



**Planning, Zoning & Economic Development  
Memorandum**

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**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  
Shawn Lamey, Principal Planner APA

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**I. PROJECT SUMMARY**

- A. Project Name / Number: Reflections in the Acres / PP20-0012
- B. Requests:
  - 1. Assignment of 30 flexibility reserve units; and
  - 2. Rezoning from RS-1EP (Residential Single Family/Estate) to PRD-3.3Q (Planned Residential Development District); and
  - 3. Conditional use approval to allow single-family residential development in a PRD-3.3Q zoning district; and
  - 4. Site plan, elevations and landscape plan approval to permit the development of 42 single family dwelling units.
  - 5. The applicant is requesting five (5) zoning waivers from Chapter 27 of the City Code and zero (0) landscape waivers from Chapter 13 of the City Code. See Exhibit E.
- C. Recommendation: Staff recommends **APPROVAL** of the requested assignment of 30 flex units, rezoning, conditional use, site plan, elevation, landscape plan, and waivers subject to the conditions noted in Section V. B. of this report.

**II. APPLICATION SUMMARY**

- A. Owner: STKR Old Hiatus L.L.C.
- B. Agent: Robert Stiegele, Jr.

- C. Location: 11200 NW 4th Street / on the west side of Old Hiatus Road approximately 650' north of Broward Boulevard) (See Exhibit B)
- D. Size: 12.15± acres
- E. Folios: 5040011L0010-L0110 & 504001011069
- 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 Property: Vacant land / RS-1EP (Estate District)	Estate 1 unit per acre
North: Single family residential / RS-1EP (Estate District)	Estate 1 unit per acre
South: Day Care Center, Place of Worship (2) / CF-P (Community Facilities)	Low Medium 10 units per acre / Community Facilities
West: Multi-family residential / PRD-10Q (Planned Residential District)	Low Medium 10 units per acre
East: Old Hiatus Road	ROW

### III. BACKGROUND

#### A. Subject Property / The Site / Background

The subject property is currently zoned RS-1EP and comprised of 12.1 undeveloped acres consisting of wooded and cleared lands. The site is located on the west side of Old Hiatus Road approximately 650± feet north of Broward Boulevard. The site is bound by single-family residences zoned RS-1EP to the north, a daycare and two places of worship to the south zoned CF-P, Old Hiatus Road to the east, and townhouse residences to the west zoned PRD-10Q.

#### Synopsis

The applicant requests approval to construct 42 single-family residences on the 12.1-acre site. The following applications are in concurrent review:

- Flex Unit Assignment (30 flex units) from Flex Zone 68; and
- A rezoning from RS-1EP (Residential Single Family/Estate) to PRD-3.3Q (Planned Residential Development District); and
- A conditional use request to allow the single-family residential use in a PRD-3.3Q zoning district; and

- A site plan, elevation, and landscape plan approval request to permit the development of 42 single-family residential units; and
- A plat to allow the construction of 42 single-family residential units (Case PP20-0013).

Flex unit assignment

The current land use category (Estate 1 dwelling unit per acres) allows a maximum of 12 units based on the 12.1 gross acreage of the site. In lieu of a land use plan amendment, the applicant is requesting the assignment of 30 flexibility reserve units to allow the proposed 42 dwelling units. Upon review of the flexibility rules, it came to staff's attention that the City's Comprehensive Plan does not contain the flexibility rule that allows for an increase in the residential density of a residentially designated property through the assignment of flexibility units. Staff will be requesting City Council direction as to whether the Council wishes to consider an amendment to the residential flexibility rule which would allow for an increase in the residential density of a residentially designated property through the assignment of flexibility units.

Rezoning

The applicant requests rezoning from RS-1EP (Residential Single Family) to PRD-3.3Q (Planned Residential Development) to allow development of 42 single family homes utilizing the Planned Residential Development zoning district regulations.

Conditional use

All uses within the PRD zoning district require conditional use approval. The applicant is requesting conditional use approval of the single-family residential use.

Site Plan

The site plan includes the following:

- Vehicular access to the site is limited to one (1) full access driveway from Old Hiatus Road at the southeast corner of the site;
- Private interior streets with no "thru" access that will be owned and maintained by a homeowner's association;
- 42 single-family lots ranging in size from 6,050 square feet to 7,938 square feet. Typical lots are 55 to 60 feet in width and 110 feet in depth (6,050 square feet to 6,600 square feet in area);
- Common areas that include landscaped perimeter bufferyards on the north and east sides of the site together with lakes and canals along the south and northwest sides of the site;
- Community amenities include sidewalks along the interior roadways and through the landscaped common areas, a gazebo in a small park on the north side of the lake, a metal picket perimeter fence, and gated entrance with call box;
- Four two story models ranging in size from 3,276 square feet to 3,998 square feet in area and offering three, four and five-bedroom floor plans with two-car garages and two car paver driveways; and
- All units have a contemporary architectural design with flat tile sloped roofs, stone veneer, and stucco finishes in off white, beige and gray tones, and bronze trims. See Exhibit "L" for material sample and elevations.

Plat

The site was platted as the “Noor Plantation” into 11 lots on October 25, 2006, under the RS-1EP zoning district regulations. If approved, a replat will be required to reflect the 42 single family lots proposed. A replat is under concurrent review as a separate application.

C. Applicable Criteria

1. A request for the assignment of flexibility reserve units should include consideration of the criteria noted in Section 19-67(c).
2. The review of a Rezoning request should include consideration of the criteria noted in Comprehensive Plan Policy 1.16.1.
3. The review of a Conditional Use request should include consideration of the criteria noted in Section 27-768 of the Land Development Code.
4. Section 27-65 of the Zoning Ordinance states that site plan approval requires an application for a development order be agendized 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 review of a Rezoning request should include consideration of the criteria noted in Comprehensive Plan Policy 1.16.1. The City shall consider the following policy considerations, in addition to all other appropriate policy considerations stated elsewhere in this Plan, when making a decision on whether to change the zoning classifications for a parcel of property or change the future land use designation on a parcel of property:

- 1) Whether there is a change in population, socioeconomic factors, or physical development of property nearby or affecting the subject property, which change was unforeseen or unanticipated, and which change has created a present problem or opportunity that justifies a change of land use designation or zoning classification on the subject property; and further, the extent to which the proposed land use or zoning would result in action towards mitigating any problem, or capitalizing on any opportunity identified above (the established character of predominantly developed areas should be a primary consideration when a change of zoning classification or of future land use designation is proposed);**

Applicant Response:

The subject Property is one of the only assemblages of real property which remains undeveloped within that portion of Plantation Acres located between Broward Boulevard to the south and N.W. 4<sup>th</sup> Street to the north, and also located between Old Hiatus Road to the east and N.W. 118<sup>th</sup> Avenue to the west. The southern property line directly abuts existing developed properties which are zoned as Community Facilities (CF-P), and include

churches, a synagogue, and a pre-school / daycare facility. In addition, other properties within the described boundaries include a multi-family community with a zoning of PRD 10Q and a single-family home community with a zoning of PRD 6.3Q.

The surrounding properties to the north of the Property are primarily zoned RS-1EP, however, a transitional zoning between the existing CF-P and higher density residential zoning such as PRD 10Q and those areas zoned RS-1EP is appropriate and does not adversely affect the surrounding zoning districts, because the properties zoned for 1 unit per acre are primarily developed with large estate homes and that use is not optimal where it directly abuts community facilities such as churches and schools. STKR Old Hiatus, LLC, is seeking to rezone the Property to PRD 3.3Q, and this zoning classification provides the appropriate transition zoning between the CF-P, the higher density residential to the large estate homes common throughout the Central Acres.

Staff Response:

The Property is capable of being developed under its current zoning designation; however, the property's proximity to Broward Boulevard, the adjacent community facilities uses to the south, and high-density residential development to the west may have proven detrimental to development of the property for one-acre homesites. In addition, 8 of the 11 platted lots located on the eastern half of the site are not typical of other one acre lots in the area that are generally 125 feet in width and 305 feet in depth. These lots are approximately 155 feet in width and 235 feet in depth.

**2) The impact of development permitted by the proposed land use or zoning on existing public facilities and services, including schools, police and fire, potable water, sanitary sewer, local or regional roads, parks and open spaces, and drainage;**

Applicant Response:

STKR Old Hiatus, LLC, proposes that the proposed rezoning of the Property will have a positive impact on existing public facilities and services.

With respect to roads, the proposed development includes the abandonment of a presently undeveloped section of City right-of-way known as N.W. 2<sup>nd</sup> Street. The City advises that it has no desire to develop this right-of-way. Also, there exists invasive and overgrown vegetation within this undeveloped right-of-way that has caused problems for the adjacent Victory Life Church as roots and vegetation are negatively impacting the existing drain field for the Victory Life Church. The development of the Property with the proposed rezoning will resolve both of these issues. Second, with respect to sewer utilities, with the proposed rezoning it will be economically feasible to construct a sanitary sewer force main to bring sanitary sewer utilities to the Property, as well as to make such sanitary sewer utilities available to the Victory Life Church. This would not be a feasible cost that could be absorbed with the development of the subject property under its current zoning. Additionally, the utilization of sewage collection and transmission facilities for the proposed development will eliminate the need for on-site septic tanks and drain fields. Because septic tanks and drain fields may have an adverse impact on groundwater quality, the provision of new sewage collection and transmission infrastructure will positively impact on the surrounding properties. There is certainly a desire for fewer septic systems

within the subject area, and the rezoning will help to alleviate at least some of this concern. Plantation Utilities advises there is existing capacity for sanitary sewer.

There presently exists drainage issues within this area, and the rezoning of the Property allows for a site development which incorporates a new lake and canal which will not only adequately address surface water management issues for the Property, but will also help to alleviate surface water management issues for some of the adjacent properties including, but not limited to, Victory Life Church.

With these benefits, there are no apparent negative impacts regarding schools, fire, police, or roads within the area. Please find the current School Board SCAD report for the proposed development where there are no school impacts anticipated for the proposed development. The City of Plantation utilizes the cart/bin system for curbside trash and recycling collection within the Plantation Acres, which is the area where the Property is located. The City of Plantation will collect revenue for these services as part of the individual homeowner's utility bills.

Staff Response:

There is no indication that approval of this request will detrimentally affect core levels of service or place an undue burden upon existing transportation, school capacity or infrastructure facilities. Utilities, Fire and Traffic comments are addressed in their respective conditions of approval noted in Section V. B. of this report which indicate services are available and adequate to serve the proposed development. Furthermore, the School Board has provided a SCAD report indicating no school impacts are anticipated. Removal of exotic and invasive species vegetation along with improved drainage may prove beneficial to adjacent properties.

**3) Whether development permitted by the proposed land use or zoning will be compatible with development permitted under the land use and zoning of property surrounding the subject property;**

Applicant Response:

For the reasons set forth above in section 1, the proposed zoning is compatible with the land uses and zoning of the surrounding area and, in particular, those properties directly to the south and west of the Property.

Staff Response:

The proposed development at 3.3 dwelling units per acre can be considered a transitional zoning between the non-residential uses to the south and lower density residential development to the north. The unit type (single family homes) and building mass (2 story with a maximum height of 30 feet) is compatible with adjacent development to the north.

Development on the western one-half of the property directly abuts one-acre homesites that front on NW 4<sup>th</sup> Street. The code requires a 100' open space separation or the lot sizes within the planned residential development which abut this portion of the site to also be one-acre homesites. The applicant has provided a 60-foot wide open space separation in this area that provides for a 34-foot wide canal/lake with 10 feet of green area abutting the

north property line and 16 feet of green area abutting the rear lot line of the planned interior lots. Given the proposed 15-foot rear yard setback, the setback to the nearest structure (residence) from this north property line will be 75 feet (in lieu of 25 feet for the existing RS-1EP zoning district designation).

The proposed residential planned development on the eastern one-half of the site abuts NW 4<sup>th</sup> Street. While there are no landscape buffer requirements between adjacent single-family residential uses, a 15' wide landscape strip is required adjacent to a public right-of-way planted with a 12-foot high category 1 tree planted every 40 lineal feet. The applicant is proposing a 20-foot wide landscape bufferyard along NW 4<sup>th</sup> Street and Old Hiatus Road with additional landscape materials, increased tree heights, and increased tree quantities to effectively screen the rear of the interior lots from the adjacent right-of-ways. In addition, a landscape buffer (ranging from 20 to 36 feet in width) has been provided adjacent to the east side of the existing single-family residence abutting the property on the south side of NW 4<sup>th</sup> Street. Given the proposed 15-foot rear yard setback, the setback to the nearest structure (residence) from the right-of-ways will be 35 feet (the same as required for the front setback of structures in the RS-1EP zoning district designation). See Zoning Conditions # 18 and Landscape – Site plan comments # 1, and #2, in Section V.B.

The proposed development, given the proposed enhanced landscape bufferyards, waterway bufferyards, and building setbacks, is compatible with the nearby residential properties to the north and adjacent rights-of-ways to the north and east.

**4) The extent to which the proposed land use or zoning designation is consistent with the Goals, Objectives, and Policies of the Neighborhood Design Element where the property is located. (The City has an optional Neighborhood Design Element which effectively splits the City into five (5) different regions for future land use comprehensive planning purposes. Each of these five (5) regions is a discrete unit, unique in character and has special Goals, Objectives, and Policies. In evaluating any proposed change of a land use or zoning designation, the Goals, Objectives, and Policies of the affected flexibility zone Neighborhood Design Element should be given a primary importance);**

*Applicant Response:*

The Property is located within Flex Zone 68, Plantation Acres. The proposed rezoning is consistent with City's policies with respect to this region. The proposed rezoning is not for high density residential and, therefore, the proposed development will not adversely impact the City's policy to avoid high density residential and/or commercial land use change near Broward Boulevard. Although the proposed rezoning is slightly higher in density than 1 unit per acre, the proposed rezoning would be the next lowest residential density of those properties that have been developed directly adjacent to Broward Boulevard in this area. The proposed rezoning is consistent with the City's policy to avoid adverse traffic impacts that would require further ingress / egress into the central acres area either across the canal adjacent to Old Hiatus Road or Broward Boulevard, and the existing access to Old Hiatus Road is sufficient for the proposed development.

Staff Response:

In evaluating any proposed change of a land use or zoning designation, the Goals, Objectives, and Policies of the affected flexibility zone Neighborhood Design Element should be given primary consideration. A land use or zoning change is consistent if it is "compatible with" and "furthers" the Goals, Objectives, and Policies of Flex Zone 68: Plantation Acres Neighborhood Design Element.

GOAL 1 of Flex Zone 68: Plantation Acres Neighborhood Design Element:

*Preserve, protect, and enhance the unique residential character of this area.*

The proposed residential community will serve as a transition use between the low-density estate residential uses (north), high density residential uses (west) and the non-residential uses abutting the Broward Boulevard corridor (south). The proposed single-family residential use will serve to preserve the residential character of the neighborhood and prevent further encroachment of non-residential uses north of Broward Boulevard.

OBJECTIVE 1.1 of Flex Zone 68: Plantation Acres Neighborhood Design Element:

*Assure that a fully developed Plantation Acres has preserved its rural residential character.*

The proposed residential community proposes to increase the residential density from one unit per acre to 3.3 units per acre which is considered a low-density residential district. If approved, the proposed change would result in a 0.7% reduction in acre lots within Plantation Acres which should not greatly impact the rural character of the western portions of the City.

Policy 1.1.4 of Flex Zone 68: Plantation Acres Neighborhood Design Element:

*Protect housing near Broward Boulevard, Sunrise Boulevard, and Flamingo Road from adverse land use and traffic impacts through increased buffering and setback requirements in the development code.*

The proposed development incorporates enhanced landscape bufferyards, waterway bufferyards, and building setbacks, to address compatibility with the nearby residential properties to the north and adjacent rights-of-ways to the north and east. The applicant has provided a Traffic Impact Statement prepared by KBP Consulting, Inc, dated September 29, 2020 relating to the proposed development and provided analysis on the surrounding transportation system. See Exhibit "K". The Engineering Department has reviewed the Traffic Impact Statement. (See Traffic Consultant in Section V.B).

Policy 1.1.5 of Flex Zone 68: Plantation Acres Neighborhood Design Element:

*The City shall review the Special Public Interest overlay zoning district and all other regulations to assure maximum protection of Plantation Acres through design controls.*

The proposed rezoning to the Planned Residential Development Districts provides for design controls that in some instances exceed those found in the existing RS-1EP zoning district. The PRD districts requires 30% of the site be maintained as community open space and requires perimeter bufferyards to ensure compatibility.

**5) The extent to which development permitted under the proposed land use or zoning is consistent with the Goals, Objectives, and Policies of the Future Land Use Element and the other Elements of the Comprehensive Plan. (A land use or zoning**



**change is consistent if it is "compatible with" and "furthers" the Goals, Objectives, and Policies of the Comprehensive Plan. The term "compatible with" means that the proposed change is not in conflict with the Goals, Objectives, and Policies. The term "furthers" means that the proposed change takes action in the direction of realizing the Goals, Objectives, or Policies. For purposes of determining consistency of a land use or zoning change with the elements of the Comprehensive Plan, the Comprehensive Plan shall be construed as a whole and no specific goal, objective, or policy shall be construed or applied in isolation of all other Goals, Objectives, or Policies in the Plan);**

Applicant Response:

The proposed rezoning of the Property is consistent with the City's Future Land Use Element of the Comprehensive Plan. The proposed development provides for adequate sanitary sewer, drainage, and potable water facilities, which new facilities shall be constructed and paid for by the developer of the Property, and not paid for by the City. The development will also provide a sufficient additional tax base adequate to support the City's provision of sanitary sewer and potable water to the Property; and, further, provides further canal and drainage improvements at the developer's cost that will benefit the Plantation Acres Improvement District both with respect to the surface water management system for the Property, as well as relieve some of the burden of the surface water management systems for surrounding properties. The proposed development is intended to have a private gate and private internal roads, so the internal road system will not burden the City of Plantation, and the development is consistent with the City's implementation of a Safe Neighborhood particularly in light of its proximity to the higher traffic uses of the adjacent community facilities.

Staff Response:

OBJECTIVE 1.1 Future Land Use element:

*Allow new development, particularly in the western half of Plantation, only if facilities to serve it are provided. The City shall continue to coordinate existing and future land uses with the availability of facilities and services, water supply, topography, and soil conditions. The City's concurrency management system requires every development undergo a concurrency evaluation for: a) sanitary sewer, solid waste, drainage and potable water facilities; b) parks and recreation facilities; and c) transportation facilities.*

The development proposal will not place an undue burden upon existing transportation or infrastructure. Services are available and adequate to serve the proposed development.

Policy 1.1.4 Future Land Use element:

*The City shall continue to support the Plantation Acres Improvement District (PAID) in making drainage canal system improvements to eliminate standing water problems.*

This proposal promotes drainage improvements. (See Exhibit "J").

Policy 1.5.1 Future Land Use element:

*The City shall continue to promote infill development through the provision of potable water and sanitary sewer service to those developed portions of the City which are inadequately served.*

This proposal promotes infill development and provides for the expansion of sanitary sewer facilities in the area.

Policy 1.5.2 Future Land Use element:

*The city shall continue to support the low-density rural character of its western border including Plantation Acres by discouraging increased density both residential and non-residential use. This policy is applicable to both City development and its adjacent municipalities.*

The proposed residential community proposes to increase the residential density from one unit per acre to 3.3 units per acre which is considered a low-density residential district. If approved, the proposed change would result in a 0.7% reduction in acre lots within Plantation Acres which should not greatly impact the rural character of the western portions of the City.

Specific to this location, if approved, the community should serve as a transitional use between the low-density estate residential uses (north), high density residential uses (west) and the non-residential uses abutting the Broward Boulevard corridor (south). The proposed single-family residential use may serve to preserve the residential character of the neighborhood and prevent further encroachment of multi-family, community facility, or non-residential uses north of Broward Boulevard.

The proposed development provides for:

- a single-family unit type that is compatible in height and scale to adjacent residential units on larger lots;
- adequately addresses the visual impacts of the proposed development through the use enhanced landscape bufferyards, waterway bufferyards, and building setbacks, to ensure compatibility with the nearby residential properties to the north and adjacent rights-of-ways to the north and east; and
- provides for a singular access point to Old Hiatus Road at the southeast corner of the site in order to minimize traffic impacts to the adjacent residential areas to the north.

Objective 1.7 of the Residential Future Land Use Element:

*The City shall continue to provide for a variety of residential densities and housing types, including the provision for innovative design, particularly in the vacant western areas. See Policy 1.7.4 for measurability.*

Plantation Acres is comprised of the following residential zoning classifications and acreage:

Current:

Zoning	Acres	%
RS-IEP	1368	76.7
RS Districts *	367	20.6
PRD Districts	48	2.7

Proposed:

Zoning	Acres	%
RS-IEP	1356	76.0
RS Districts *	367	20.6
PRD Districts	60	3.4

\* RS-2B, RS-2K, RS-3C, RS-3K Zoning Districts

The table indicates that Plantation Acres is primarily zoned RS-1EP; however, a considerable amount of acreage is devoted to RS zoning districts. Alternative lot size and

housing options exist within Plantation Acres. If approved, the proposed change would result in a 0.7% reduction in acre lots within Plantation Acres.

Policy 1.7.1 of the Residential Future Land Use Element:

*The City's residential neighborhoods shall be planned so as to be free of disrupting through traffic, protected from conflicting uses by open spaces including the City's canal system and landscaped buffers.*

Vehicular access to the site is limited to one (1) full access driveway from Old Hiatus Road at the southeast corner of the site. Access to the single-family homes are planned from a private interior street with no “thru” access that will be owned and maintained by a homeowner’s association. The proposed development, given the proposed enhanced landscape bufferyards, waterway bufferyards, and building setbacks, is compatible with the nearby residential properties to the north and adjacent rights-of-ways to the north and east.

Policy 1.7.2 of the Residential Future Land Use Element:

*The primary transportation facilities serving residential neighborhoods are the local streets serving individual homes. Collector streets shall be located at the edge of and between neighborhoods. Arterial streets should be located at the edge of and between residential communities.*

This proposal has one private road ending in a cul-de-sac, with all traffic directed to an arterial roadway (N Old Hiatus Road).

Policy 1.7.4 of the Residential Future Land Use Element:

*The unique character and lifestyle of specific residential communities shall be protected and enhanced through 1) neighborhood plans and 2) adoption of specific standards for neighborhood development, similar to those adopted as a Special Public Interest District for Plantation Acres.*

A review of the Flex Zone 68: Plantation Acres Neighborhood Design Element is included above.

Policy 1.7.5 of the Residential Future Land Use Element:

*The City shall continue the philosophy of locating higher density residential close to commercial activity centers and then transitioning to lower density residential.*

The proposed development at 3.3 dwelling units per acre can be considered a transitional zoning between the non-residential uses to the south and lower density residential development to the north. The unit type (single family homes) and building mass (2 story with a maximum height of 30 feet) is compatible with adjacent development to the north.

Policy 1.7.7 of the Residential Future Land Use Element:

*Encourage residential developments that will promote pedestrian and mass transit trips thereby reducing the number of vehicular trips.*

This proposal is located near transit location stop #2251; Route 22, on Broward Boulevard.

**6) Whether the project as proposed offers significant benefits not otherwise available to the City if the changes were not made (for example, does the planning, -**

**design, and development of the property exceed the minimum otherwise required land development requirements in terms of reserving appropriate open space, development themes, taking advantage of natural and manmade conditions or environments, controlling pedestrian and vehicular traffic systems, substantially intensifying landscape of providing landscape contributions to the City, improving or maintaining public infrastructure of infrastructure improvements or maintenance, exceeding setbacks and building separations where appropriate, and reflecting an orderly and creative arrangement of buildings and land uses as appropriate);**

Applicant Response:

The proposed development provides passive recreational areas for the residents of this private community including a walking trail and open spaces that can be enjoyed adjacent to the new lake to be provided as part of the surface water management system. The private gated entry and private roads within the proposed development will not adversely impact the traffic systems of the surrounding area. The proposed development will significantly and positive impact the public infrastructure improvements in the area, including a new sanitary sewer force main and additional surface water management facilities. Furthermore, the proposed development maximizes separation buffering between internal lots and those RS1-EP lots located north of the development by creating separation lakes and open landscaped areas. These areas will provide the surrounding properties with lakefront vistas and water views which will have a positive effect on property values. Further, as stated previously, the proposed development will provide a much-needed transition from the more intense zoning classifications of the adjacent properties to the lower density estate homes constructed on the acre lots, while still maintaining a low-density zoning classification of less than 4 units to the acre.

Staff Response:

The project as proposed offers partial benefits (enhanced opens space, removal of exotic vegetation, limited access to an arterial road, greater ROW buffers, surface water management system improvements, and sanitary sewer expansion) not otherwise available to the City; however, the project does not exceed the minimum otherwise required land development requirements in terms of separation of uses (waiver request #1), minimum lot sizes (waiver request #2), and exterior property line (PRD boundary) setback (waiver request #3). The proposed site plan does however reflect an orderly and creative arrangement of structures with waterway and open landscaped views.

**7) The extent to which the proposed land use or zoning would contribute to enhancing the tax base, adding employment, and providing other positive economic impacts;**

Applicant Response:

While there remains a rural equestrian and agricultural nature to a portion of the central acres, this area is predominately comprised of single-family homes and large number of expensive, high-end estate neighborhood feel. The proposed development will provide an alternative to those existing residents who would otherwise be forced to move out of the central acres at a time in their life cycle when a large ranchette and the maintenance obligations that go along with such a property is no longer desirable. Further, although

somewhat smaller than the existing estate homes in the area, the proposed architecture and features of the home in the proposed development are intended to still be high-end residences that will enhance the tax base within this area of the City. It is anticipated that the initial sales prices for each of the homes within the proposed development will be in the \$600,000 range, which will result in a completed build-out, property value for the development in excess of \$27,000,000.

Staff Response:

While this policy consideration primarily concerns commercial and industrial lands, developed property provides a higher tax benefit to the City as compared to undeveloped property. The proposed increase in the number on units as compared to the 11 units currently approved for development on the property will result in an increase in tax benefit to the City. Development of the property for residential use will eliminate an opportunity for further expansion of community facility uses (found to the south) that are typically tax exempt.

**8) The extent to which the subject property has potential to be developed in a desirable manner under its present land use and zoning scheme;**

Applicant Response:

Although the Property is capable of being developed under its current zoning designation, the Property has remained undeveloped for quite a lengthy period of time. The applicant proposes that this is partially due to its proximity to Broward Boulevard, the adjacent community facilities, and other higher density residential development within this area. Consequently, development under its current zoning designation has not been favorable.

Staff Response:

While development of the property is possible under the current land use and zoning scheme, this property may be less desirable for development of one-acre homesites given its proximity to Broward Boulevard, the adjacent non-residential uses to the south, higher density residential development to the west, and atypical lot sizes when compared to other areas in the acres that have more typical lot configurations and are more centrally located.

**9) The future land use and zoning needs of the community;**

Applicant Response:

The proposed development will provide a solution for the need of more affordable housing alternatives in the central acres, while still preserving the existing high-end nature of the residential development within the area.

Staff Response:

Staff concurs. Plantation continues to see demand for new residential development, both for-sale and rental. There appears to be a demand for quality single-family residences in Western Plantation. This proposed development, as conditioned, meets the future use and zoning needs of the community.

**10) Such other policy considerations that may not be set forth above but which are nonetheless considered by the City governing body to be reasonable and appropriate under the circumstances;**

Applicant Response:

No Response Provided.

Staff Response:

See Engineering, Traffic, Building, Fire, Police, Utilities, OPWCD and Waste Management comments in Section V.B.

**11) The proposed future land use or zoning of the property does not and will not result in contamination of groundwater sources used to supply potable water; and**

Applicant Response:

As more particularly set forth above, the proposed development will utilize a City owned and maintained sewerage collection systems and force main rather than separate septic tanks and drain fields for each home. This will eliminate contamination to the surrounding groundwater. In addition, the size of the lots will not lend themselves to livestock of any kind which are otherwise allowed within the surrounding areas, which will eliminate additional livestock waste within the community.

Staff Response:

Staff concurs. The existing plat of 11 lots would be serviced by septic tanks, whereas this proposal requires connection to water and sewer reducing the possibility of ground water contamination.

**12) The proposed future land use or zoning of the subject property does not cause the City's water demands to exceed the City's water supply availability or consumptive use permit.**

Applicant Response: The City of Plantation Utilities Department has provided confirmation that sufficient potable water capacity exists for the proposed development; however, capacity cannot be guaranteed until water capacity charges are purchased for this development.

Staff Response:

Staff concurs. See Utility comments.

## B. Zoning Considerations

Conditional Use Criteria: (Single-family residential use in the PRD-Q district)

**1) A binding and buildable site plan that allows the Council to determine the architectural features and buffering needed to protect the surrounding property.**

Applicant response:

The applicant / developer has submitted a comprehensive site plan with supporting landscaping plans, architectural plans and colored model perspective illustrations. The architecture, building finishes and building massing are well suited for the surrounding area and will be pleasing to the eye. Landscape buffering, decorative fencing and lakes are used to provide separation to adjoining properties. The development will be gated with an impressive entry feature.

Staff response:

A binding and buildable site plan has been provided. The impacts on adjacent land owners are minimized with a lake to the north, and a significant structural setback with substantial landscaping to NW 4th Street. The plan is well buffered from all surrounding property thereby reducing the visual impact on adjacent lands.

**2) The proposed conditional use will be consistent with the general plan for the physical development of the district including any master plan or portion thereof adopted by the Council.**

Applicant response:

The subject Property is one of the only assemblages of real property which remains undeveloped within that portion of Plantation Acres located between Broward Boulevard to the south and N.W. 4<sup>th</sup> Street to the north, and also located between Old Hiatus Road to the east and N.W. 118<sup>th</sup> Avenue to the west. The southern property line directly abuts existing developed properties which are zoned as Community Facilities (CF-P), and include churches, a synagogue, and a pre-school / daycare facility. In addition, other properties within the described boundaries include a multi-family community with a zoning of PRD 10Q and a single-family home community with a zoning of PRD 6.3Q.

The surrounding properties to the north of the Property are primarily zoned RS-1EP, however, a transitional zoning between the existing CF-P and higher density residential zoning such as PRD 10Q and those areas zoned RS-1EP is appropriate and does not adversely affect the surrounding zoning districts, because the properties zoned for 1 unit per acre are primarily developed with large estate homes and that use is not optimal where it directly abuts community facilities such as churches and schools. STKR Old Hiatus, LLC, is seeking to rezone the Property to PRD 3.27Q, and this zoning classification provides the appropriate transition zoning between the CF-P, the higher density residential to the large estate homes common throughout the Central Acres.

*Staff response:*

The proposed residential density is inconsistent with the underlying Residential (1 dwelling unit per acre) land use designation. The increased residential density requires the assignment of 30 flexibility reserve units or a land use plan amendment to obtain higher densities than currently permitted under the current land use designation.

**3) The proposed conditional use will be in harmony with the general character of the neighborhood, considering population density, scale and bulk of any proposed structures, intensity and character of activity, traffic and parking conditions, and number of similar uses. A present need for the conditional use must be demonstrated.**

*Applicant response:*

There will be a singular gated entry and exit for this development located at the southeastern corner of the property on Old Hiatus Road. This entry is the furthest from the surrounding residential uses and encourages the development's residents to head south to Broward Boulevard and away from NW 4<sup>th</sup> Street. If required, the applicant can provide a Traffic Impact Statement.

*Staff response:*

The proposed use will be in harmony with the general character of the neighborhood, considering population density, scale and bulk of any proposed structures, intensity and character of activity, traffic and parking conditions, and number of similar uses. Given the proximity to Broward Boulevard, the proposed development is of an appropriate scale and buffer to transition from the low-density estate homes found to the north to the adjacent medium-density residential districts found west and Community Facility uses (churches, a synagogue, and a pre-school / daycare facility) found to the south. Ingress / egress to the proposed development is limited to Old Hiatus Road at the southeast corner of the site.

**4) The proposed conditional use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding property, or the neighborhood, and will cause no objectionable noise, vibration, fumes, odor, dust, glare or physical activity.**

*Applicant response:*

While there remains a rural equestrian and agricultural nature to a portion of the central acres, this area is predominately comprised of single-family homes and large number of expensive, high-end estate neighborhood feel. The proposed development will provide an alternative to those existing residents who would otherwise be forced to move out of the central acres at a time in their life cycle when a large ranchette and the maintenance obligations that go along with such a property is no longer desirable. Further, although somewhat smaller than the existing estate homes in the area, the proposed architecture and features of the home in the proposed development are intended to still be high-end residences that will enhance the tax base within this area of the City. It is anticipated that the initial sales prices for each of the homes within the proposed development will be in the \$600,000 range, which will result in a completed build-out, property value for the development in excess of \$27,000,000.



Staff response:

The proposed use should not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding property, or the neighborhood, and will cause no objectionable noise, vibration, fumes, odor, dust, glare or physical activity. There are single-family residences, multi-family residential uses, day care centers, and houses of worship that coexist in this neighborhood.

**5) The proposed conditional use will not adversely affect the health, safety, security, morals, or general welfare of residents, visitors, or workers in the neighborhood.**

Applicant response:

The proposed development provides passive recreational areas for the residents of this private community including a walking trail and open spaces that can be enjoyed adjacent to the new lake to be provided as part of the surface water management system. The private gated entry and private roads within the proposed development will not adversely impact the traffic systems of the surrounding area. The proposed development will significantly and positive impact the public infrastructure improvements in the area, including a new sanitary sewer force main and additional surface water management facilities. Furthermore, the proposed development maximizes separation buffering between internal lots and those RS1-EP lots located north of the development by creating separation lakes and open landscaped areas. These areas will provide the surrounding properties with lakefront vistas and water views which will have a positive effect on property values. Further, as stated previously, the proposed development will provide a much-needed transition from the more intense zoning classifications of the adjacent properties to the lower density estate homes constructed on the acre lots, while still maintaining a low-density zoning classification of less than 4 units to the acre.

Staff response:

The proposed development should not adversely affect the health, safety, security, morals, or general welfare of residents, visitors, or workers in the neighborhood. The proposed residential community will serve as a transition use between the low-density estate residential uses and the non-residential uses towards the Broward Boulevard corridor.

**6) The proposed conditional use will not, in conjunction with existing development in the area and permitted development under existing zoning, overburden existing public services and facilities.**

Applicant response:

STKR Old Hiatus, LLC, proposes that the proposed development of the Property will have a positive impact on existing public facilities and services.

With respect to roads, the proposed development includes the abandonment of a presently undeveloped section of City right-of-way known as N.W. 2<sup>nd</sup> Street. The City advises that it has no desire to develop this right-of-way. Also, there exists invasive and overgrown vegetation within this undeveloped right-of-way that has caused problems for the adjacent Victory Life Church as roots and vegetation are negatively impacting the existing drain field

for the Victory Life Church. The development of the Property with the proposed rezoning will resolve both of these issues. Second, with respect to sewer utilities, with the proposed rezoning it will be economically feasible to construct a sanitary sewer force main to bring sanitary sewer utilities to the Property, as well as to make such sanitary sewer utilities available to the Victory Life Church. This would not be a feasible cost that could be absorbed with the development of the subject property under its current zoning. Additionally, the utilization of sewage collection and transmission facilities for the proposed development will eliminate the need for on-site septic tanks and drain fields. Because septic tanks and drain fields may have an adverse impact on groundwater quality, the provision of new sewage collection and transmission infrastructure will positively impact on the surrounding properties. There is certainly a desire for fewer septic systems within the subject area, and the rezoning will help to alleviate at least some of this concern. Plantation Utilities advises there is existing capacity for sanitary sewer.

There presently exists drainage issues within this area, and the rezoning of the Property allows for a site development which incorporates a new lake and canal which will not only adequately address surface water management issues for the Property, but will also help to alleviate surface water management issues for some of the adjacent properties including, but not limited to, Victory Life Church.

With these benefits, there are no apparent negative impacts regarding schools, fire, police, or roads within the area. Please find the current School Board SCAD report for the proposed development where there are no school impacts anticipated for the proposed development. The City of Plantation utilizes the cart/bin system for curbside trash and recycling collection within the Plantation Acres, which is the area where the Property is located. The City of Plantation will collect revenue for these services as part of the individual homeowner's utility bills.

Staff response:

Approval will not place an undue burden upon existing transportation or infrastructure. Services are available and adequate to serve the proposed development. Utilities, Fire and Traffic comments are addressed in their respective conditions of approval noted in Section V. B. of this report.

**7) The proposed conditional use shall meet all other specific standards that may be set forth elsewhere in the Code of Ordinances.**

Applicant response:

The applicant has taken all code standards and considerations in account to formulate the site plan for the development. It has been reviewed by City Staff for conformance the applicable sections of the Code.

Staff response:

The proposed density is not permitted by the Comprehensive Plan without the assignment of flexibility units or a land use plan amendment. Waivers are requested on Exhibit "E", to implement the proposed site plan in compliance with the city code requirements.

**8) The proposed conditional use shall disclose the square feet of use sought for approval so that an adequate evaluation may be made.**

Applicant response:

The applicant acknowledges that the site plan for the development represents all of the area being sought for Conditional Use Approval.

Staff response:

Staff concurs the site plan is for 42 single-family residences.

**C. Citizen Comments**

The City of Plantation posts signage on properties for site plan approvals and rezonings and sends out notices to surrounding property owners for conditional uses, rezonings and flex assignments when planning and zoning actions are requested. In this case, the Planning, Zoning & Economic Development Department posted signs on or before on September 25, 2020 and sent out notices on October 27, 2020. This provides an opportunity for citizen participation in the zoning process. Staff has received written objections and numerous phone calls from citizens objecting to this application. See Exhibit “N”

**D. Community Meetings (by applicant)**

The applicant has conducted two meetings with the public occurring on September 7, 2020 and October 20, 2020. The meetings were conducted in a “Zoom” format in which attendees were given the opportunity to see the proposed site plan and renderings and ask questions. The applicant has provided a summary report which is included as Exhibit “M”.

**E. Concerns, Issues and other Pertinent Information**

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

Transportation: The 2019 level of service for Broward Boulevard east of Flamingo Road currently operates at level of service C and Hiatus Road north of Broward Boulevard currently operates at level of service C, per the 2019 Broward County Roadway Capacity and Level of Service Analysis (Broward County MPO). Note, 2019 is the latest available traffic data available through the Broward County MPO.

The 2019 Broward County Roadway Capacity and Level of Service Analysis predicts that the level of service for these same segments in the year 2040 will be a level of service of C and F.

Street	Section	2019 Daily LOS	2019 Peak LOS	2040 Daily LOS	2040 Peak LOS
Broward Blvd	East of Flamingo	C	C	C	C
Hiatus Road	North of Broward	C	C	F	F

## **V. RECOMMENDATIONS:**

### **A. Board and Committee Recommendations:**

August 18, 2020          DRC Agenda, No objection to the project moving forward

- B. Staff Recommendation:** Staff recommends **APPROVAL** of the requested assignment of 30 flex units, rezoning, conditional use, site plan, elevation, landscape plan, and waivers subject to the conditions noted in Section V. B. of this report.

### **STAFF COMMENTS:**

#### **PLANNING & ZONING:**

##### **Planning:**

1. The current land use category (Estate 1 dwelling unit per acres) allows a maximum of 12 units based on the 12.1 gross acreage of the site. In lieu of a land use plan amendment, the applicant is requesting the assignment of 30 flexibility reserve units to allow the proposed 42 dwelling units. Upon review of the flexibility rules, it came to staff's attention that the City's Comprehensive Plan does not contain the flexibility rule that allows for an increase in the residential density of a residentially designated property through the assignment of flexibility units. Staff will be requesting City Council direction as to whether the Council wishes to consider an amendment to the residential flexibility rule which would allow for an increase in the residential density of a residentially designated property through the assignment of flexibility units. If the City Council elects to not amend the Comprehensive Plan flexibility rules, a land use plan amendment will be required to implement this development proposal.
2. Payment of City Impact Fees in the amount of \$2,951.49 for each site is required at time of building permit, as adjusted annually (Sec. 19-85/86). *This comment is acknowledged by the applicant.*
3. The applicant must submit the required concurrency review form for parks, water, sewer, streets, drainage, and solid waste prior to City Council consideration. The standard single-page form is available in the Planning and Zoning Department and must be presented to the appropriate departments for sign-off and returned to the Planning and Zoning Department prior to City Council consideration (Sec. 20-61). *This comment is acknowledged by the applicant.*

##### **Note:**

- A. Please Resolve Comments 1,3 Prior to City Council
- B. Please Resolve Comments 2 Prior to Building Permit

##### **Zoning:**

##### **In General:**

1. Update and provide the entire submittal in PDF format on a CD, flash drive, or other means of electronic transfer. Submittal shall be separated into folders (e.g. site plan, elevations, landscape, civil, etc...). *This comment is acknowledged by the applicant.*
2. When responding to staff comments, please "bubble" plan changes and specify the page number corrected in the written responses. This will help shorten staff review of revised plans. *This comment is acknowledged by the applicant.*
3. Homeowner association documents shall be reviewed and approved by the City Attorney prior to issuance of a building permit. Staff requires a trust account (\$2,000) be posted before the City Attorney initiates his review. *This comment is acknowledged by the applicant.*

4. Within the Homeowner association documents, please include language that prohibits garage conversions and exterior storage structures. Also include what type of amenities / accessory structures will be permitted for individual unit owners (such as fencing, patio screen enclosures, trellises, etc.) and address the material, color, and locational limitations for these uses. Allow up to 8 weeks for City Attorney review to avoid any delay in permit approval. NOTE: Prior to the issuance of the first Certificate of Occupancy (CO), the HOA documents must be recorded. *This comment is acknowledged by the applicant.*
5. Additional comments may be generated based on the resubmittal. *This comment is acknowledged by the applicant.*

Plat:

6. A concurrent plat application (Replat of Noor Plantation Plat) is also in review (PP20-0013). The plat must be recorded prior to issuance of the first development permit. *This comment is acknowledged by the applicant.*

Easement:

7. Prior to issuance of a certificate of occupancy (CO), any vacation of right-of-ways must be completed. Please contact the Engineering Department regarding the proposed vacation of NW 2<sup>nd</sup> Street. *This comment is acknowledged by the applicant.*

Site Plan:

8. Section 27-688(d) requires planned community developments adjoining a single-family residential district without intervening permanent open space of at least one hundred (100) feet to be built in accordance with the uses permitted in the adjoining residential district and in accordance with all other requirements of such district. This regulation would require one-acre lots be constructed on the western portion of the site abutting the four existing one-acre homesites. *A waiver has been requested.*
9. Section 27-689(e) requires the minimum lot area and minimum lot dimensions of detached single-family lots within the development to be not less than two-thirds ( $\frac{2}{3}$ ) of the normal minimum lot area and dimensions of the of the single-family residential district of equal density in which the lot is located and in the adjacent districts contiguous to the development's boundary lines. This regulation would require the interior lots to have a minimum lot area of 10,050 square feet, minimum lot width of 67 feet, and minimum lot depth of 80.4 feet (based on the RS-3C district). The minimum lot size proposed is 6,050 square feet and lot width is 55 feet. The lot depth is code compliant. *A waiver has been requested.*
10. Section 27-689(c) requires no buildings or structures be closer to an exterior property line (PRD boundary) than a distance equal to one and one-half ( $1\frac{1}{2}$ ) times the height of the building. A PRD boundary of 42.75 feet is required (based on a maximum unit height of 28.4 feet). The site plan indicates Lots 1 thru 14 provide a PRD boundary rear setback of 35 feet, Lots 27 thru 32 provide a PRD boundary rear setback of 25 feet and Lot 33 provides a PRD boundary side setback of 17.5. *A waiver has been requested.*
11. Section 27-742(e) requires two-way access aisles to be a minimum of 25 feet. *A waiver has been requested for a width of 24'. Staff has no objection to this waiver request.*
12. Section 27-743(1)(a) requires single-family homes to have a two-car garage measuring 22' wide and 20' deep. *A waiver has been requested. Staff has no objection to this waiver request.*

Lighting:

13. Provide a photometric plan. The lighting levels on the photometric lighting plan must extend to the property line to verify compliance with city code. *Comment not addressed.*
14. Walkway lighting should be 3 foot-candles. *Comment not addressed.*

Details:

15. Prior to building permit submittal, please obtain an approved “Paint Color Approval and Agreement” form from the Zoning Department. *This comment is acknowledged by the applicant.*
16. Provide a letter from Waste Management confirming that blue bag service will be provided. *This comment is acknowledged by the applicant.*

Signage:

17. Please note signage is not part of this approval. Communities must have a minimum of 50 dwelling units for ground signage. A sign special exception will be required. *This comment is acknowledged by the applicant.*

Perimeter Landscape Buffers:

18. Staff strongly recommends the perimeter landscape buffers adjacent to NW 4<sup>th</sup> Street and Old Hiatus Road be installed upon the completion of the engineering site work and prior to issuance of the first building permit for home construction.

Note:

- A. Please Resolve Comments 1-2,13-14,16 Prior to City Council Submittal
- B. Please Resolve Comments 3,6,15 Prior to Permit
- C. Please Resolve Comments 4,7 Prior to CO

**LANDSCAPE:**

Please note:

- A. Comment # 1 (Notes), comment # 1 (Site plan), & comments # 1-4 (Landscape plan) must be addressed at time of City Council submittal.
- B. Comments # 1-4 (Notes) & comments #5-8 (Landscape plan) must be addressed at time of Building permitting.

Notes:

1. All site plan and planting plan comments from the Department of Planning, Zoning & Economic Development – Landscape - must be responded to in writing at time of City Council submittal.
2. 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.*
3. 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.
4. This review is preliminary. Full landscape plan review & approval is required at time of permitting.

Site Plan:

1. Revise the planting plan along NW 4<sup>th</sup> Street to include category 1 shade trees centered every 30’ on center for the entire length of the NW 4<sup>th</sup> Street frontage (approximately 600 lineal feet). Trees shall be Live Oaks with a minimum height of 20 feet. If possible, include clusters of sabal palms with staggered heights ranging from 16 to 20 feet. A continuous clusia hedge must be planted at a minimum 36 inches (touching adjacent shrubs at time of planting) and be maintained at minimum 6-foot height. Remaining areas within the 20-foot buffer must be planted with St. Augustine grass.
2. An enhanced landscape buffer adjacent to the most easterly single-family residential lot must include a 300’ continuous clusia hedge (touching adjacent shrubs at time of planting) and a 2-foot high berm beginning 130’ south of the north plat limits and extending 170’ south to the

south property line of the most easterly single-family residential lot. The 300-foot linear hedge must be installed and maintained at minimum 6-foot height and placed on top of the berm where the berm is constructed.

3. Relocate the sidewalk along the north property line to the south side of the 20-foot landscape bufferyard and relocate the metal picket fence to 5 feet south of the north property line to provide for an appropriate separation to the shade trees. Section 13-40 requires the applicant 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. driveways, road ways, sidewalks, etc.).
4. Relocate the clusia hedge along the east property line to the west side of the metal picket fence to provide an appropriate separation to the trees.
5. Please show locations of type D curbing and/or root barriers on the plans. as per City code Section 13-35(1)(e).

Planting Plan:

1. Include existing trees and palms on adjacent properties along the perimeter (this information is necessary to make sure existing neighboring trees do not interfere with proposed trees). Clarify how the existing tree canopy to remain will impact the proposed trees. Please do not plant trees within the canopy of existing trees.
2. Please show all utility easements in gray scale on the planting plan as well as above and below ground utilities and associated equipment (fire hydrants and associated equipment, overhead power lines, FPL pads, water and sewer service lines, etc.). Please include on sheet L-7 to assure that the utilities will not conflict with tree locations.
3. The *Phoenix dactylifera* prefers a desert setting with low humidity and low rainfall; when used in South Florida with our high levels of humidity and rainfall, this palm is highly susceptible to many disease, insect, and physiological problems. Staff recommends use of this palm species be limited.
4. The N Old Hiatus Road buffer cannot accommodate category 1 trees due to FPL power line conflicts; therefore, category 2 trees are proposed. The Tuskegee crape myrtles do not survive well in Plantation soils. Staff recommends the use of the muskoguee crape myrtles in lieu of the tuskegee.
5. Staff recommends the planting of aquatic planting throughout the littoral zones of the lake/retention pond.
6. For relocated and/or newly planted trees/palms (if applicable), provide a tree irrigation schedule for the first 12 months that specifies the method and frequency of application, and amount of water used for each application.
7. Please include relocation details for any tree/palm to be relocated (staking, root pruning, watering, mulching, etc.).
8. Section 13-35(a) requires all landscaping to be installed in a sound workmanship-like manner and according to accepted and proper planting procedures.
9. 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.
10. Provide Tree Protection details as well as locations for placement, if applicable, as per City code Section 13-45(b).
11. Provide irrigation plans as per City code Section 13-35(a)(1)(c).

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

**TRAFFIC CONSULTANT:**

October 8, 2020 the Engineering Department received via email from PZED an electronic copy of a Traffic Statement for the subject project prepared by KBP Consulting, Inc. dated September 29, 2020. The Department reviewed the statement and offer the following comments:

1. Provide existing traffic volume for Old Hiatus Road (a/k/a NW 112<sup>th</sup> Avenue) between Broward Blvd. and Sunrise Blvd.
2. Provide existing traffic volumes, including AM/PM peak hour, at the intersection of Old Hiatus Road and Broward Blvd. (right turn only) and apply the project impacts to this intersection. It is noted that motorists must perform a U-Turn west of this intersection in order to proceed EB on Broward Blvd. The turn lane and U-turn movement shall be evaluated.
3. Provide existing traffic volumes, including AM/PM peak hour, at the intersection of old Hiatus Road and Sunrise Blvd. (right turn only) and apply the project impacts to this intersection. It is noted that motorists must perform a U-Turn immediately east at the signalized intersection of Sunrise Blvd. and Hiatus Road in order to proceed WB on Sunrise Blvd. The turn lane and U-turn movement shall be evaluated.
4. Evaluate existing and proposed traffic conditions and turning movements for NW 4<sup>th</sup> Street at Old Hiatus Road and NW 118<sup>th</sup> Avenue.

**BUILDING DEPARTMENT:** No objection.

**FIRE DEPARTMENT:**

Reviews:

- Comments 1 – 8 on the Staff Report to the Review Committee meeting of August 8<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 site/elevation/landscape plan, rezoning, flex assignment and conditional use 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 – Acknowledged.  
\*Fire Dept reply – Complied.
2. A fire department access roadway shall be within 50’ of any exterior door (that can be opened from outside and that provides access to the interior) and within 150’ of any portion of an exterior wall (as measured by an approved route around the exterior) of the 1<sup>st</sup> floor for any new structure built upon this property. The installation of an automatic fire sprinkler system extends these measurements to 150’ and 450’, respectfully.  
\*Applicant response – Refer the Fire Truck Maneuvering and Hose Deployment Plan Sheet FD1 of 1.  
\*Fire Dept reply – Complied.
3. Vehicle gates shall be motorized/automatic and shall comply with the City of Plantation Fire Dept’s standard requirements.  
\*Applicant response – Acknowledged.  
\*Fire Dept reply – Complied.



4. Emergency vehicle access roadways shall have a turning radius of 50' outside and 38' inside, compliant with City of Plantation Engineering Dept standard.  
 \*Applicant response – Refer the Fire Truck Maneuvering and Hose Deployment Plan Sheet FD1 of 1.  
 \*Fire Dept reply – Complied.
5. Any one-way emergency vehicle access roadway shall have a minimum 16' width.  
 \*Applicant response – Refer to the Site Plan where the minimum pavement width is shown as 16.33'.  
 \*Fire Dept reply – Complied.
6. A sign, matching the specifications of the City of Plantation Fire Lane Signing & Marking standard, but with the following or like wording, shall be posted on each side of the entrance: "NO PARKING IS PERMITTED ON ANY NON-DESIGNATED PARKING SPACE".  
 \*Applicant response – Acknowledged.  
 \*Fire Dept reply – Complied.
7. Wording, approved by the Plantation Fire Dept, shall be included in the HOA documents reflecting the following: vehicles must be parked in a designated parking space at all times; parking of vehicles on the street, along non-parking curbs, and on signed "NO PARKING" areas, is not permitted; guests are bound by same rules; any vehicle violating these rules will be removed (towed) from property.  
 \*Applicant response – Acknowledged.  
 \*Fire Dept reply – Complied.
8. Additional conditions may arise upon review of all required permitting plans.  
 \*Applicant response – Acknowledged.  
 \*Fire Dept reply – Complied.

**POLICE DEPARTMENT:**

1. The photometric survey for the street is acceptable.
2. There is no photometric survey for the walkways/pathways that depict legible raw numbers. Additionally, please include a calculation summary table for this area as provided with the street survey.
3. There was no example of the lighted bollards provided. Please provide this information.
4. The entry gate elevation displays a vertical and horizontal aluminum picket fence. I need clarification that all the perimeter fencing will be vertical picket fencing.

Note:

- A. Please Resolve Comments 2-4 Prior to City Council Application
- B. Please Resolve Comments \_\_\_\_\_ Prior to Building Permit

**UTILITIES:** No objection conceptually and although the proponent has acknowledged the previous comments, they must **AGREE** to previous and current. Utilities will continue to assist the proponent to obtain easements from the H.O.A. to west to create a looped system.

1. Proponent must agree to all on and off-site improvements needed to support the development of this project. This will include design, funding, permitting, installation and conveyance to the City of Plantation.
2. This review is preliminary and considered conceptual. Final comments will be provided at time of construction plan submittal and subject to outside agency approvals/comments.
3. The final review could generate additional comments.

4. Full Utilities plan review and approval is required prior to permitting. No plans are for construction until marked "FINAL".
5. Separate, specific Utilities easement required for water main, services and fire hydrants.
6. No structures are allowed to be installed in Utilities easements.
7. Water main must be 8".
8. No easement, minimum 15', shown over water main connecting to existing main on 4<sup>th</sup> St..
9. FM to be HDPE DR 11 or greater, or D.I.P.
10. 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
11. Contact Johnathan Adams if you have any questions, 954.414.7352

Note:

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

**O.P.W.C.D.:** No comment.

**WASTE MANAGEMENT:** Contact Eddie Marcano, Territory Manager -Waste Management at EMARCANO@WM.COM

**VI. EXHIBITS:**

- A. Letter of Intent
- B. Aerial Map
- C. Zoning Map
- D. Legal Description
- E. Waiver Request
- F. Flexibility Criteria
- G. Draft Rezoning Ordinance
- H. Draft Conditional Use Resolution
- I. NW 4<sup>th</sup> Street Landscape Buffer & Enhanced Landscape Buffer at NW Corner
- J. PAID approval letter
- K. Traffic Statement Summary
- L. Material Sample / Elevation
- M. Applicants Public Meeting Summary
- N. Written Objections

**STKR OLD HIATUS, LLC**  
**201 S.E. 12th Street, Suite 100**  
**Fort Lauderdale, Florida 33316**  
**(954) 324-1718**

May 26, 2020

Mr. Dan Holmes, Director  
City of Plantation  
Planning, Zoning & Economic Development  
Planning and Zoning Divisions  
401 NW 70<sup>th</sup> Terrace  
Plantation, Florida 33317

**Re: Reflections in the Acres (aka Noor Plantation Plat)**  
**Letter of Intent for Rezoning, Re-Platting, Assignment of Flexibility Units,**  
**Vacation of Right-of-Way and Site Plan Approval**  
**11200 NW 4<sup>th</sup> Street, Plantation**

Mr. Holmes:

STKR Old Hiatus, LLC ("STKR"), is the owner of the Noor Plantation Plat ("Property") generally located at the southwest corner of Old Hiatus Road (NW 112<sup>th</sup> Avenue) and NW 4<sup>th</sup> Street. A property address of 11200 NW 4<sup>th</sup> Street will be referenced for processing various entitlement applications with the City of Plantation, Broward County and the Plantation Acres Improvement District.

Please allow this correspondence to serve as STKR's Letter of Intent to rezone the Property from RS1-EP to PRD-3.3Q, process an application for the assignment of thirty-one (31) Flexibility Units within Flex Zone 68 to the Property, an application to Re-Plat the Property for forty-two (42) single family lots, an application to Vacate NW 2<sup>nd</sup> Street Right-of-Way, and an application for Site Plan Approval (STKR's proposed development of the Property for 42 single-family homes is hereafter referred to as the "Development").

**EXISTING PROPERTY CHARACTERISTICS:**

1. The Property is zoned RS1-EP and is currently platted for eleven (11) single family homes. The plat is expired.
2. The net Platted area is 11.358 Acres.
3. The Property is bounded by:
  - a) Old Hiatus Road and the SFWMD C-42 Canal to its east.
  - b) The following properties to its south:
    - i. The unimproved 60' wide NW 2<sup>nd</sup> Street Right-of-Way.
    - ii. Victory Life Church zoned CF-P;
    - iii. Jehovah's Witness Church zoned CF-P; and
    - iv. The Developmental Preschool and Kindergarten facility zoned PRD-10Q.
  - c) The 40' wide P.A.I.D. C-1A Canal R/W at its southwest boundary. Directly west of the canal is the Courtyards of Plantation Acres condominium development zoned PRD-10Q.
  - d) Four (4) single family lots zoned RS1-EP at its northwest boundary.
  - e) N.W. 4<sup>th</sup> Street Right-of-Way to its far northern side.

4. NW 2<sup>nd</sup> Street ROW was deeded to the City of Plantation in 1981. The ROW is not improved and is inundated with heavy vegetation. The Noor Plantation Plat was configured so that the NW 2<sup>nd</sup> Street ROW would be developed in conjunction with Noor Plantation Plat to provide access to the southernmost seven lots within the plat from Old Hiatus Road, while the northernmost four lots within the Noor Plantation Plat abut NW 4<sup>th</sup> Street and would have had access to that street ROW.

PROPOSED PROPERTY AND DEVELOPMENT CHARACTERISTICS:

1. STKR attended informal meetings with City Planning and Zoning staff in October 2019 and presented a conceptual site plan for the development of forty-five (45) single family lots within the Property. Compatibility with adjacent zoning districts was discussed including transitional density thresholds, buffering adjacent to the four residential lots on the Property's north side, development amenities and single-family home architecture. Additionally, discussions included the City's willingness to vacate the NW 2<sup>nd</sup> Street ROW, and to convey this ROW to STKR for inclusion of the vacated acreage into the proposed single-family development. Based upon those discussions, staff acknowledged potential support for the proposed development concept and recommended that a formal Pre-Development Application be submitted to the City for review by City Review Committee members. Staff also advised that applications for Rezoning of the property from RS1-EP to PDR-Q, Re-platting, Assignment of Flexibility Units, Vacation of the NW 2<sup>nd</sup> Street ROW and Site Plan would also need to be processed.
2. STKR also met separately with Fire Department and Utility Department Staff in October 2019 to discuss fire protection and water and sewer infrastructure requirements for the Development.
3. On November 1, 2019, STKR attended a Pre-Development Meeting with City Review Committee Staff and presented a more refined site plan and building architecture. Specific PCD zoning code conditions and requirements were discussed as well as details on the NW 2<sup>nd</sup> Street ROW Vacation procedure. Police, Fire, Building, Landscaping and Engineering staff also provided site specific and procedural recommendations for moving forward with processing the necessary applications to the City.
4. On January 9<sup>th</sup>, 2020, STKR attended a pre-submittal coordination meeting with City Planning and Zoning staff to further define the application submittal process.
5. STKR also met with David Fradley, P.E. representing the Plantation Acres Improvement District to discuss the proposed Development, re-platting and drainage system permitting requirements and the overall drainage concept. Based upon input from Mr. Fradley, the proposed drainage design for the proposed Development was further evaluated resulting in a reduction of proposed residential units from forty-five (45) to forty-two (42) units with a net increase in proposed lake and green area for the Development.
6. The City of Plantation Utilities Department has provided correspondence stating that the City has sufficient water and sewer capacity to accommodate the proposed forty-two single-family unit Development.
7. STKR has met with the Victory Life Church Board regarding the vacation of the NW 2<sup>nd</sup> Street ROW, and STKR's request that the vacated ROW acreage be conveyed by the City to STKR. STKR and Victory Life Church have reached an agreement covering various items including the vacation of the NW 2<sup>nd</sup> Street ROW, pursuant to which Victory Life Church supports the vacation of this ROW and the City's conveyance of the ROW acreage vacated being conveyed in its entirety



to STKR for inclusion of this acreage into the overall Development acreage. The vacated ROW area is 0.788 acres.

8. The proposed PRD-Q zoning density is based upon gross acreage measured to the center of the adjoining road rights-of-way. NW 4<sup>th</sup> Street has a 25' wide half ROW. Old Hiatus Road (NW 112<sup>th</sup> Avenue) is part of a much wider SFWMD ROW. Based upon discussions with City Planning and Zoning Staff, gross acreage contributed by Old Hiatus Road is measured to the physical centerline of the asphalt pavement of that roadway. Based upon survey data provided by Deni Land Surveyors, the pavement centerline generally runs parallel to and 25' east of the Property's limits. The combined acreage of the two half-ROW's is 0.688 acres.
9. Therefore, the gross acreage of the overall Development subject to the rezoning is the combination of the Property (11.358 acres), the Vacated NW 2<sup>nd</sup> Street ROW (0.788 acres), and the half-ROW's for NW 4<sup>th</sup> Street and Old Hiatus Road (0.688 acres), for a total of 12.834 gross acres. The resulting density is 42 single family dwelling units divided by 12.834 gross acres equaling 3.27 DU/ac. This results in a proposed rezoning classification of PRD-3.3Q.

#### REZONING COMPATIBILITY WITH SURROUNDING ZONING DISTRICTS

1. The Development will consist of forty-two single family residential lots having a minimum lot width of 55' and minimum lot depth of 110'. The anticipated sales price for a home within the Development will be in the \$600,000 range. There are four estate homesites abutting the Property on its north boundary. Based upon current Zillow published home values for those homesites, three of the homes range in value from \$626,000 to \$1,340,000. The fourth home is currently for sale at a price of \$2,450,000, however, Broward County appraises the home at \$1,425,000. Although the homes proposed for the Development are somewhat smaller than the surrounding estate homes, there is little disparity between existing home prices and the anticipated home prices within the proposed Development and, no anticipated disparity on a price per square foot.
2. The Property is one of the only assemblages of real property which remains undeveloped within that portion of Plantation Acres located between West Broward Boulevard to the south, N.W. 4<sup>th</sup> Street to the north, Old Hiatus Road to the east and N.W. 118<sup>th</sup> Avenue to the west. This area of Plantation Acres is unique in that it contains several diverse zoning districts and uses including a major regional roadway with higher intense uses abutting that roadway. It also contains several residential communities with densities between 6 and 10 dwelling units to the acre. This area is not consistent with the balance of Plantation Acres which predominately contains rural uses and estate homesites. The Property's southern boundary directly abuts existing developed properties which are zoned as Community Facilities (CF-P), and include churches, a synagogue, and a pre-school / daycare facility. In addition, other properties within the above described boundaries include a multi-family community with a zoning of PRD-10Q and the Saraceno single-family home community with a zoning of PRD-6.3Q. The properties to the north of the Property are primarily zoned RS-1EP, however, a transitional zoning of PRD-3.3Q for the Property between the existing CF-P and higher density residential zoning such as PRD-10Q and those areas zoned RS-1EP is appropriate and does not adversely affect the surrounding zoning districts. If the PROPERTY were developed as it is currently zoned and platted with large estate homes, these homes would directly abut CF-P and PRD-10Q zoning districts. The estate home values will be adversely effected by their proximity to these more intense zoning districts. This could be the reason the property has not been developed even though the underlying Noor Plantation Plat was recorded fourteen years

ago. Conversely, if the Property is rezoned to a transitional zoning of PRD-3.3Q, the forty-two single-family homesites would serve as a buffer for those existing estate home sites to the north without diminishing their property values. Similarly, we believe the home values within the Property, although adjacent to the CF-P and higher density zoned parcels, will be positively impacted by their proximity to the existing estate home sites.

#### DEVELOPMENT BUFFERING AND SENSITIVITY TO SURROUNDING ZONING DISTRICTS

1. An internal 40' wide private access easement will connect all of the residential lots to a single gated entry located at the southeast corner of the Development on Old Hiatus Road. This entry location is furthest from RS1-EP zoned lots north of the Property. There will be no internal road connection or access to NW 4<sup>th</sup> Street. The internal street will be 20' wide with valley gutters and a 4' wide sidewalk. The gated entry will be highly landscaped and will include separate gates for guests and residents. A highly articulated development identification monument sign will be provided at the gated entry.
2. Traffic entering and leaving the Development will predominately travel to and from W. Broward Boulevard south of the Property where there are direct links to the heart of Plantation, shopping and employment centers, Hiatus Road, Flamingo Road and I-595. We anticipate that significantly less traffic will travel north on Old Hiatus Road into the rural areas of Plantation Acres.
3. The site plan for the Property will include a 20' wide landscaped perimeter buffer along Old Hiatus Road and NW 4<sup>th</sup> Street to screen and provide separation between the Development's lots and those roadways. The buffer will include trees and hedging to soften and provide a visual barrier. This will also provide a minimum 120' of separation between homes within the Property and homes located north of NW 4<sup>th</sup> Street.
4. A 36' wide landscaped buffer will be provided between the existing residence located at 11400 NW 4<sup>th</sup> Street where the eastern boundary of this residence abuts the Property. The buffer will include trees and hedging to soften and provide a visual barrier. This will provide a minimum of 68' of separation between homes within the Property and the eastern boundary of this existing residence.
5. A 60' wide lake buffer will be constructed running along the common boundary of the Property and the southern boundary of the four estate lots just to the north of the Property. This lake buffer will not only enhance these estate lots by providing water views, but will provide 100' of separation between homes within the Property and three of the four homes located north of Property, with the westernmost estate lot to the north of the Property having significantly more lake width and separation between homes.
6. The P.A.I.D. C-1A Canal will be widened from 20' to 60' and 140' wide to provide a lake buffer between the Courtyards at Plantation Acres (PRD-10Q) and the Property. This will provide between 150' to 220' of separation between homes within the Property and homes within the Courtyards development.
7. A 76' wide lake buffer will be constructed between homes within the Property and the Victory Life Church property, and also providing water views from the Victory Life Church property.
8. A 10' wide common area buffer will be provided between the homes within the Property and the Jehovah's Witness Church and Developmental Preschool and Kindergarten facility properties. This common area will be owned and maintained by the Property's homeowner's association.

9. A 6' high decorative aluminum picket fence will be constructed along the Property's north, east and south boundaries except where the four existing estate lots abut the 60' lake buffer.
10. Perimeter and interior common open space landscape and lake buffers will incorporate a concrete walk/trail for use by the Development's residents.
11. The proposed roof heights within the Development are currently limited to 30' high. The allowed roof height in the neighboring RS1-EP zoning district is 40'. The proposed lower roof heights further diminish the overall height and scale of the Development and enhance the overall appearance of the Development's skyline.

STKR is please to bring this Development to the City of Plantation and believes it will provide homes which will serve the Plantation Acres and surrounding area residents with an alternative to large estate style living while providing the benefits of the rural lifestyle. The proposed density is similar to that of the existing 1/3 acre lots already allowed in Plantation Acres, and provides transitional buffering between the more intense zoning districts south of the Property and the estate lots north of the Property. STKR looks forward to working with the City in forging a Development that all of Plantation can be proud of.

If you have any questions or require any additional information, please do not hesitate to contact me at 954-914-8109 or at [jkeith@tdondevelopment.com](mailto:jkeith@tdondevelopment.com).

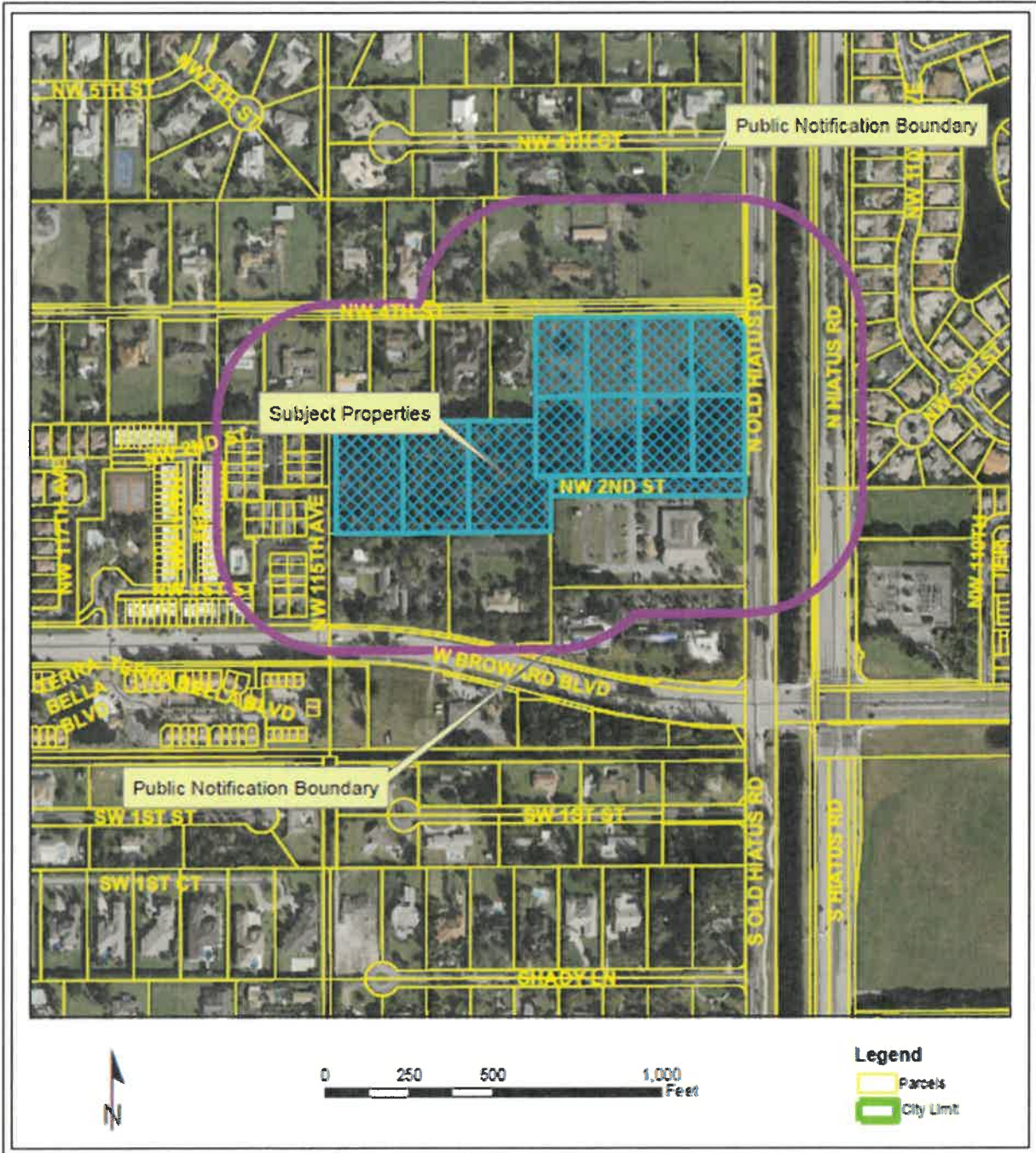
Best Regards,

STKR OLD HIATUS, LLC

By: \_\_\_\_\_ Jonathan Keith, P.E.



# AERIAL MAP



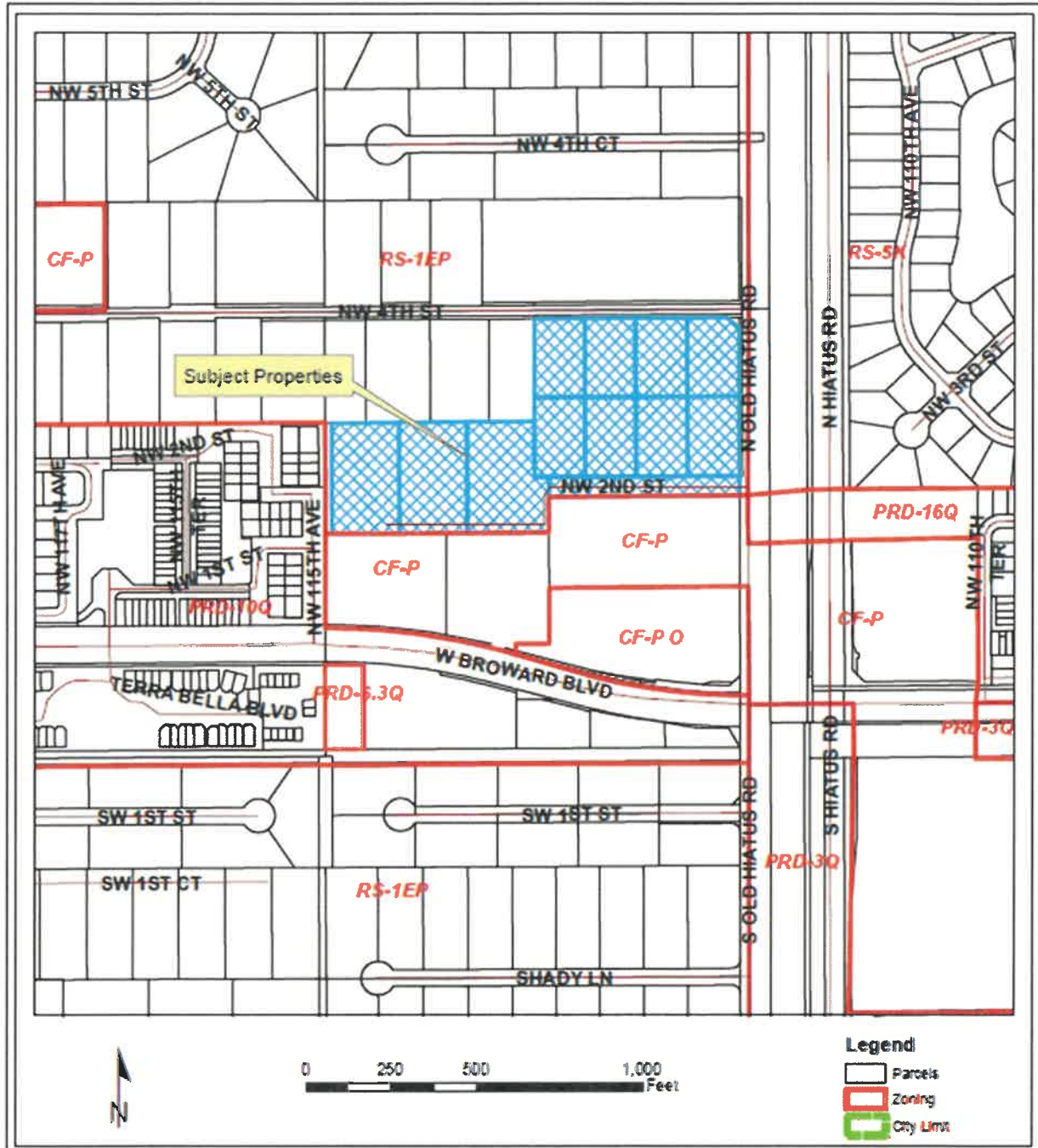
11200 NW 4th STREET

CASE # PP20-0012

PLANTATION, FLORIDA  
10/22/20



ZONING MAP



11200 NW 4th STREET  
CASE # PP20-0012

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

Lots 1-11, Noor Plantation, according to the plat thereof, as recorded in Plat Book 176, page 97 of the Public Records of Broward County, Florida, along with a portion of Tract 50, Section 1, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, being more particularly described as follows:

The North 60 Feet of the South one-half of the East one-half of Tract 50, LESS the right-of-way for NW 112th Avenue and C-42 Canal per map and monumentation as shown on Broward County Section Sheet of Section 1, Township 50 South, Range 40 East.

Said lands situate, lying and being in the City or Plantation, Broward County, Florida, containing 12.146 acres, more or less.

**EXHIBIT E**  
**Waiver requests**

**Zoning:**

1) From: Section 27-688(d) requires planned community developments adjoining a single-family residential district without intervening permanent open space of at least one hundred (100) feet to be built in accordance with the uses permitted in the adjoining residential district and in accordance with all other requirements of such district;

To: Allow the single-family development to be built in accordance with reduced site development standards (6,050 square foot lots, 20' front setbacks, 7.5' side setbacks, and 15' rear setbacks in lieu of the RS-1EP standards which require a 35,000 square foot lot, 35' front setback and 25' side and rear setbacks).

*Applicant Justification:* A 20' wide permanent open space is proposed north of Lots 5-14 where they abut NW 4<sup>th</sup> Street. This space is a landscaped and fenced linear buffer area to be maintained by the HOA. Based upon the minimum structural setback of 31' from the largest proposed model type to the rear lot line, plus the 20' open space landscape buffer parcel and the adjoining 50' wide NW 4<sup>th</sup> Street Right-of-Way, the structural separation to the adjoining zoning district is 101'.

A 60' wide permanent open space is proposed north of Lots 35-42. This space is occupied with a linear lake. Based upon the minimum structural setback of 31' from the largest proposed model type to the rear lot line and the 60' open space lake parcel, the structural separation to the adjoining zoning district is 91'.

A 36' wide permanent open space landscaped and fenced buffer parcel is proposed between Lot 14 and the side lot line of the existing RSP-EP lot located west of Lot 14. Based upon the minimum structural setback of 7.5' from the any model type to the side lot line and the 36' open space landscape buffer parcel, the structural separation to the adjoining zoning district is 43.5'.

*Staff Response:* To address compatibility, the PRD zoning district requires planned community developments adjoining a single-family residential district without intervening permanent open space to be built in accordance with the uses permitted in the adjoining residential district and in accordance with all other requirements of such district. This regulation would require development of single-family homes on one-acre homesites abutting the existing one-acre homesite abutting the south side of NW 4<sup>th</sup> Street. The applicant proposes the same use type (single-family residence); however, the proposed lot sizes and setbacks do not meet the standards of the RS-1EP zoning district.

2) From: Section 27-689(e) requires the minimum lot area and dimensions of a detached single-family dwelling lot established within the development to be not less than two-thirds ( $\frac{2}{3}$ ) of the normal minimum lot area and dimensions of the of the single-family residential district of equal density in which the lot is located and in the

adjacent districts contiguous to the development's boundary lines. This regulation would require the interior lots to have a minimum lot area of 10,050 square feet, minimum lot width of 67 feet, and minimum lot depth of 80.4 feet (based on the RS-3C district);

To: Allow a minimum lot size of 6,050 square feet and minimum lot width of 55 feet.

*Applicant Justification:* The proposed development incorporates perimeter landscaped buffers and screening to provide separation between existing lots outside the development and those within the development. The development is essentially an enclave where proposed lot area is mitigated by the separation between existing and proposed lot types. The proposed lot areas are larger than the lot areas within the existing Saraceno PRD development located at the corner of NW 118<sup>th</sup> Avenue and Broward Boulevard which abuts the RS1-EP zoning district.

Section 27-689(e) requires minimum lot width of a detached single-family dwelling lots established within the development shall not be less than two-thirds of the normal minimum lot width of the of the single-family residential district of equal density in which the lot is located and in the adjacent districts contiguous to the development's boundary lines. Request a waiver the required lot width of 82.5 feet (based on the adjacent RS-IEP district) to 55 feet.

The proposed development incorporates perimeter landscaped buffers and screening to provide separation between existing lots outside the development and those within the development. The development is essentially an enclave where the proposed lot width is mitigated by the separation between existing and proposed lot widths. The proposed lot widths are larger than the lot widths within the existing Saraceno PRD development located at the corner of NW 118<sup>th</sup> Avenue and Broward Boulevard which abuts the RS1-EP zoning district.

*Staff Response:* The applicant proposes the same use type (single-family residential); however, the proposed lots will be reduced in area and width.

3) From: Section 27-689(c) requires no buildings or structures be closer to an exterior property line (PRD boundary) than a distance equal to one and one-half (1½) times the height of the building. A PRD boundary of 42.75 feet is required (based on a maximum unit height of 28.4 feet).

To: Reduce the required PRD boundary of 42.75 feet to 35 feet from the PRD boundary on lots 1 thru 14 (north & east property lines) and to 25 feet from the PRD boundary on lots 27 thru 32 (south property line) and to 17.5 feet for lot 33 (south property line).

*Applicant Justification:* The development offers four (4) model types of which the largest (deepest) model having the largest footprint will be constructed so that the rear structural limits of the unit are 31' from the rear lot line. The smallest (shallowest) model is 45' from the rear lot line. The minimum 31' of rear yard area

is set aside for pool/patio amenities and sod. Please refer to Sheet SP3 of 3 for Typical Lot Configurations for the various model types. There is a 10' HOA Common Area Buffer running parallel to and south of Lots 27 thru 33. There is a 20' HOA Landscaped Buffer running parallel to and north and east of Lots 1-14. As such, the minimum structural setback from the largest model to the rear lot lines of Lots 1-14 and Lots 27-33 will be 31'. Including adjacent HOA buffers, the structural setback to the PRD Boundary will be 51' for Lots 1-14 and 41' for Lots 27-33.

*Staff response: The structural setback to the north and east property lines will equal the front and side yard setback requirements of the current RS-1EP code requirements.*

4) From: Section 27-742(e), which requires a minimum 25' drive aisle width;

To: Reduce the required minimum drive aisle width from 25' to 24'.

*Applicant Justification:* The proposed development provides a 20' wide paved access isle with 2' wide valley gutters on both sides. The overall "drivable" isle width is 24' which is sufficient for emergency vehicle and backout maneuvering for a single-family residential development and exceeds or equals other public roads with the Plantation Acres area.

*Staff response: Staff concurs.*

5) From: Section 27-743(1)(a), which requires single-family homes to have a two-car garage measuring 22' in width and 20' in depth;

To: Reduce the garage widths to 19.3'.

*Applicant Justification:* The proposed models utilize a 19'-4" wide x 20' deep garage. This garage width provides sufficient space to accommodate two cars at 9'-8" width per vehicle. The minimum City parking space width requires 9' of width within off-street parking areas.

*Staff response: Staff concurs. This is a typically requested waiver for residential proposals.*

**EXHIBIT F**  
**Flexibility Criteria**

**(Should City Council elect to amend the Comprehensive Plan to allow an increase in density for residentially zoned properties through the assignment of flexibility reserve units)**

Section 19-67(c)(1) of the City's Zoning Code sets forth the below guiding policy considerations that the City will evaluate in its review when deciding whether to allocate or utilize its flexibility.

- a. **Whether there is a change in population, socio-economic factors, or physical development of property near or affecting the subject property, which change was unforeseen or unanticipated, and which change has created a present problem or opportunity that justifies utilizing the flexibility;**

*Applicant's justification:*

The subject Property is one of the only assemblages of real property which remains undeveloped within that portion of Plantation Acres located between Broward Boulevard to the south and N.W. 4th Street to the north, and also located between Old Hiatus Road to the east and N.W. 118th Avenue to the west. The southern property line directly abuts existing developed properties which are zoned as Community Facilities (CF-P), and include churches, a synagogue, and a pre-school / daycare facility. In addition, other properties within the described boundaries include a multi-family community with a zoning of PRD 10Q and a single-family home community with a zoning of PRD 6.3Q.

The surrounding properties to the north of the Property are primarily zoned RS-1EP, however, a transitional zoning between the existing CF-P and higher density residential zoning such as PRD 10Q and those areas zoned RS-1EP is appropriate and does not adversely affect the surrounding zoning districts, because the properties zoned for 1 unit per acre are primarily developed with large estate homes and that use is not optimal where it directly abuts community facilities such as churches and schools. STKR Old Hiatus, LLC, is seeking to rezone the Property to PRD 3.27Q, and this zoning classification provides the appropriate transition zoning between the CF-P, the higher density residential to the large estate homes common throughout the Central Acres.

*Staff response:*

Although the Property is capable of being developed under its current zoning designation, the property's proximity to Broward Boulevard, the adjacent community facilities, and other higher density residential development within this area has created site disadvantages. Consequently, development under its current zoning designation has not been favorable. Based on the existing conditions of large lot with RS-1EP zoning, which have not been developed, this zoning classification may not be effective on this remaining in-fill site.

- b. **Whether the project as proposed offers significant benefits not otherwise available to the city if the city's land development regulations were otherwise followed (for example, does the planning, design, and development of the property exceed the minimum otherwise required land development requirements in terms of reserving appropriate open space, development themes, taking advantage of natural and**

**manmade conditions or environments, controlling pedestrian and vehicular traffic systems, substantially intensifying landscape or providing landscape contributions to the city, improving or maintaining public infrastructure or giving the city a contribution in aid of infrastructure improvements or maintenance, exceeding setbacks and building separations, and reflecting an orderly and creative arrangement of buildings and land uses as appropriate?);**

Applicant's justification:

The proposed development provides passive recreational areas for the residents of this private community including a walking trail and open spaces that can be enjoyed adjacent to the new lake to be provided as part of the surface water management system. The private gated entry and private roads within the proposed development will not adversely impact the traffic systems of the surrounding area. The proposed development will significantly and positive impact the public infrastructure improvements in the area, including a new sanitary sewer force main and additional surface water management facilities. Furthermore, the proposed development maximizes separation buffering between internal lots and those RS1-EP lots located north of the development by creating separation lakes and open landscaped areas. These areas will provide the surrounding properties with lakefront vistas and water views which will have a positive effect on property values. Further, as stated previously, the proposed development will provide a much-needed transition from the more intense zoning classifications of the adjacent properties to the lower density estate homes constructed on the acre lots, while still maintaining a low-density zoning classification of less than 4 units to the acre.

Staff Response:

The project as proposed offers partial benefits (greater ROW buffers and surface water management system improvements) not otherwise available to the City; however, the project does not exceed the minimum otherwise required land development requirements in terms of permanent open space (waiver request #1), minimum lot sizes (waiver request #2), and exterior property line (PRD boundary) setback (waiver request #3). The proposed site plan does however reflect an orderly and creative arrangement of structures with several lake and open landscaped views.

- c. The extent to which the project contributes to the tax base, adds employment, and provides other positive economic impacts;**

Applicant's justification:

While there remains a rural equestrian and agricultural nature to a portion of the central acres, this area is predominately comprised of single-family homes and large number of expensive, high-end estate neighborhood feel. The proposed development will provide an alternative to those existing residents who would otherwise be forced to move out of the central acres at a time in their life cycle when a large ranchette and the maintenance obligations that go along with such a property is no longer desirable. Further, although somewhat smaller than the existing estate homes in the area, the proposed architecture and features of the home in the proposed development are intended to still be high-end residences that will enhance the tax base within this area of the City. It is anticipated that the initial sales prices for each of the homes within the proposed development will be in

the \$600,000 range, which will result in a completed build-out, property value for the development in excess of \$27,000,000.

Staff Response:

While this policy consideration primarily concerns commercial and industrial lands, development of the property will provide a tax benefit to the City.

- d. **The extent to which the project impacts public services (e.g., fire, EMS, school, police, water, wastewater, and other services), and generates negative secondary effects of odors, fumes, noise, traffic, or crime;**

Applicant's justification:

STKR Old Hiatus, LLC, proposes that the proposed rezoning of the Property will have a positive impact on existing public facilities and services.

With respect to roads, the proposed development includes the abandonment of a presently undeveloped section of City right-of-way known as N.W. 2nd Street. The City advises that it has no desire to develop this right-of-way. Also, there exists invasive and overgrown vegetation within this undeveloped right-of-way that has caused problems for the adjacent Victory Life Church as roots and vegetation are negatively impacting the existing drain field for the Victory Life Church. The development of the Property with the proposed rezoning will resolve both of these issues. Second, with respect to sewer utilities, with the proposed rezoning it will be economically feasible to construct a sanitary sewer force main to bring sanitary sewer utilities to the Property, as well as to make such sanitary sewer utilities available to the Victory Life Church. This would not be a feasible cost that could be absorbed with the development of the subject property under its current zoning. Additionally, the utilization of sewage collection and transmission facilities for the proposed development will eliminate the need for on-site septic tanks and drain fields. Because septic tanks and drain fields may have an adverse impact on groundwater quality, the provision of new sewage collection and transmission infrastructure will positively impact on the surrounding properties. There is certainly a desire for fewer septic systems within the subject area, and the rezoning will help to alleviate at least some of this concern. Plantation Utilities advises there is existing capacity for sanitary sewer.

There presently exists drainage issues within this area, and the rezoning of the Property allows for a site development which incorporates a new lake and canal which will not only adequately address surface water management issues for the Property, but will also help to alleviate surface water management issues for some of the adjacent properties including, but not limited to, Victory Life Church.

The proposed development will utilize a City owned and maintained sewerage collection systems and force main rather than separate septic tanks and drain fields for each home. This will eliminate contamination to the surrounding groundwater. In addition, the size of the lots will not lend themselves to livestock of any kind which are otherwise allowed within the surrounding areas, which will eliminate additional livestock waste within the community. Furthermore, the City of Plantation Utilities Department has provided confirmation that sufficient potable water capacity exists for the proposed development; however, capacity cannot be guaranteed until water capacity charges are purchased for this development.



With these benefits, there are no apparent negative impacts regarding schools, fire, police, or roads within the area. Please find the current School Board SCAD report for the proposed development where there are no school impacts anticipated for the proposed development. The City of Plantation utilizes the cart/bin system for curbside trash and recycling collection within the Plantation Acres, which is the area where the Property is located. The City of Plantation will collect revenue for these services as part of the individual homeowner's utility bills.

Staff Response:

No indications that core level of services is affected by this request and that approval will place an undue burden upon existing transportation, school capacity or infrastructure. Utilities, Fire and Traffic comments are addressed in their respective conditions of approval noted in Section V. B. of this report indicating services are available and adequate to serve the proposed development. Furthermore, the School Board has provided a SCAD report indicating no school impacts are anticipated. Additionally, the open space is improved by removing exotic and invasive species vegetation along with improved drainage on adjacent properties.

- e. **The extent to which the property has potential to be developed in a desirable manner under its present land use and zoning scheme without the application of flexibility and whether such foreseeable development is or is not more beneficial to the community;**

Applicant's justification:

If the property were developed as it is currently zoned and platted with large estate homes, these homes would directly abut CF-P and PRD-10Q zoning districts. The estate home values will be adversely affected by their proximity to these more intense zoning districts. This could be the reason the property has not been developed even though the underlying Noor Plantation Plat was recorded fourteen years ago.

Staff response:

The property could be developed as single-family residential on large lots under its present land use and zoning designations. The south and west portion of the development abutting community facilities (schools, places of worship) and higher density developments creates an unfavorable location for large estate homes. The approved plat does not provide the required buffering and screening required to make the lots saleable; whereas, a rezoning to PRD will provide buffering and screening.

- f. **The nature and types of uses surrounding the subject property and whether the development proposal is compatible and complements those uses;**

Applicant's justification:

The Property is one of the only assemblages of real property which remains undeveloped within that portion of Plantation Acres located between West Broward Boulevard to the south, N.W. 4th Street to the north, Old Hiatus Road to the east and N.W. 118th Avenue to the west. This area of Plantation Acres is unique in that it contains several diverse zoning

districts and uses including a major regional roadway with higher intense uses abutting that roadway. It also contains several residential communities with densities between 6 and 10 dwelling units to the acre. This area is not consistent with the balance of Plantation Acres which predominately contains rural uses and estate homesites. The Property's southern boundary directly abuts existing developed properties which are zoned as Community Facilities (CF-P), and include churches, a synagogue, and a pre-school / daycare facility. In addition, other properties within the above described boundaries include a multi-family community with a zoning of PRD-10Q and the Saraceno single-family home community with a zoning of PRD-6.3Q. The properties to the north of the Property are primarily zoned RS-1EP, however, a transitional zoning of PRD-3.3Q for the Property between the existing CF-P and higher density residential zoning such as PRD-10Q and those areas zoned RS-1EP is appropriate and does not adversely affect the surrounding zoning districts. If the PROPERTY were developed as it is currently zoned and platted with large estate homes, these homes would directly abut CF-P and PRD-10Q zoning districts. The estate home values will be adversely affected by their proximity to these more intense zoning districts. This could be the reason the property has not been developed even though the underlying Noor Plantation Plat was recorded fourteen years ago. Conversely, if the Property is rezoned to a transitional zoning of PRD-3.3Q, the forty-two single-family homesites would serve as a buffer for those existing estate home sites to the north without diminishing their property values. Similarly, we believe the home values within the Property, although adjacent to the CF-P and higher density zoned parcels, will be positively impacted by their proximity to the existing estate home sites.

Staff response:

The proposed residential planned development on the north side is not adjacent and physically abutting existing estate homes and provides physical buffers (lakes, landscaping) providing additional separation of uses. The proposed development, as conditioned, is compatible with the nearby residential properties on the northside and adjacent rights-of-ways with an emphasis on landscaping buffering and screening. The applicant has proposed a 60-foot wide lake buffer adjacent to the 4 single family residences and a 20-foot landscape buffer along NW 4<sup>th</sup> Street and N Old Hiatus Road. Staff has further enhanced the buffer requirements with additional landscape materials and increased tree heights and quantities to screen the development more effectively. Furthermore, the proposed single-family homes have a maximum roof height of 30-feet whereas the maximum roof height in RS-1EP zoning districts is 40-feet; therefore, diminishing the overall height and scale of the development. The buffer addresses privacy impacts on existing development while not unreasonably restricting property development rights for this proposal.

**g. Specific goals, objectives or policies of the city comprehensive plan and other city plans that are consistent or inconsistent with the development proposed;**

Applicant's justification:

The Property is located within Flex Zone 68, Plantation Acres. The proposed rezoning is consistent with City's policies with respect to this region. The proposed rezoning is not for high density residential and, therefore, the proposed development will not adversely impact the City's policy to avoid high density residential and/or commercial land use change near Broward Boulevard. Although the proposed rezoning is slightly higher in density than 1 unit per acre, the proposed rezoning would be the next lowest residential density of those

properties that have been developed directly adjacent to Broward Boulevard in this area. The proposed rezoning is consistent with the City's policy to avoid adverse traffic impacts that would require further ingress / egress into the central acres area either across the canal adjacent to Old Hiatus Road or Broward Boulevard, and the existing access to Old Hiatus Road is sufficient for the proposed development.

Staff Response:

Review of a request for a zoning change includes consideration of whether the request is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. A land use or zoning change is consistent if it is "compatible with" and "furthers" the Goals, Objectives, and Policies of the Comprehensive Plan. See staff responses for rezoning criteria #5.

- h. The extent to which the type of flexibility proposed to be utilized will remain available for future use by the city under this section's requirements and under any possible regulatory scheme;**

Applicant's justification:

It is understood that the flexibility units transferred to the Reflections in the Acres development may be forfeited if the proposed site plan is not developed as proposed or is allowed to expire.

Staff response: Staff concurs.

- i. The extent to which the utilization of flexibility serves or does not serve the public's health, safety, or welfare;**

Applicant's justification:

The proposed development will utilize a City owned and maintained sewerage collection systems and force main rather than separate septic tanks and drain fields for each home. This will eliminate contamination to the surrounding groundwater. In addition, the size of the lots will not lend themselves to livestock of any kind which are otherwise allowed within the surrounding areas, which will eliminate additional livestock waste within the community. Furthermore, the City of Plantation Utilities Department has provided confirmation that sufficient potable water capacity exists for the proposed development; however, capacity cannot be guaranteed until water capacity charges are purchased for this development.

Staff response:

Assignment of flexibility units allow the developer to proceed with development without the need for a land use plan amendment.

- j. The future land use and needs of the community; and**

Applicant's justification:

The proposed development will provide a solution for the need of more affordable housing alternatives in the central acres, while still preserving the existing high-end nature of the residential development within the area.

Staff Response:

Staff concurs. Plantation continues to see demand for new residential development, both for-sale and rental. There appears to be a demand for quality single-family residences in Western Plantation.

- k. Such other policy considerations that may not be set forth above but which are nonetheless considered by the city governing body to be reasonable and appropriate under the circumstances.**

Applicant's justification:

**POSITIVE ECONOMIC IMPACTS, REVENUES, TAX BASE AND VALUE COMPATIBILITY TO SURROUNDING ZONING DISTRICTS**

The Development will consist of forty-two single family residential lots having a minimum lot width of 55' and minimum lot depth of 110'. The anticipated sales price for a home within the Development will be in the \$600,000 range. There are four estate homesites abutting the Property on its north boundary. Based upon current Zillow published home values for those homesites, three of the homes range in value from \$626,000 to \$1,340,000. The fourth home is currently for sale at a price of \$2,450,000, however, Broward County appraises the home at \$1,425,000. Although the homes proposed for the Development are somewhat smaller than the surrounding estate homes, there is little disparity between existing home prices and the anticipated home prices within the proposed Development and, no anticipated disparity on a price per square foot.

While there remains a rural equestrian and agricultural nature to a portion of the central acres, this area is predominately comprised of single-family homes and large number of expensive, high-end estate neighborhood feel. The proposed development will provide an alternative to those existing residents who would otherwise be forced to move out of the central acres at a time in their life cycle when a large ranchette and the maintenance obligations that go along with such a property is no longer desirable. Further, although somewhat smaller than the existing estate homes in the area, the proposed architecture and features of the home in the proposed development are intended to still be high-end residences that will enhance the tax base within this area of the City. It is anticipated that the initial sales prices for each of the homes within the proposed development will be in the \$600,000 range, which will result in a completed build-out, property value for the development in excess of \$27,000,000.

**DEVELOPMENT BUFFERING AND SENSITIVITY TO SURROUNDING ZONING DISTRICTS**

- a) An internal 40' wide private access easement will connect all of the residential lots to a single gated entry located at the southeast corner of the Development on Old Hiatus Road. This entry location is furthest from RS1-EP zoned lots north of the Property. There will be no internal road connection or access to NW 4th Street. The internal street will be 20' wide with valley gutters and a 4' wide sidewalk. The gated entry will be highly landscaped and will include separate gates for guests and residents. A highly articulated development identification monument sign will be provided at the gated entry.

- b) Traffic entering and leaving the Development will predominately travel to and from W. Broward Boulevard south of the Property where there are direct links to the heart of Plantation, shopping and employment centers, Hiatus Road, Flamingo Road and I-595. We anticipate that significantly less traffic will travel north on Old Hiatus Road into the rural areas of Plantation Acres.
- c) The site plan for the Property will include a 20' wide landscaped perimeter buffer along Old Hiatus Road and NW 4th Street to screen and provide separation between the Development's lots and those roadways. The buffer will include trees and hedging to soften and provide a visual barrier. This will also provide a minimum 120' of separation between homes within the Property and homes located north of NW 4th Street.
- d) A 36' wide landscaped buffer will be provided between the existing residence located at 11400 NW 4th Street where the eastern boundary of this residence abuts the Property. The buffer will include trees and hedging to soften and provide a visual barrier. This will provide a minimum of 68' of separation between homes within the Property and the eastern boundary of this existing residence.
- e) A 60' wide lake buffer will be constructed running along the common boundary of the Property and the southern boundary of the four estate lots just to the north of the Property. This lake buffer will not only enhance these estate lots by providing water views, but will provide 100' of separation between homes within the Property and three of the four homes located north of Property, with the westernmost estate lot to the north of the Property having significantly more lake width and separation between homes.
- f) The P.A.I.D. C-1A Canal will be widened from 20' to 60' and 140' wide to provide a lake buffer between the Courtyards at Plantation Acres (PRD-10Q) and the Property. This will provide between 150' to 220' of separation between homes within the Property and homes within the Courtyards development.
- g) A 76' wide lake buffer will be constructed between homes within the Property and the Victory Life Church property, and also providing water views from the Victory Life Church property.
- h) A 10' wide common area buffer will be provided between the homes within the Property and the Jehovah's Witness Church and Developmental Preschool and Kindergarten facility properties. This common area will be owned and maintained by the Property's homeowner's association.
- i) A 6' high decorative aluminum picket fence will be constructed along the Property's north, east and south boundaries except where the four existing estate lots abut the 60' lake buffer.
- j) Perimeter and interior common open space landscape and lake buffers will incorporate a concrete walk/trail for use by the Development's residents.
- k) The proposed roof heights within the Development are currently limited to 30' high. The allowed roof height in the neighboring RS1-EP zoning district is 40'. The proposed lower roof heights further diminish the overall height and scale of the Development and enhance the overall appearance of the Development's skyline.

Staff response:

See staff recommendations for conditions of approval.

ORDINANCE NO.

A ZONING ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, REZONING 12.8 PLUS OR MINUS ACRES FROM "RS-1EP" (ZONING USE DISTRICT) TO "PRD-3.3Q" (PLANNED RESIDENTIAL DISTRICT 3.3-DU/AC); IN ACCORDANCE WITH THE CITY OF PLANTATION COMPREHENSIVE ZONING ORDINANCE, CHAPTER 27-687; PROPERTY LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, AND DESCRIBED AS LOTS 1-11, NOOR PLANTATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 97 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALONG WITH A PORTION OF TRACT 50, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION IDENTIFIED AS EXHIBIT "A"; PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF N. OLD HIATUS ROAD AND NW 4<sup>th</sup> STREET; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

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WHEREAS, the Property affected by this Ordinance enjoys a Comprehensive Plan Future Land Use Plan designation of Low (1) Estate and lies within the RS-1EP zoning use district; and,

WHEREAS, the property owner has requested to rezone the Property from RS-1EP to PRD-3.3Q to accommodate the development of 42 single-family residences on the Property; and,

WHEREAS, the property owner has requested site plan approval for 42 single-family residences on the Property, and the proposed residential density is not consistent with the Property's current zoning designation; and,

WHEREAS, the City has determined that the rezoning of the Property and the assignment of flexibility reserve units to the Property is appropriate and desirable.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, THAT:

**SECTION 1:** The following described Property is hereby rezoned from "RS-1EP" (Estate District) to "PRD-3.3Q" (Planned Residential Development District):

Lots 1-11, Noor Plantation, according to the plat thereof, as recorded in Plat Book 176, page 97 of the Public Records of Broward County, Florida, along with a portion of Tract 50, Section 1, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat

Book 2, Page 17 of the Public Records of Dade County, Florida, and further described in the legal description attached hereto as Exhibit "A," generally located at southwest corner of N. Old Hiatus Road and NW 4<sup>th</sup> Street.

SECTION 2: Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

SECTION 3: This Ordinance shall take effect immediately upon passage on second reading by the City Council and signature by the Mayor.

PASSED ON FIRST READING by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2020.

PASSED AND ADOPTED ON SECOND READING by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2020.

SIGNED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

CITY CLERK

	<u>APPROVED</u>	<u>DATE</u>
REQUESTED BY:	_____	
DEPT. OK:	_____	
ADMIN OK:	_____	
ATTY OK:	_____	

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

A portion of the Southeast one-quarter of Section 1, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, being more particularly described as follows:

BEGINNING at the Northwest corner of NOOR PLANTATION, according to the plat thereof, as recorded in Plat Book 176, Page 97 of the Public Records of Broward County, Florida; thence North 00°09'41" East, a distance of 25.00 feet to a point on the centerline of NW 4<sup>th</sup> Street; thence North 89°36'49" East, along the centerline of NW 4<sup>th</sup> Street, a distance of 641.40 feet to a point 25 feet East of and parallel to the East line of said Noor Plantation; thence South 00°08'35" East, along said parallel line, a distance of 556.92 feet; thence South 89°38'42" West, a distance of 596.95 feet; thence South 00°11'24" East, a distance of 105.53 feet; thence South 89°39'19" West, a distance of 640.60 feet; thence North 00°10'38" West, a distance of 330.82 feet; thence North 89°38'04", a distance of 596.37 feet; thence North 00°09'41" East, a distance of 306.05 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Plantation, Broward County, Florida, containing 559,046 square feet (12.834 acre) more or less.



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING 42 SINGLE-FAMILY RESIDENCES (REFLECTIONS IN THE ACRES) AS A CONDITIONAL USE TO BE LOCATED WITHIN A PRD-3.3Q ZONING DISTRICT ON PROPERTY LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, AND DESCRIBED AS LOTS 1-11, NOOR PLANTATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 97 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALONG WITH A PORTION OF TRACT 50, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION IDENTIFIED AS EXHIBIT "A"; PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF N. OLD HIATUS ROAD AND NW 4<sup>th</sup> STREET; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

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WHEREAS, the Property affected by this Resolution is zoned PRD-3.3Q and, pursuant to the PRD zoning district regulations, all uses deemed appropriate by the City Council must be approved on a conditional use basis; and,

WHEREAS, the applicant has requested conditional use approval to construct 42 single-family residences (herein, the "candidate conditional use"); and,

WHEREAS, the applicant has demonstrated to the City Council that the candidate conditional use has satisfied the measurable standards and criteria set forth in the applicable portions of the City's Comprehensive Zoning Code and the City's Land Development Regulations, such that same can be approved; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, THAT:

**SECTION 1:** The following described property:

Lots 1-11, Noor Plantation, according to the plat thereof, as recorded in Plat Book 176, page 97 of the Public Records of Broward County, Florida, along with a portion of Tract 50, Section 1, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, and further described in the legal description attached hereto as Exhibit "A," generally located at southwest corner of N. Old Hiatus Road and NW 4<sup>th</sup> Street. This use approval is subject to such further restrictions, limitations, and conditions, which were imposed by the City Council during

the public hearings wherein this candidate conditional use and Resolution were considered and all of the City's Codes and Ordinances.

**SECTION 2:** Should any section, paragraph, sentence, clause, phrase or other part of this Resolution is declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part so declared to be invalid.

**SECTION 3:** This Resolution shall take effect immediately upon passage by the City Council and signature by the Mayor.

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2020.

SIGNED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED

DATE

REQUESTED BY: \_\_\_\_\_

DEPT. OK: \_\_\_\_\_

ADMIN OK: \_\_\_\_\_

ATTY. OK: \_\_\_\_\_

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed document was received by the Office of the City Clerk and entered into the Public Record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

Lots 1-11, Noor Plantation, according to the plat thereof, as recorded in Plat Book 176, page 97 of the Public Records of Broward County, Florida, along with a portion of Tract 50, Section 1, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, being more particularly described as follows:

The North 60 Feet of the South one-half of the East one-half of Tract 50, LESS the right-of-way for NW 112th Avenue and C-42 Canal per map and monumentation as shown on Broward County Section Sheet of Section 1, Township 50 South, Range 40 East.

Said lands situate, lying and being in the City or Plantation, Broward County, Florida, containing 12.146 acres, more or less.

Enhanced NW 4th Street Landscape Buffer & Enhanced Landscape Buffer at NW Corner

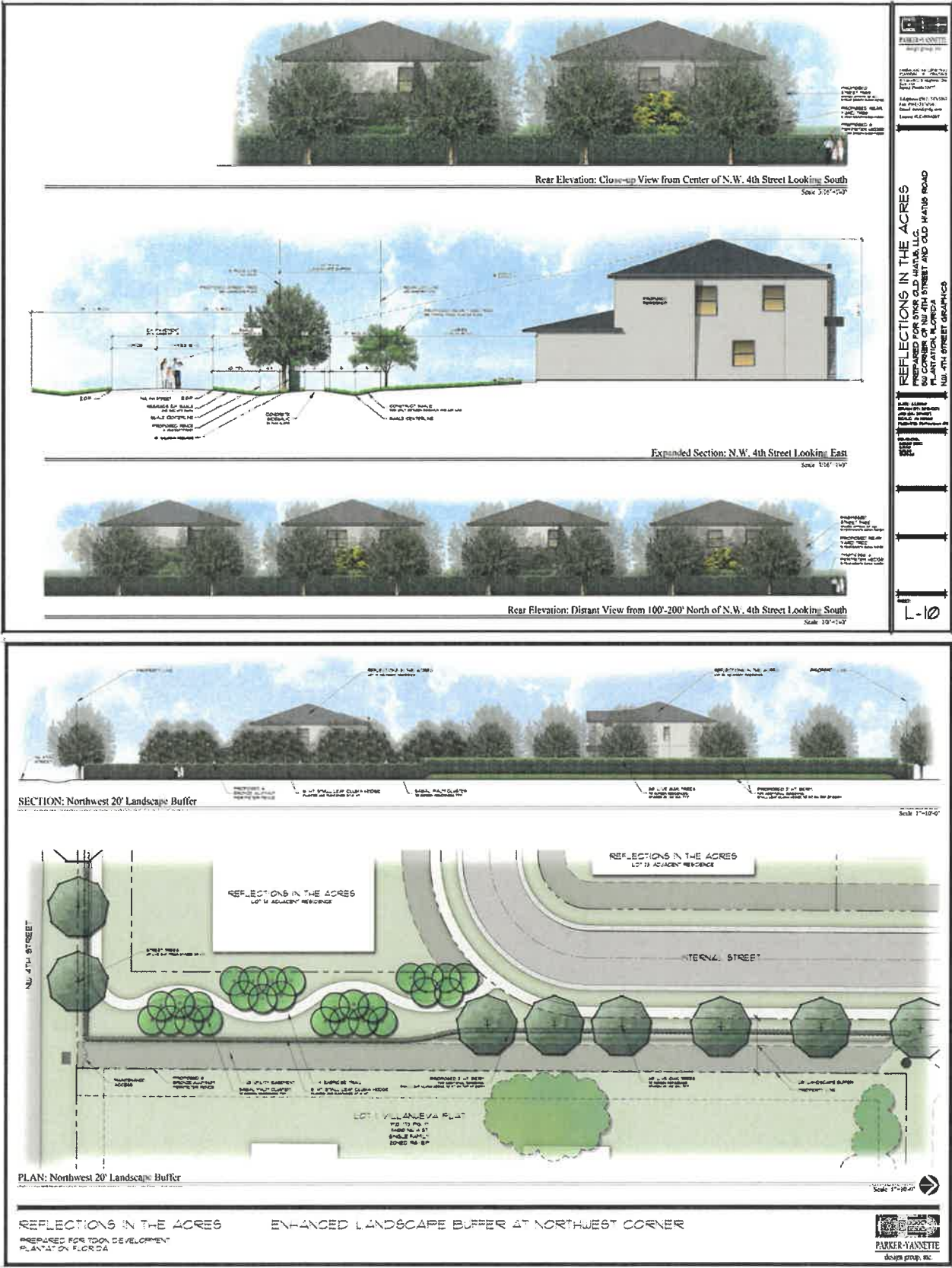


EXHIBIT J  
PAID Approval Letter



October 23, 2020

Jonathan Keith, P.E.  
[Jkeith@TDONDevelopment.com](mailto:Jkeith@TDONDevelopment.com)  
Vice President of Land Acquisitions and Development  
TDON Development  
201 SE 12<sup>th</sup> Street  
Suite 100  
Fort Lauderdale, FL 33316

VIA EMAIL

RE: Reflections In The Acres - Paving & Drainage Plan  
P.A.I.D. Number: C2007.01

Dear Joe:

The above referenced item was APPROVED by the Board of Commissioners of the Plantation Acres Improvement District at their meeting on October 22, 2020.

If you have any questions or need any additional information, please call our office.

Sincerely,

WINNINGHAM & FRADLEY, INC.  
Werner T. Vaughan, P.E.  
Assistant District Engineer  
[wtv@winnfrad.com](mailto:wtv@winnfrad.com)

cc: Stephen Nieset, District Chairman, [smnieset@aol.com](mailto:smnieset@aol.com)  
Angel Alvarez, District Manager, [angel.alvarez@paidfl.org](mailto:angel.alvarez@paidfl.org)  
Paul Gougelman, District Counsel, [pgougelman@wsh-law.com](mailto:pgougelman@wsh-law.com)  
Brett Butler, P.E., [bbutler@plantation.org](mailto:bbutler@plantation.org)  
Jeff Kronengold, [jkronengold@tdondevelopment.com](mailto:jkronengold@tdondevelopment.com)  
Mikki H. Ulrich, [mikkiulrich93@gmail.com](mailto:mikkiulrich93@gmail.com)

2020-10-23 BoardApproval\_C2007.01.wpd

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**SUMMARY & CONCLUSIONS**

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Reflections in the Acres is a proposed residential community to be located generally in the southwest quadrant of the intersection at Old Hiatus Road and NW 4<sup>th</sup> Street in the City of Plantation, Broward County, Florida. The subject site is approximately 12.146 acres (529,087 square feet) and is currently vacant. The subject site will be developed with 42 single-family residential dwelling units. Vehicular access will be provided via one (1) full access driveway on Old Hiatus Road.

The proposed residential community is anticipated to generate approximately 468 daily vehicle trips, approximately 35 AM peak hour vehicle trips (9 inbound and 26 outbound) and approximately 44 vehicle trips (28 inbound and 16 outbound) during the typical afternoon peak hour. When compared with the existing development potential of this site (i.e. 11 single-family dwelling units by right) this represents an increase of 332 daily vehicle trips, an increase of 22 AM peak hour vehicle trips and an increase of 32 PM peak hour vehicle trips.


And, as indicated by the trip distribution and driveway assignment analysis, the resulting driveway volumes are considered to be minimal and do not warrant the inclusion of dedicated turn lanes.

**EXHIBIT L**  
**Material Sample/Elevations**


# REFLECTIONS IN THE ACRES



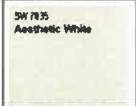
**ROOF TILE**  
 DARK CHARCOAL BLEND, LAVA STONE  
 COLOR DARK CHARCOAL BLEND - LAVA STONE




**BRICK/PAVER, QUARRY WALLS & PATIO PAVERS**  
 GREYCOAT, QUARRY WALLS & PATIO PAVERS  
 COLOR GREYCOAT, QUARRY WALLS & PATIO PAVERS



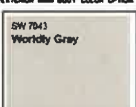
**EXTERIOR COACH LIGHTS**  
 PRODUCT LIGHTING - PORT BOTA  
 COLOR BLACK



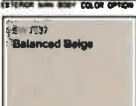
**EXTERIOR MAIN BODY COLOR OPTION 1**  
 SW 7035  
 Aesthetic White




**EXTERIOR MAIN BODY COLOR OPTION 2**  
 SW 7023  
 Requisite Gray




**EXTERIOR MAIN BODY COLOR OPTION 3**  
 SW 7043  
 Worldly Gray




**EXTERIOR MAIN BODY COLOR OPTION 4**  
 SW 7037  
 Balanced Beige




**EXTERIOR MAIN BODY COLOR OPTION 5**  
 SW 7041  
 Urbane Bronze




**EXTERIOR STONE SELECTION 1**  
 GLORIOSO STONE - STACKED STONE  
 COLOR DARK BRONZE




**EXTERIOR STONE SELECTION 2**  
 GLORIOSO STONE - STACKED STONE  
 COLOR SILVER LINING



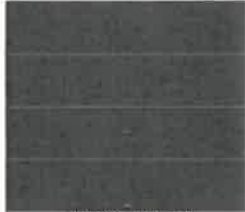
**EXTERIOR STONE SELECTION 3**  
 GLORIOSO STONE - EUROPEAN LEDGE  
 COLOR LIME



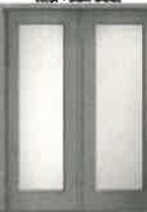
**EXTERIOR STONE SELECTION 4**  
 GLORIOSO STONE - EUROPEAN LEDGE  
 COLOR SILVER LINING



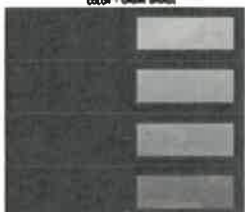
**EXTERIOR FRONT DOOR OPTION 1**  
 THROUGH THE WINDOW WITH BRONZE  
 COLOR - URBAN BRONZE



**EXTERIOR GARAGE DOOR OPTION 1**  
 GLORIOSO STONE - STACKED STONE  
 COLOR - URBAN BRONZE



**EXTERIOR FRONT DOOR OPTION 2**  
 THROUGH THE WINDOW WITH BRONZE  
 COLOR - URBAN BRONZE



**EXTERIOR GARAGE DOOR OPTION 2**  
 GLORIOSO STONE - EUROPEAN LEDGE  
 COLOR - URBAN BRONZE

FOUR EXTERIOR MAIN BODY PAINT COLOR SELECTIONS  
 TWO EXTERIOR FRONT & GARAGE DOOR SELECTIONS  
 FOUR EXTERIOR STONE SELECTIONS  
 ROOF TILE AND BRICK PAVER STYLE & COLOR  
 FACIA, DOOR, TRIM COLOR

SEPTEMBER 8, 2020  
 PROJECT NUMBER: 20-01



**EXHIBIT M**  
**Applicants Community Meeting**

The owner of the subject property, STKR Old Hiatus, LLC, conducted two (2) formal meetings with members of the public. In addition, principals of STKR Old Hiatus, LLC, have entertained numerous and ongoing telephone discussions, text exchanges and email communications with various people who were in attendance at one or both of these formal meetings, as well as with people who did not attend either of the meetings.

As early as February 2020, Ric Roth had contacted Jeffrey Kronengold directly, as member of STKR Old Hiatus, to inquire about the development plans for the property. Mr. Kronengold communicated at length with Mr. Roth regarding the plan for the development of this property, including details of the site plan, the number of proposed single-family residences, the proposed square footage of the residences, and the anticipated pricing of the residences starting in the mid \$600,000 range, among other matters pertaining to the property and plantation acres generally. In July, Mr. Roth again reached out to Mr. Kronengold to let him know that he did purchase the house on 4<sup>th</sup> Street. Mr. Roth inquired at this time, on his own behalf and also on behalf of another neighbor, Alan Azpura, whether STKR Old Hiatus would sell to Mr. Roth and Mr. Azpura those platted lots directly to the south of their properties. Mr. Kronengold advised Mr. Roth that STKR Old Hiatus was not interested in selling those lots separate from the development plans that Mr. Kronengold had shared with Mr. Roth.

The first meeting with members of the public was held through a Zoom meeting on September 7, 2020, at 8:30 p.m. This meeting was set up as the result of several communications between STKR Old Hiatus and owners of property surrounding the proposed development, pursuant to which STKR Old Hiatus agreed to make a formal presentation of the proposed development. The neighbors with whom STKR Old Hiatus had been communicating provided the list of those persons who they wanted to be present at the meeting, including only the following persons: Ric Roth, Mr. and Mrs. Nathaniel Pool, David Padden, Mr. and Mrs. Kevin Lerner, David Weiss (President of Hawk's Landing homeowner's association), Donna McCormick (a board member of Plantation Acres homeowner's association), Alan Azpura, and Stuart Yanofsky. Although invited, neither Mr. Azpura nor Mr. Yanofsky attending the Zoom meeting. Robert Stiegele, Joe Keith, and Jeffrey Kronengold attended this meeting on behalf of STKR Old Hiatus for the purpose of making the presentation. At this meeting, STKR Old Hiatus explained the history of the subject property, presented an overview of the various types of zoning of surrounding properties on both the north and south side of Broward Blvd., and specifically the zoning of the properties in the immediate vicinity of the proposed development. STKR Old Hiatus provided the detailed site plan for the development, colored renderings of the elevations of the proposed residences to be built within Reflections, explained its thought process in designing the development, as well as a discussion of certain sanitary sewer and drainage improvements that were included with the development plan. This meeting lasted several hours, as the STKR Old Hiatus representatives remained in the meeting to answer any and all questions of those neighboring property owners present at the meeting.

The second meeting with members of the public was held on October 20<sup>th</sup>, 2020, also through a Zoom meeting, and was a regularly scheduled meeting of the Plantation Acres Homeowner's Association (PAHA). STKR Old Hiatus reached out to members of the PAHA Board and requested the opportunity to make a presentation to the membership of PAHA at this meeting. Robert



Stiegele, Joe Keith, and Jeffrey Kronengold all attended this meeting. This meeting was organized by PAHA, so STKR Old Hiatus does not have a list of attendees. A PAHA board member stated that there were approximately 60 persons in attendance at this Zoom meeting, which included the STKR Old Hiatus representatives. At this meeting, STKR Old Hiatus made another presentation of the proposed development similar to that which was presented to the smaller group at the first meeting. After its presentation, the STKR Old Hiatus representatives opened the discussion for questions. After a significant amount of time with discussion among the members of the public in attendance, the PAHA Board member advised that they needed to move on to other business items and excused the STKR Old Hiatus representatives from the meeting.

As stated previously, Individual and informal discussions by text, email, and telephone have occurred with residents and other interested parties on numerous occasions both before and after the first Zoom meeting on September 7<sup>th</sup> up through the present.

**EXHIBIT N**  
**Written objections**



*Tom and Ginger Baker  
11601 NW 4th Street  
Plantation, FL 33325*

October 16, 2020

Dan Holmes, Director  
Plantation Planning and Zoning Board  
401 NW 70<sup>th</sup> Terrace  
Plantation, FL 33317

RECEIVED  
CITY OF PLANTATION

OCT 27 2020

PLANNING, ZONING &  
ECONOMIC DEVELOPMENT

Re: Application for rezoning 400 North Old Hiatus Road

Dear Mr Holmes and All others CC

I am sure you are inundated with phone calls regarding request for denial of rezoning on the above-mentioned property.

As a resident of NW 4<sup>th</sup> street my home and serenity of same would be deeply impacted.

If you are not aware, please make yourselves become so to the fact that any and all traffic to and from the proposed development be it 11 for which it is zoned, or 42 proposed will be using 4<sup>th</sup> street as its access to Broward Blvd via traffic light at 118<sup>th</sup>.

There is no access from Old Hiatus to Broward East. Nor is there access from Old Hiatus and Sunrise West. Thus, they would utilize 4<sup>th</sup> Street to 118<sup>th</sup> and go either North or South to obtain their direction

During NON EPIDEMIC TIMES on Saturday our Seventh Day Adventist Church creates a parking nightmare on the swale area creating a very dangerous traffic situation. Now add additional traffic to the mix if you approve the variance and even if you don't, 11 more units with 2 car families creates an additional problem.

Next, sewers or septic? We are all on septic systems here and sewer is available on Broward Blvd. would these 11 units be sewer or septic?

Construction Equipment: Our road is not made for heavy traffic use by construction equipment that any development would create, not to mention the traffic of the equipment and workers.

If you approve anything, Please, make 4<sup>th</sup> Street Dead end at the Eastern End to prevent all the disruption to our peaceful neighborhood. Put the traffic light back at Old Hiatus and Broward allowing traffic to exit to the East on Broward...This would allow ingress and egress to the development from Old Hiatus and NOT 4<sup>th</sup> Street.

I have lived here for 20 years and enjoyed my peaceful neighborhood. I watched the Million dollar plus homes build on our street. I am sure if any of you just invested in a home worth that much you don't want 42 units behind your home...

DON'T CHANGE OUR ZONING....

PLACE A CLAUSE THAT ALL CONSTRUCTION VEHICLES USE OLD HIATUS IF 11 UNITS ARE PERMITTED

Thank you for your time and consideration, Vote No to rezoning as if it were your home and little street.

A Copy is sent to the following:

Gayle Easterling

Vicki Brown

Shameka Butts

Shawn Lamey

Thalein Rainford

Lisa Zelch

Vice Mayor Steve Geller

Barbara Sharief

Time Ryan

Dale Holness

Please visit the site.

Thank you,

A handwritten signature in cursive script that reads "Tom & Ginger Baker".

Tom and Ginger (Virginia) Baker  
11601 NW 4<sup>th</sup> Street  
Plantation, Fl. 33325

Iphone: 954-914-2111

Email: gbaker906@bellsouth.net

**spaces and a rural feel. Most of us moved to our wonderful neighborhood because we wanted a community that would provide a safe and tranquil place to raise our children among nature.**

**In fact, Plantation's Future Land Use Policy 1.5.2 specifically states, "The city shall continue to support the low density rural character of its western border including Plantation Acres by discouraging increased density both residential and non-residential use. This policy is applicable to both City development and its adjacent municipalities."**

**Currently, there are 3 parcels within the Central Acres where developers are lobbying the City of Plantation to rezone for higher density than the current zoning designation of "one home per acre".**

## Rainford, Thalein

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**From:** Mae Keshavarz <maekeshavarz@gmail.com>  
**Sent:** Monday, October 05, 2020 8:52 AM  
**To:** Rainford, Thalein  
**Subject:** [EXTERNAL SENDER] - NW 4th Street application for development

Hi, Please send me an email, when you know when the Zoning is going to meet on the above property rezoning application. We are definitely against this rezoning.

Thank you,

Mae Keshavarz

## Rainford, Thalein

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**From:** djdillon5@aol.com  
**Sent:** Thursday, October 01, 2020 12:19 PM  
**To:** Rainford, Thalein  
**Cc:** bill@platzercpa.com; saveouracres.org@aol.com  
**Subject:** [EXTERNAL SENDER] - Old Hiatus Road & NW 4 St Development

Thalein,

It was nice speaking to you this morning.

I want to express my "opposition" to the proposed development of 42 home sites on the property referenced above. The existing one home per acre should be maintained in order to preserve the quality of life that the residents of Plantation Acres are entitled to.

Also, in 2000 a proposed development on this same property from the then neighboring Community Church was turned down by the City of Plantation. The same action should be concluded here with this proposed development as it was back in 2000.

Thank you for noting my opposition to this proposed development Thalein. Please forward this email to the Mayor and all council persons.

Sincerely,

Donald Dillon  
11550 NW 8 St  
Plantation Acres, FL 33325  
(954) 328-7907



## Rainford, Thalein

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**From:** Holmes, Dan  
**Sent:** Wednesday, October 07, 2020 7:29 PM  
**To:** Rainford, Thalein; Lamey, Shawn  
**Cc:** Easterling, Gayle  
**Subject:** FW: [EXTERNAL SENDER] - Old Hiatus Project

Please place below email within the Reflections file. Thanks!!!

Danny A. Holmes, AICP  
Director | Planning, Zoning & Economic Development

City of Plantation  
Planning, Zoning & Economic Development Department  
401 NW 70 Terrace | Plantation, Florida 33317  
P: 954-797-2622  
F: 954-797-2793  
E: dholmes@plantation.org  
www.plantation.org  
Operating Hours: Monday – Friday 8:00 a.m. – 4:30 p.m.

-----Original Message-----

**From:** Andrew David Kahng <kahngan@msn.com>  
**Sent:** Wednesday, October 7, 2020 3:38 PM  
**To:** Holmes, Dan <DHolmes@plantation.org>  
**Cc:** Easterling, Gayle <GEasterling@plantation.org>; Mayor Lynn Stoner <LStoner@plantation.org>  
**Subject:** [EXTERNAL SENDER] - Old Hiatus Project

Dear Mr. Holmes,

It has come to my attention that the property just north of Broward Blvd. on Old Hiatus is going to be repurposed to create 40 new homes on 10 acres. I would like to log a complaint against such action. I moved to Plantation Acres two years ago because it was one of the oldest and most well established communities in the Fort Lauderdale area. By putting a "Mc Development" within the acres community is going to dilute homeowner's property values and ruin the allure of the community. Please do not go forward with this project.

Regards,

Andrew Kahng  
1001 NW 115 Ave  
Plantation, FL 33323  
305-528-8360

## Rainford, Thalein

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**From:** Esther Giamanco <esthergiamanco@yahoo.com>  
**Sent:** Thursday, October 01, 2020 12:22 PM  
**To:** Rainford, Thalein  
**Subject:** [EXTERNAL SENDER] - Rezoning of 42 homes on 4 street

Hi Thalein,

I am a Plantation Acres homeowner ,I sign a petition change.org,with other homeowners in regards to the plans and rezoning of 11 acres on N W 4 Street they want to build 42 homesites on this small portion of 11 Acres.I am a homeowner that understood that acre lots was to be used for a single homesite. Now our city council group says that they could be seriously thinking about rezoning the 11 acres. I along with over 1500 other concerned homeowners find this disturbing to our community.

I do need to be advised how we can stop this rezoning plan.

Looking forward to a reply

Thanking you

Contact me by tele or email

Esther Giamanco

305-877-7689

esthergiamanco@yahoo.com

[Sent from Yahoo Mail for iPad](#)

## Rainford, Thalein

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**From:** Holmes, Dan  
**Sent:** Wednesday, October 07, 2020 3:34 PM  
**To:** Rainford, Thalein; Lamey, Shawn  
**Cc:** Easterling, Gayle  
**Subject:** FW: [EXTERNAL SENDER] - Reflections in Plantation Acres

Please place this email in the project file. Thanks!!!

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



City of Plantation  
Planning, Zoning & Economic Development Department  
401 NW 70 Terrace | Plantation, Florida 33317  
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Operating Hours: Monday – Friday 8:00 a.m. – 4:30 p.m.

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**From:** Javid Kosari <[javidkosari@yahoo.com](mailto:javidkosari@yahoo.com)>  
**Sent:** Tuesday, October 6, 2020 8:17 PM  
**To:** Holmes, Dan <[DHolmes@plantation.org](mailto:DHolmes@plantation.org)>  
**Subject:** [EXTERNAL SENDER] - Reflections in Plantation Acres

Hi Danny,  
I live on NW 4th street in plantation and saw the sign for new developments on my street and rezoning of the area. I'm very concern with this development which will increase traffic, change the beauty of our neighborhood and reduce the value of our properties.  
I just wanted to inform you that I'm totally against this plan and wanted my voice heard.

I hope that you will consider the neighborhood's voice and keep this unique area in Plantation the way it is.

Thank you,  
Javid Kosari

[Sent from Yahoo Mail for iPhone](#)