.

## V. RECOMMENDATIONS:

### A. Board and Committee Recommendations:

August 11, 2020            DRC Agenda, No objection to the project moving forward

### B. Staff Recommendation:

Staff recommends **APPROVAL** subject to the following conditions and waivers:

#### PLANNING AND ZONING:

##### In General:

1. Note: This request must undergo a local concurrency review for water, sewer, streets, drainage, and solid waste. The standard single-page form is available in the Planning and Zoning Department. The applicant must present the form to the appropriate City departments for sign off prior to Planning and Zoning Board approval.
2. Note: The applicant is responsible for City impact fees, payable at the time of permitting.
3. Note: No building permit will be issued for this project until all conditions of approval are complied with and reflected in the plans submitted with the building permit application.
4. Note: Easement vacations are required prior to issuance of development permits unless the Utilities Department and FPL indicates otherwise in writing.
5. Note: All unified control documents, cross access agreements, operating agreements and any declaration of restrictions may require updating, review, and approval by the City Attorney prior to issuance of a building permit. Additional trust account funds for attorney review will be required.
6. The applicant is responsible for City impact fees, payable at the time of permitting.

##### Site Data Table:

7. Section 27-624(d)(2) limits the FAR to 0.85. The applicant received approval of a waiver (PP19-0015) to allow a FAR of 1.14. The applicant is proposing a FAR of 1.15 *and has requested an amendment to the previous waiver.*

##### Site plan:

8. Section 27-623(d)(2) requires walkways to be 8-feet in width. The applicant is proposing 6-foot wide walkways to the north south, and east sides of the building. *The applicant is requesting a waiver.*

##### Parking and Loading:

9. Revise the parking calculations on the site data table. The provided parking will exceed the code required parking once corrected.
10. Section 27-747 requires four 12' X 45' loading zones. The applicant is providing one 12' X 45' loading zone. *The applicant is requesting a waiver.*

##### Details:

11. Note: Outside storage is not permitted in the loading zone or any exterior areas. Refuse and recyclables will be located within a dumpster within an enclosure. The applicant agrees.
12. Note: Building up-lighting designed to flood the building elevations in light are not permitted by the sign code. State this clearly on the photometric lighting plan: The applicant agrees.

Signage:

13. Note: Signage is not part of this review. Signage is subject to the master sign program for the site that was approved in 2018 (PP18-0028) and 2019 (PP19-0021). The applicant agrees.

Note:

- A. Please Resolve Comments 9 Prior to City Council Submittal
- B. Please Resolve Comments 1-6 Prior to Building Permit

**LANDSCAPE**

Notes:

1. The applicant may be required to execute a developer agreement and post security for all engineering and landscape related improvements at time of permitting. ***Please note: Only the perimeter and off-site landscape shall be included in the landscape portion of the bond.***
2. Tree trimming permits (if any trimming of trees or palms is to be done) as well as Tree/palm removal permits must be obtained directly through the Department of Planning, Zoning & Economic Development – Landscape - at the time of permitting.
3. This review is preliminary. Full landscape plan review & approval is required at time of permitting.

Site Plan:

1. Section 13-41(a)(b) requires landscape pedestrian zones (lpz) to extend the full width of each façade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building and shall relate to the adjacent structure's wall height. (Paved areas in the lpz may not constitute more than 5' of required lpz).
  - 27.6' - 46' is required along the southern landscape pedestrian zone – 20' has been provided.
  - 27.6' - 46' is required along the western landscape pedestrian zone – 14.6' has been provided.

Waiver required/requested – staff has no objections to this waiver request.

2. The applicant is required to either provide a full 6"x18" Type D curb or root barriers of a 0.085 thick polypropylene at a minimum depth of 24" where large shade trees are to be planted within 10' of paved areas (i.e. planting islands, medians, etc.).

Planting Plan:

1. Please show existing and/or proposed lighting on landscape plans; light poles must be a minimum of 15' from any tree/palm planting to avoid interference as the tree matures.
2. Section 13-35(a) requires that all landscaping and shall be installed in a sound workmanship-like manner and according to accepted and proper planting procedures.
  - Planting spaces should be appropriate for the proposed plant material.
  - Do not plant trees under the canopy of existing trees unless they are understory trees.
3. Royal palms should be planted well away from areas where vehicles park and/or pedestrians walk; the heavy fronds when falling from a height of 80' can do significant damage to the surrounding environment.
4. Section 13-44(a)(b)(7)(d) requires that any tree(s), if destroyed, will be replaced by the applicant by providing the equivalent monetary value to the City's tree fund.
5. Provide root barrier locations for placement on the Landscape Plans as per City code Section 13-35(1)(e).
6. Provide Tree Protection details as well as locations for placement, if applicable, as per City codes Section 13-45(b).
7. Provide irrigation plans as per City code Section 13-35(a)(1)(c).

**ENGINEERING:** No objection to the proposed site plan modification.

**TRAFFIC CONSULTANT:** No objection to the proposed site plan modification.

**BUILDING DEPARTMENT:** No objections.

**FIRE DEPARTMENT:**

Reviews:

- Comments 1 – 25 on the Staff Report to the Review Committee meeting of August 11<sup>th</sup>, 2020.
- Applicant response on September 8<sup>th</sup>, 2020 submittal.
- Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of October 6<sup>th</sup>, 2020.

No objections as to this flex assignment and site/elevation/landscape plan with the understanding that the applicant and/or owner are aware of following Plantation Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.

1. All aspects of fire and life safety shall comply with the current edition of the Florida Fire Prevention Code at time of permitting.  
\*Applicant response – The applicant understands and will comply with all aspects of fire and life safety shall comply with the current edition of the Florida Fire Prevention Code at time of permitting.  
\*Fire Dept reply – Complied.
2. Structure/building shall be able to provide a maintained minimum, as determined by Plantation Fire Department, radio signal strength for fire department communications during in-building operations. A two-way radio communication enhancement system may be necessary to comply with this requirement.  
\*Applicant response – Applicant understands and will comply.  
\*Fire Dept reply – Complied.
3. Structure/building shall comply with high-rise building requirements.  
\*Applicant response – The building is not a “high-rise building”, it is considered a mid-rise building, with its highest occupied story, less than 75’ above the lowest level. The building will be a “Hybrid Pressurization System”. Exit Stairs and elevator hoist-ways will have automatically activated pressurization, similar to buildings R1 & M2.  
\*Fire Dept reply – Complied.
4. Structure/building smoke evacuation system shall be supervised by a fire alarm system that provides 100% smoke detection.  
\*Applicant response – Applicant understands and will comply.  
\*Fire Dept reply – Complied.
5. Structure/building means of egress, as preliminarily depicted on this submittal, may not comply with current applicable codes. Means of egress features for whole structure shall be re-evaluated with the Plantation Fire Department to verify proper compliance.  
\*Applicant response – Agreed. Please see added sheet LS1.11, LS1.12 & LS1.13 for a typical floor lay-out, depicting occupancies and egress components.  
\*Fire Dept reply – Complied.
6. Structure/building egress components (i.e. doors, stairs) for the business occupancy shall be

capable of handling a high-density occupant load of 1 person per 50 sq. ft. and a conference room load of 1 per 7 sq. ft.

\*Applicant response – Agreed. Please see added sheet LS1.11, LS1.12 & LS1.13 for a typical floor lay-out, depicting occupancies and egress components.

\*Fire Dept reply – Complied.

7. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main, not shared; as such, the point of service shall be the valve at the water main tap.  
\*Applicant response – Applicant understands and has complied. Sheet WS-6 shows a dedicated fire service tapped off main.

\*Fire Dept reply – Complied.

8. Structure/building shall be entirely protected by an approved, supervised automatic fire sprinkler system hydraulically calculated to City of Plantation drought standard of 50-PSI static, 45-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.

\*Applicant response – Applicant understands and will comply.

\*Fire Dept reply – Complied.

9. Standpipe fire hose valves shall be provided on the inside and the outside of each stair floor landing and within 115' of any point as hose is deployed.

\*Applicant response – Applicant understands and will comply.

\*Fire Dept reply – Complied.

10. Fire pump room shall be sized to allow clear 3' access around fire pump.

\*Applicant response – Applicant understands and will comply.

\*Fire Dept reply – Complied.

11. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall face roadway, shall be located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.

\*Applicant response – Applicant understands and will comply.

\*Fire Dept reply – Complied.

12. FDC's shall comply with following:

a. Free standing

b. Single 4" screened Storz coupling on a 30-degree bend.

c. Intake between 24" to 36" above grade.

d. No obstructions within 3' of sides.

e. Unobstructed 6' wide area from FDC to curb front.

f. Posted "NO PARKING - FIRE DEPARTMENT CONNECTION" sign behind it, compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.

\*Applicant response – Applicant understands and will comply. Sheet WS-6 shows two FDC's, one at the northeast corner, the other at the west side, both have hydrants within 25'.

\*Fire Dept reply – Complied.

13. FH's shall comply with following:

a. No obstructions within 3'.

b. Unobstructed 6' wide area from FH to curb front.

\*Applicant response – Applicant understands and will comply. Sheet WS-0 includes notes addressing FDC requirements.

\*Fire Dept reply – Complied.

14. The same Florida Fire Protection Contractor I, II or V shall be responsible for the installation



of the fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building, the DDCV and the FDC (if connected to supply line prior to the 12” above grade stub).

\*Applicant response – Applicant understands and will comply. Sheet WS-0 includes notes addressing Fire Protection Contractor requirements.

\*Fire Dept reply – Complied.

15. The following shall be permitted separately:

a. All fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building and the FDC (if connected to supply line prior to the 12” above grade stub).

b. DDCV.

c. Whole fire sprinkler system installations after the 12” above grade stub outside of building.

\*Applicant response – Applicant understands and will comply.

\*Fire Dept reply – Complied.

16. Electrical generator fuel supply shall comply with City of Plantation Fire Department standard as to type, location and containment. Only one above ground fuel tank is permitted within a single property. For above ground combustible fuel storage tank exceeding 250 gallons, an “UL2085” compliant aboveground combustible fuel storage tank is an approved installation. It is strongly recommended that Tony Martins, the City of Plantation Fire Marshal, be contacted at 954-797-5150 to discuss this item as it pertains to proposed parking garage and hotel within this property.

\*Applicant response – Applicant is not proposing an above-ground nor a below ground fuel tank for this building.

\*Fire Dept reply – Complied.

17. If structure/building is designated limited access per FFPC NFPA-101 11.7 (no operable openings on upper floors), it shall be provided with a smoke evacuation openings on each side of upper floors near separate corners and identified by a 12’x12’ reflective red square on both sides.

\*Applicant response – Smoke venting via manual relief openings will be located at multiple locations at each floor level of building, and visual marking /Indicators will placed and located as approved by the AHJ.

\*Fire Dept reply – Complied.

18. Trash containers shall always be contained and maintained in dedicated trash room when not in trash holding area on day of trash pick-up.

\*Applicant response – Applicant understands and will comply.

\*Fire Dept reply – Complied.

19. Structure/building shall be established with a master keyed system approved by Plantation Fire Department.

\*Applicant response – Applicant understands and will comply.

\*Fire Dept reply – Complied.

20. A Knox Box 4400 series Key Vault shall be provided/installed at locations designated by Plantation Fire Department.

\*Applicant response – Applicant understands and will comply.

\*Fire Dept reply – Complied.

21. All emergency vehicle access roadways shall have a turning radius of 50’ outside and 38’

inside.

\*Applicant response – Applicant agrees. Plans meet turning radii requirements. Please refer to the Pavement Marking and Signage plan, Sheet PMS-6 for identification of the emergency access radii.

\*Fire Dept reply – Complied.

22. Any straight curbing in excess of 4' shall be designated "NO PARKING - FIRE LANE", compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.

\*Applicant response – Applicant agrees and has complied. Signage and marking shown on sheet PMS-6.

\*Fire Dept reply – Complied.

23. All exterior doors shall have keyed access from exterior.

\*Applicant response – Applicant understands and will comply.

\*Fire Dept reply – Complied.

24. Contact City of Plantation Engineering Dept for proper addressing of all buildings.

\*Applicant response – Applicant will comply and will locate address numbers in a location approved by the Fire Department.

\*Fire Dept reply – Complied.

25. Additional conditions may arise upon review of all required permitting plans.

\*Applicant response – It is understood that additional conditions may arise upon review of all required permitting plans.

\*Fire Dept reply – Complied.

**POLICE:** I have no objection to the Site Plan, Elevations, and Landscape Plan for the M1 building area.

1. The site still does not have the proper signage for No Trespassing on a Construction Site. This needs to be in compliance immediately.

**UTILITIES:** No objection. Based on responses from previous comments, Utilities is satisfied no additional sewer impacts are anticipated on the previously permitted and certified lift station, gravity and force main. Water main relocation will require permit modification through FDEP.

If approved and prior to a Building Permit being issued, the following must be provided (if applicable):

- \$500 review fee must be submitted to the Utilities Department
- Water and Sewer Utility plans must be submitted to the Utilities Dept. for review and approval
- FDEP Permits must be approved
- Utilities Agreement must be executed
- Utilities Performance Bond must be posted
- Utility Inspection fees must be paid
- Utility easements must be executed
- Capacity Charges must be paid in FULL

Contact Johnathan Adams if you have any questions, 954.414.7352

**O.P.W.C.D.:**

1. Old Plantation Water Control District requires a permit modification to OPWCD Permit No.1177 with an acceptable drainage plan, retention and runoff calculations and a construction drawing prior to issuance of a building permit.
2. Acceptance of As-built drawings and Certified Storm Water Inspection Report will be required prior to issuance of a Certificate of Occupancy.

**WASTE MANAGEMENT:**

Applicant has provided a letter dated September 3, 2020, from Eddie Marcano, Territory Manager/Waste Management stating ‘This letter is to confirm that Waste Management will not have any issues servicing the above location as per site plan dated 6/30/2020, Sheet A0-12. Based on the location and the size of the proposed container enclosure the biggest container that WM will be able to service is a 4 yard with wheels. Container will need to be rolled out for service. Should you have any questions please feel free to contact me.’”

**VI. EXHIBITS:**

- A. Letter of Intent
- B. Aerial Map
- C. Zoning Map
- D. Legal Description
- E. Waiver Requests

**EXHIBIT A**  
**Letter of Intent**

**LAW OFFICES**  
**DOUMAR, ALLSWORTH, LAYSTROM, VOIGT,**  
**ADAIR & DISHOWITZ, LLP**

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+ALSO ADMITTED IN PENNSYLVANIA  
\*FORMERLY ADMITTED IN MICHIGAN

OF COUNSEL  
JOHN W. PERLOFF, P.A.  
JODIE SHEGEL, P.A.

Re: Plantation Walk  
South Parcel – M1 Redesign

Date: September 8, 2020

**LETTER OF INTENT**

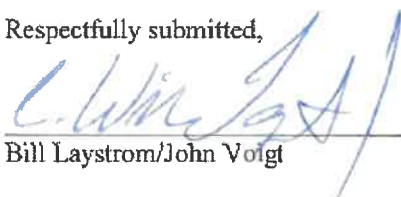
The applicant is proposing a redesign of the Southern Parcel of Plantation Walk f/k/a Plantation Fashion Mall to incorporate a proposed office building.

The applicant is proposing the placement of an 205,933 sq. ft. office building (M1) in the vacant pad that was previously approved for a 180,000 sq. ft. future medical office.

The applicant calculates that the proposed office building would require an additional 30 parking spaces, for a total of 1,543 parking spaces required by code for the southern parcel.

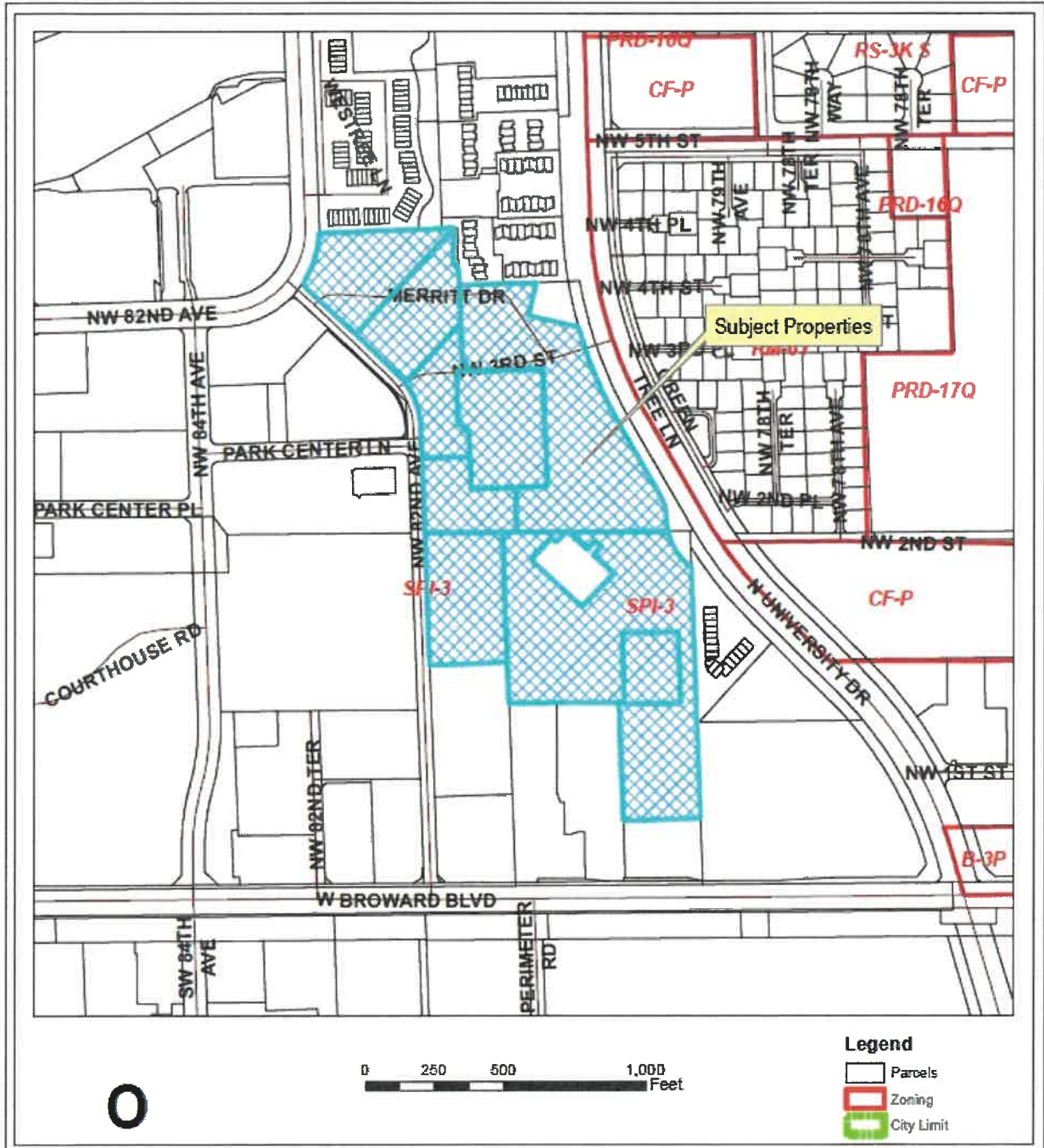
Using the lodging/office divisor of 1.6, the overall requirement is to provide 1,103 parking spaces. The applicant is providing 1,239 parking spaces.

Respectfully submitted,

  
Bill Laystrom/John Voigt



# ZONING MAP



321 N. University Drive  
CASE # PP20-0015

PLANTATION, FLORIDA  
11/02/20



**EXHIBIT D**  
**Legal Description**

**LEGAL DESCRIPTION:**

**Parcel 1:**

A portion of Tracts 1, 2, 3 and 4, JACARANDA PARCEL 761, according to the Plat thereof, as recorded in Plat Book 113, at Page 45, of the Public Records of Broward County, Florida, together with a portion of Tracts 1 and 2 and all of Tracts 3 and 4, JACARANDA PARCEL 760, according to the Plat thereof, as recorded in Plat Book 115, at Page 7, of the Public Records of Broward County, Florida, together with a portion of Lot 1, JACARANDA PARCEL 765, according to the Plat thereof, as recorded in Plat Book 99, at Page 42, of the Public Records of Broward County, Florida, together with a portion of Parcel B, and a portion of Parcel A, TOYS R US PLANTATION, according to the Plat thereof, recorded in Plat Book 113, at Page 18, of said Public Records of Broward County, Florida, together with a portion of vacated Northwest 2nd Street lying East of the Easterly Right-of-Way line of Northwest 82nd Avenue and West of the Westerly Right-of-Way line of University Drive, said Westerly Right-of-Way line as shown on TOYS R US PLANTATION, according to the Plat thereof, recorded in Plat Book 113, Page 18, of the Public Records of Broward County, Florida, and as shown on JACARANDA PARCEL 760, according to the Plat thereof, recorded in Plat Book 115, Page 7, of the Public Records of Broward County, Florida, said Northwest 2nd Street was vacated by Resolution recorded in Official Records Book 14058, Page 721 and by Resolution recorded in Official Records Book 14986, Page 479 and re-recorded in Official Records Book 15150, Page 447, being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel A, TOYS R US PLANTATION; thence along the East boundary of said Parcel A, North 02° 08' 48" West, 223.52 feet to the POINT OF BEGINNING; thence South 87° 48' 51" West 273.92 feet to a point; thence North 02° 09' 02" West, being a line parallel with and 386.00 feet East of the West boundary of said TOYS R US PLANTATION 423.08 feet; thence South 89° 33' 11" West, along a line parallel with and 638.00 feet North of the South boundary of said TOYS R US PLANTATION 386.17 feet to a point on said West boundary of TOYS R US PLANTATION; thence along said West boundary, North 02° 09' 02" West, 146.89 feet to the Southeast corner of said Lot 1, JACARANDA PARCEL 765; thence along the South boundary of said Lot 1, South 87° 50' 38" West 279.98 feet to the Southwest corner of said Lot 1; thence along the West boundary of said Lot 1, the Northerly extension of the West boundary of said Lot 1, and along the West boundary of JACARANDA PARCEL 761 the following three courses, North 02° 10' 16" West, 852.78 feet to a point of curvature of a curve concave to the Southwest and having a radius of 275.00 feet, Northwesterly 215.77 feet along said curve through a central angle of 44° 57' 20", and tangent to said curve; thence North 47° 07' 36" West, 445.54 feet to a point on the West boundary of said JACARANDA PARCEL 761; thence along said West boundary the following two courses, Northerly 34.23 feet along the arc of a tangent curve, concave to the East and having a radius of 25.00 feet through a central angle of 78° 27' 15" to the point of curvature of a tangent curve concave to the Northwest and having a radius of 350.00 feet; thence Northeasterly 174.40 feet along said

curve through a central angle of 28° 33' 01" to the Northwest corner of said JACARANDA PARCEL 761; thence along the North and East boundary of said JACARANDA PARCEL 761 and along the North boundary of JACARANDA PARCEL 760, the following five courses, North 87° 52' 04" East, 486.07 feet; thence Southerly 112.79 feet along the arc of a non-tangent curve concave to the West and having a radius of 800.00 feet through a central angle of 08° 04' 42" (said curve having a chord bearing South 00° 29' 54" West and a chord length of 112.70 feet) to a point of curvature of tangent curve concave to the Northeast and having a radius of 30.00 feet; thence Southeasterly 39.83 feet along said curve through a central angle of 76° 04' 01"; thence South 02° 06' 47" East, 61.75 feet; thence North 87° 51' 17" East 274.26 feet; thence South 12° 49' 36" West 122.00 feet; thence South 77° 11' 56" East, 179.84 feet to a point on the East boundary of said JACARANDA PARCEL 760; thence along said East boundary, the Southerly Extension of said East boundary and the East boundary of TOYS R US PLANTATION; the following five courses; thence Southeasterly 398.99 feet along the arc of a nontangent curve concave to the Northeast and having a radius of 1610.00 feet through a central angle of 14°11' 57"; (said curve having a Chord bearing of South 22° 38' 53" East and a chord length of 397.97 feet) to a point of tangency; thence South 29° 44' 52" East 267.30 feet to the Point of Curvature of tangent curve concave to the Southwest and having a radius of 180.0 feet; thence Southeasterly 90.32 feet along said curve through a central angle of 28° 44' 55" to the point of curvature of a tangent curve concave to the Northeast and having a radius of 220.00 feet; thence Southeasterly 200.72 feet along said curve through a central angle of 52° 16' 30"; thence South 02° 08' 48" East 895.25 feet to the POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL: (HOTEL PARCEL):  
COMMENCE at the Southeast corner of said Parcel A of TOYS R US PLANTATION; thence run North 02° 08' 48" West along the East line of said Parcel A for a distance of 993.57 feet to a point; thence run South 87° 51' 12" West for a distance of 389.72 feet to the POINT OF BEGINNING; thence run North 47° 01' 29" West for a distance of 244.67 feet to a point; thence run North 42° 58' 31" East for a distance of 105.70 feet to a point; thence run South 47° 01' 29" East for a distance of 21.61 feet to a point; thence run North 42° 58' 31" East for a distance of 56.47 feet to a point; thence run South 47° 01' 29" East for a distance of 95.81 feet to a point; thence run North 42° 58' 31" East for a distance of 41.00 feet to a point; thence run South 47° 01' 29" East for a distance of 31.00 feet to a point; thence run South 42° 58' 31" West for a distance of 41.00 feet to a point; thence run South 47° 01' 29" East for a distance of 96.25 feet to a point; thence run South 42° 58' 31" West for a distance of 162.17 feet to the POINT OF BEGINNING.  
Said lands situate, lying and being in Broward County, Florida.



**ZONING WAIVERS:**

1. From: Section 27-623(d)(2) which requires walkways to be 8 feet in width in the SPI-3 zoning district.  
To: Allow 6-foot wide walkways to the north, south, and east sides of the building.

*Applicant response:* To allow a few sidewalks proposed to be a minimum of 6-feet in a few locations as we do not anticipate a high number of pedestrians in these locations.

*Staff response:* No objections to this request.

2. From: Section 27-624(d)(2) which limits the FAR to 0.85. The applicant received approval of a waiver (PP19-0015) for a 1.14 FAR.  
To: Amend the previous waiver to allow a FAR of 1.15, in lieu of 1.14.

*Applicant response:* Not provided.

*Staff response:* No objections to this request.

3. From: Section 27-747 requires four 12' X 45' loading zones.  
To: Provide one 12' X 45' loading zone.

*Applicant response:* The office building operations only needs 1- 12' X 45' loading space.

*Staff response:* No objections to this request.

**LANDSCAPE WAIVERS:**

1. From: Section 13-41(a)(b). Pedestrian zones along building facades: Code requires landscape pedestrian zones (lpz) to extend the full width of each façade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building and shall relate to the adjacent structure's wall height. (Paved areas in the lpz may not constitute more than 5' of required lpz).

To: 27.6'- 46' is required along the southern landscape pedestrian zone – 20' has been provided.  
27.6'- 46' is required along the western landscape pedestrian zone – 14.6' has been provided.

*Applicant response:* Please see applicants request with justifications.

*Staff response:* Staff has no objections to this request.