



**Planning, Zoning & Economic Development
Memorandum**

DATE: December 1, 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

I. PROJECT SUMMARY

A. Project Name / Number: Enclave at Plantation / PP19-0034

B. Requests:

1. Rezoning from CF-P (Community Facility District) to PRD-8.6Q (Planned Residential Development District); and
2. Conditional use approval to allow multifamily residential development in a PRD-8.6Q zoning district; and
3. Site plan, elevations and landscape plan approval to permit the development of 111 townhome units.
4. The applicant is requesting 5 zoning waivers from Chapter 27 of the City Code and 6 landscape waivers from Chapter 13 of the City Code. See Exhibit D.

C. Recommendation: Staff recommends **DENIAL** of the requested conditional use, rezoning, site plan, elevation, landscape plan, and parking waiver. In the event the Planning and Zoning Board recommends approval of the requests, Staff recommends the approval be subject to the conditions noted in Section V. B. of this report.

II. APPLICATION SUMMARY

A. Owner: School Board of Broward County

B. Agent: C. William Laystrom, Esq

- C. Location: 100 S. Hiatus Road (Southeast corner of Broward Boulevard and Hiatus Road) (See Exhibit B)
- D. Size: 13.00± acres
- E. Folio: 504107150020
- F. Legal Description: See Exhibit “C”.
- H. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

<u>Existing Use & Zoning</u>	<u>Future Land Use Map</u>
Subject Property: Community Facility CF-P	Park Movable
North: Broward Boulevard then multifamily residential uses zoned PRD-16Q (Planned Residential Development)	Residential (10 du/ac)
South: Residential uses zoned PRD-3Q (Planned Residential Development)	Low Residential (3 du/ac)
West: Hiatus Road then single-family residential uses zoned RS-1EP (Estate)	Residential (1 du/ac)
East: Residential uses zoned PRD-3Q (Planned Residential Development)	Residential (3 du/ac)

III. BACKGROUND

A. Subject Property / The Site / Background

The subject site is 13 gross acres in area and undeveloped. The proposed site has a land use designation of Park Movable and is currently zoned CF-P. The site is bound by an Old Plantation Water Control District canal to the north, Hiatus Road to the west, and single-family residential uses (Hawks Landing) to the south and east. Refer to Exhibit C for zoning map.

Upon development of the Hawks Landing Community, the developer was required to address the impact on schools and parks. As a result, a 10-acre site was set aside for school use in the northeast quadrant of the overall Hawks Landing site. The land area dedicated for school use was relocated to various locations and eventually, a school (Central Park Elementary) was constructed south of Cleary Boulevard on land that likely was part of the yet to be developed Sunset Park. The subject site, which was originally part of the Hawks Landing Community, was then designated “Park Movable” as a potential park site. The School Board acquired the site with the park designation in place in 1997.

B. Synopsis

The applicant requests approval to construct 111 townhomes. The following applications are in concurrent review:

- A land use plan amendment to change the designation from Park Movable to Irregular Residential (8.6 d/u acre); and
- A rezoning from CF-P (Community Facilities District) to PRD-8.6Q (Planned Residential Development District); and
- A plat to allow the construction of 111 townhomes; and
- A conditional use request to allow the multi-family residential use in a PRD-8.6Q zoning district; and
- A site plan, elevation, and landscape plan approval request to permit the development of 111 multi-family residential units.

The applicant proposes to construct 111 two-story townhomes comprised of three 4-unit buildings, three 5-unit buildings, and fourteen 6-unit buildings on the 13 gross acre site. There are 6 different unit types offering three or four-bedroom floor plans with two-car garages and two car paver driveways. Typically, the site plan would include a specific layout for each building type so that the architectural style of each building could be evaluated as part of the site plan. The applicant is requesting approval of a “building footprint” which would allow the applicant to select any of the 6 unit types for a building at time of permitting.

The architectural style of the buildings are contemporary and linear. The applicant proposes a townhome design with gray and white stucco finishes, dark wood or wood colored trims, stone veneer elements, and gray flat tile sloped and flat roofing system. The back of the buildings have little relief with only stucco finishes.

Community amenities include a clubhouse and pool area, lake, and walking path parallel to the south, east, and west property lines. An 8’ wall exists on the south and east sides of the property and an 8’ wall is proposed along the west property line adjacent to Hiatus Road to secure the community. A gated main entry with call box is planned for the single entrance from Hiatus Road.

Many concerns raised by staff such as the lack of access to or from the rear yards, the lack of visibility of the proposed walking path between fence and wall lines, and the lack of detail regarding the unit mix in each building have not been addressed.

C. Applicable Criteria

1. The review of a Rezoning request should include consideration of the criteria noted in Comprehensive Plan Policy 1.16.1.
2. The review of a Conditional Use request should include consideration of the criteria noted in Section 27-768 of the Land Development Code.

3. 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; and

IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS

A. Comprehensive Plan Considerations

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 site is 13 gross acres and is currently vacant. The applicant is requesting a change in land use designation from Park Moveable/Low (3) Residential¹ on the City Land Use Plan and Low (3) Residential on the BrowardNext Land Use Plan to Dashed Line/Irregular (8.6 du/ac) Residential.

The subject site was acquired by the School Board of Broward County in 1997. It was intended at that time to be utilized for a future school to serve the western Plantation area. Since that time, the needs of the School Board have evolved and the School Board surplused the property making it available for sale. Additionally, based upon the analysis provided in the education facilities analysis section of the land use amendment report, schools serving the area / subject site are under enrolled.

The applicant is proposing to acquire the site and develop a 111-unit townhouse community. Since 39 units are permitted under the current Low 3 land use (13 ac x 3 du = 39), the applicant proposes to amend the land use to Dashed Line/Irregular 8.6 du/ac in order to achieve the additional 72 units needed to permit the project.

¹ The City's plan indicates the site is designated Park Moveable with an underlying Low (3) designation. Per discussion with City Staff and with Planning Council Staff, it was determined that analyzing the "current" land use impact as Low (3) Residential is acceptable and appropriate and is therefore what was utilized in the land use plan amendment report.

The proposed land use and zoning (PRD-Q) pattern is consistent with the established character of the surrounding developed area which generally consists of a variety of residential densities ranging from Estate (1) to Medium (16) occurring within ¼ mile of the subject site. The planned development will help fill the demand for housing projected to occur as the population increases.

Staff Response:

There has been no significant change in population, socioeconomic factors, or physical development of property nearby affecting the subject property which has created a present problem or opportunity that justifies a change of zoning classification on the subject property. The established character of predominantly developed areas should be a primary consideration when a change of zoning classification is proposed. The site is bound by major transportation corridors (Broward Boulevard and Hiatus Road) to the north and east, and single-family residential development at a density of 3 dwelling units per acre to the south and east. 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. The applicant is requesting a waiver to allow townhouse development in lieu of single-family homes.

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:

A small increase in public facility demand is expected to occur based on the undeveloped nature of the existing site. However, there is sufficient public facility capacity to serve the proposed amendment. The applicant will pay all applicable impact fees.

Staff Response:

There is sufficient public facility capacity to serve the proposed development.

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:

The amendment will allow for the construction of 111 townhouses and the applicant has submitted for concurrent site plan approval. The proposed development will be compatible with the adjacent uses and will replace the once planned school for the site.

The proposed project will be a great addition to the corridor and to the residential character of the area. Based upon the surrounding land use and zoning, which includes a variety of low to medium residential densities, we feel that this proposed development meets the intent of the proposed PRD District and is consistent with the existing development pattern in the area. The landscaping as proposed shall provide a strong buffer transition from the residents to the east and the south.

Staff Response:

The site is bound by major transportation corridors (Broward Boulevard and Hiatus Road) to the north and east, and single-family residential development at a density of 3 dwelling units per acre to the south and east. 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. The applicant is requesting a waiver to allow townhouse development in lieu of single-family homes.

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 proposed project is not inconsistent with the Neighborhood Design Element. The subject site is located at the western edge of Zone 75x/Jacaranda. As stated in the Neighborhood Design Element, “each of the six developed sections follows a similar design scheme with a lake, park, golf course, or canal system forming the central focal point for surrounding single family detached houses. The multifamily housing and some commercial is then located at the edges of each neighborhood.” The proposed multi-family townhouse project will continue this pattern of development as it is located along the Broward Boulevard corridor and is also bounded by the canal to the north. The proposed project will add to the excellent housing conditions occurring within zone 75x.

The GOPs of the Neighborhood Design Element Zone 75x specifically address the Jacaranda, Plantation Drive, Peters Road, and Midtown neighborhoods. The subject site is most proximate to the Jacaranda area and is consistent with the below GOPs.

GOAL 2 Preserve and enhance this quality set of neighborhoods known as Jacaranda.

The proposed townhouse project will preserve and enhance the existing residential character of the area, consisting of varying residential densities ranging from low to medium, by continuing the current residential development pattern.

OBJECTIVE 2.1 Continue the basic current pattern of the land use plan and zoning, but refine design controls.

The proposed townhouse project will continue the basic current pattern of the land use plan and zoning by amending the land use and zoning site for residential use compatible with the surrounding area.

The proposed PRD-Q zoning is a Planned Community Development (PCD) district and meets the need for refined designed controls. The intent of the district is to “permit land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. This flexibility provides an opportunity and incentive to the developer to strive for excellence in physical, social and economic planning.” The site plan has been designed to meet the intent of the PRD district.

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.

With regards to GOAL 2 (Preserve and enhance this quality set of neighborhoods known as Jacaranda), the subject site is not located within the Jacaranda area.

With regards to OBJECTIVE 2.1 (Continue the basic current pattern of the land use plan and zoning, but refine design controls), the subject site is located at the southeast corner of Broward Boulevard and Hiatus Road. Residential areas located north of Broward Boulevard are developed with townhomes, zero lot line homes, and single-family homes with a developed density ranging from 5 to 9 units per acre. Residential areas located south of Broward Boulevard are developed with single-family homes with a developed density ranging from 1 to 3 units per acre. The requested rezoning to 8.6 dwelling units per acre does not continue the basic current pattern of land use and zoning south of Broward Boulevard.

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 amendment is consistent with the Comprehensive Plan, and specifically the following:

OBJECTIVE 1.1 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.

Applicant: Facilities are available to serve the site. The developer will pay impact fees as required.

OBJECTIVE 1.5 The City shall continue to discourage urban sprawl through the implementation of the Gulfstream Development of Regional Impact (DRI), and by directing new development into areas where necessary regional and community facilities and services exist.

Applicant: The subject site a vacant parcel surrounding by development. The site is located in an area where necessary regional and community facilities exist.

OBJECTIVE 1.6 Achieve growth and development (through the planning period and to buildout) which is guided by this plan, consistent with the adopted Capital Improvements program and a consolidated development code which contains subdivision regulations, innovative design, planned community development districts (PCD), mixed use development provisions. See Policy 1.6.2 for measurability.

Applicant: The applicant proposes to amend the zoning for the site to PRD-Q which is a Planned Community District (PCD). The site plan has been designed consistent with the PCD/PRD-Q design and development regulations.

OBJECTIVE 1.7 Residential

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.

Applicant: The subject site is a vacant parcel located in western Plantation proposed to be developed under the PRD-Q/PCD district with a townhouse project that will add to the variety of available housing types.

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. The request may not be consistent with OBJECTIVE 2.1 (Continue the basic current pattern of the land use plan and zoning, but refine design controls), given the residential areas located south of Broward Boulevard are developed with single-family homes with a developed density ranging from 1 to 3 units per acre. The requested rezoning to 8.6 dwelling units per acre does not continue the basic current pattern of land use and zoning south of Broward Boulevard.

The proposed change does not appear to further the Goals, Objectives, and Policies of the Comprehensive Plan.

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 townhouse use will provide an attractive use and an additional unit type available to, and consistent with, the area.

Staff Response:

The project as proposed does not offer significant benefits not otherwise available to the City if the changes were not made and does not exceed the minimum otherwise required land development requirements in terms of open space, substantially intensifying landscaping, exceeding setbacks and building separations, or reflecting an orderly and creative arrangement of buildings.

Waivers needed to implement the development proposal include a change of unit type from single family to townhome, a reduction in building setbacks, a reduction in open space, and a reduction in landscape pedestrian zones for every building.

The proposed site plan is very efficient in obtaining the desired unit counts but lacks creativity in the site design. Staff has requested the applicant reconsider the predominantly square and linear design of the project.

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:

The proposed amendment will reinstate the site onto the local tax roll. As currently owned by the School Board, the property does not contribute to the property tax base.

Staff Response:

As compared to the existing condition, private development of the property will contribute to the City's tax base.

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:

The present CF-P zoning and land use designations do not allow the property to be developed in a manner desirable for the site. The School Board acquired the site in 1997 and the site remains vacant. Additionally, the education analysis provided in the land use report indicates that schools serving the site/area are under enrolled.

Staff Response:

Under its present land use and zoning scheme, development of the property is limited to park use.

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

Applicant Response:

The land use and zoning districts proposed to accomplish the project meet the needs of the community by furthering the following GOPs of the Comprehensive Plan.

OBJECTIVE 1.1 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. (Ord. No. 2146, 2/18/98)

OBJECTIVE 1.5 The City shall continue to discourage urban sprawl through the implementation of the Gulfstream Development of Regional Impact (DRI), and by directing new development into areas where necessary regional and community facilities and services exist. (Ord. No. 1974, 4/13/94; Ord. No. 2146, 2/18/98)

OBJECTIVE 1.6 Achieve growth and development (through the planning period and to buildout) which is guided by this plan, consistent with the adopted Capital Improvements program and a consolidated development code which contains subdivision regulations, innovative design, planned community development districts (PCD), mixed use development provisions. See Policy 1.6.2 for measurability. (Ord. No. 1974, 4/13/94)

OBJECTIVE 1.7 Residential

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.

Staff Response:

While residential use may be an appropriate use of the property, consideration must be given as to whether the proposed residential density of 8.6 dwelling units per acre is compatible with nearby adjacent uses.

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

Not applicable.

Staff Response:

OBJECTIVE 1.3 of the Comprehensive Plan indicates the City shall “Conserve the existing character of the other sub-sections of the zone (Flex zone 75X), all of which are healthy assets to the City”.

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:

The proposed development will not result in contamination of groundwater sources used to supply potable water.

Staff concurs.

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:

According to the City's 2013 Water Supply Facilities Plan there are not any foreseeable capacity issues.

Staff concurs.

B. Zoning Considerations

Conditional Use Criteria: (Residential – townhome 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 has submitted a site plan for the proposed townhome project. The elevations, exterior, architectural features and buffering will all have to be approved as part of that site plan package.

Staff response: The applicant has submitted a site plan that provides the architectural features for each unit type but has requested approval of a building envelope in lieu of unit specific building layouts. If approved, the design of each building with regards to unit layout will not be determined until review of the building permit. The applicant is requesting a waiver from the code required buffering which 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.

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 proposed project is consistent with the physical development and character of the area. The proposed land use and zoning (PRD-Q) pattern is consistent with the established character of the surrounding developed area which generally consists of a variety of residential densities ranging from Estate (1) to Medium (16) occurring within ¼ mile of the subject site. The proposed density/housing type meets the intent of the proposed PRD District which is consistent with the existing development pattern in the area and will continue the pattern of multifamily uses occurring along Broward Boulevard in the vicinity.

Staff response: Given the “Park Movable” designation on the City’s Future Land Use Plan and Residential 3 du/ac on the County’s Future Land Use Plan, multi-family residential use was not envisioned for this parcel.

The parcel was purchased by the Broward County School Board in March 1997 with the “Park Movable” land use designation in place.

Policy 1.11.2 states “Park locations which cannot be precisely determined at this time, shall be designated Park Movable and may be moved to another general location within the same Flexibility Zone by simple Resolution. When location and configuration are determined through acquisition, these areas shall be designated Park by Ordinance as an amendment to the Future Land Use Map”. Given land associated with Sunset Park was developed as an elementary school site, the subject site was designated as a potential park replacement site.

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: The proposed use will be in harmony with the general character of the neighborhood and is a similar use that will provide an additional unit type available to future residents. The planned development will help fill the demand for housing projected to occur as the population increases.

A site plan for the proposed project has been submitted and must be reviewed and approved by the City. The scale and bulk of structures has been designed sensitive to the area and neighbors. The landscaping as proposed provides a strong buffer transition from the residents to the east and the south. Proposed parking for the project is appropriate for and consistent with typical parking scenarios for this type of project.

Staff response: *The conditional use request for multi-family residential use is in harmony with the residential densities located north of Broward Boulevard but substantially higher than the adjacent residential uses located south of Broward Boulevard. Immediately adjacent residential uses to the south and east are typically two-story single-family homes*

on 10,000+ square foot lots. The proposed townhouse structures will also be two stories in height, have 4, 5, or 6 units per building, with each lot containing 2,225 square feet.

A queuing study and trip generation analysis are being evaluated by the Engineering Department as part of this application.

The applicant has not indicated a present need exists for multi-family residential use as compared to single-family residential use.

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: The proposed residential project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding property or the neighborhood, and certainly will not cause any objectionable noise, vibration, fumes, odor, dust, glare or physical activity.

The subject site was acquired by the School Board of Broward County in 1997. It was intended at that time to be utilized for a future school to serve the western Plantation area. Since that time, the needs of the School Board have evolved and the School Board surplused the property making it available for sale. The property remains vacant.

Staff response: *The proposed use should not be detrimental to the use, peaceful enjoyment, or development of surrounding uses. There are single-family residences and other townhouse developments that coexist in the general location of the proposed development.*

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 conditional use for the residential project will not adversely affect the health, safety, security, morals, or general welfare of residents, visitors, or workers in the neighborhood. The proposed density/housing type meets the intent of the proposed PRD District which is consistent with the existing development pattern in the area and will continue the pattern of multifamily uses occurring along Broward Boulevard in the vicinity.

Staff response: *The proposed conditional use should not adversely affect the health, security, or morals of residents, visitors, or workers in the neighborhood.*

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: The proposed use will not overburden existing public services and facilities. The applicant has submitted the required concurrency review form for parks, water, sewer, streets, drainage, and solid waste. Additionally, Comments were received from the utility department and a detail response showing that the City had adequate capacity in their system for this project was provided.

Staff response: *It has been identified that major on and offsite utility improvements will be required to support the proposed density. Should a Site Plan, Elevation, and Landscape Plan be approved, a condition of approval will be that any developer who chooses to develop this site, will agree to provide the infrastructure needed to support the development including to fund, design, permit, install, and convey to the City.*

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 proposed project will meet all specific standards set forth by the City. A site plan for the proposed project has been submitted and must be reviewed and approved by the City. Waivers, as provided for in the City's Code, have been submitted and will also be reviewed by City Staff.

Staff response: *The applicant is requesting 5 zoning waivers and 6 landscape waivers. Waivers needed to implement the development proposal include a change of unit type from single family to townhome, a reduction in building setbacks, a reduction in open space, and a reduction in landscape pedestrian zones for every building.*

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: A site plan for the proposed project has been submitted and includes necessary information so that an adequate evaluation may be made.

Staff response: *Each townhome contains three to four bedrooms and range in size from 1,960 square feet to 2,525 square feet in size.*

C. Citizen Comments

The City of Plantation sends out notices to surrounding property owners when planning and zoning actions are requested. This provides an opportunity for citizen participation in the zoning process. In this case, the Planning, Zoning & Economic Development Department sent out notices on August 17, 2020, and has received written objections from citizens regarding this application.

D. Concerns, Issues and other Pertinent Information

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

Transportation: The 2017 level of service for Broward Boulevard east of Hiatus Road currently operates at level of service C and Hiatus Road north of State Road 84 currently

operates at level of service C, per the 2017 Broward County Roadway Capacity and Level of Service Analysis (Broward County MPO). Note, 2017 is the latest available traffic data available through the Broward County MPO.

The 2017 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	2017 Daily LOS	2017 Peak LOS	2040 Daily LOS	2040 Peak LOS
Broward Blvd.	East of Hiatus Rd.	C	C	C	D
Hiatus Road	North of S.R. 84	C	C	F	F

V. RECOMMENDATIONS:

A. Board and Committee Recommendations:

December 10, 2019 DRC Agenda, Deferred
 February 25, 2020 DRC Agenda, No objection to the project moving forward
 September 1, 2020 PZB Agenda, Deferred

B. Staff Recommendation:

Staff has reviewed the subject application consistent with the Goals, Objectives, and Polies of the City’s Land Use Plan and the conditional use criteria of the City’s Comprehensive Zoning Ordinance. Our review finds the proposed request is inconsistent with Policy 1.16.1 of the City’s Future Land Use Element due to the fact that the proposed land use is generally incompatible with the residential character of adjacent areas located south of Broward Boulevard.

Staff also finds that the proposed request is not in compliance with the City’s conditional use criteria for the following reasons:

1. The development as proposed does not comply with the building criteria which 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 district.
2. The applicant has not demonstrated a present need exists for multi-family residential use as compared to single-family residential use.
3. The proposed conditional use does not meet all other specific standards set forth elsewhere in the code of ordinances. The applicant is requesting 5 zoning waivers and 6 landscape waivers. Waivers needed to implement the development proposal include a change of unit type from single-family to townhome, a reduction in building setbacks, a reduction in open space, and a reduction in landscape pedestrian zones for every building.

Based upon the above findings, staff recommends **DENIAL** of the requested rezoning, conditional use, site plan, elevation, landscape plan, and waivers. In the event the Planning

and Zoning Board recommends approval of the requests, Staff recommends the following conditions:

PLANNING AND ZONING:

In General:

1. Section 27-688(d) 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. A waiver is required from this code section to allow townhouses to abut adjacent single-family homes to the south and east. *The applicant is requesting a waiver from this code requirement.*
2. Homeowner association documents shall be reviewed and approved by the City Attorney prior to issuance of a building permit. Within the association documents, please include language that prohibits garage conversions, exterior storage structures, or fencing material (for individual unit owners) and addresses material and location limitations for patio enclosures. Please allow approximately 3 months for City Attorney review in order to avoid any delay in zoning permit review. *This comment is acknowledged by the applicant*
3. A written request for all waivers with justification and the applicable fee must be included with the submittal for City Council consideration. (\$500 per waiver).
4. Provide the entire submittal in PDF format, on a CD, flash drive, or other means of electronic transfer with each submittal. Submittal shall be separated into folders (e.g. site plan, landscape, civil, etc...).
5. The applicant is responsible for City impact fees, payable at the time of permitting. *This comment is acknowledged by the applicant*

Site Data:

6. The site data table indicates the total impervious area as 333,700 square feet but when added together the impervious items total 334,948 square feet. Correct for consistency.
7. Correct the 'Total Gross Site Area (no right of way to be dedicated)' to indicate 13 acres. Remove the line item "Total gross acreage (for density calculation) from the site data table.
8. Section 27-688(i)(1) requires 30% open space based on the total gross acreage of the site. Correct the open space calculation based on GROSS ACREAGE to require 3.9 acres. The open space site data indicates 3.67 acres or (28.2%) is provided. This provided open space may be further reduced when comment #6 is addressed. Increase the common area open space to meet the code requirement. A waiver has NOT been requested. **8/27/20 Previous comment not addressed.**
9. Private walkways and covered entrances to the D units cannot be counted as open space. Correct the open space calculation on the site data and the open space plan sheet OPSP1. **8/27/20 Previous comment not addressed.**
10. Correct the building coverage site data calculation to include the pool house (townhouses at 140,485 square feet and pool house at 1,250 square feet for a total of 141,735 square feet). **8/27/20 Previous comment not addressed.**
11. The total floor area is indicated as 286,558 square feet and 268,558 square feet on the site data table. Correct for consistency.
12. The parking calculation indicate 444 spacers are provided on lots and 34 guest spaces. Correct the total parking to 478 spaces.

Site Plan:

13. The proposed site plan is very efficient in obtaining the desired unit counts but lacks creativity in the site design. Please reconsider the predominantly square and linear design of the project. *8/27/20 Previous comment not addressed.*
14. The submittal includes floor plans for 6 unit types; however, the site plan and building elevations indicate only 2 unit types. The applicant is requesting approval of a “building envelope” which will allow any combination of the 6 unit types for each building. Staff objects to this concept as the architectural design of each building will not be on file with the site plan and cannot be determined until submittal of a building permit. *8/27/20 Previous comment not addressed.*
15. The previous submittal included an “L” shaped swimming pool encompassing 1,015 square feet of area and the current submittal indicates a smaller rectangular pool. The swimming pool on sheet SP 1 of 2 indicates 780 square feet of area while sheet SA-1 indicates 800 square feet. Correct for consistency.
16. Sheet SP 1 of 2 indicates the mail room on the north and the restroom to the south Sheet SA-1 indicates a different configuration. Correct for consistency.
17. Staff recommends reducing Building 12 from 6 units to 5 units to allow better landscape areas on the west side of the pool house and an increased separation from the pool area to the adjacent residential unit to the east. *8/27/20 Previous comment not addressed.*
18. Show the driveway connection to the end unit on Building 19.
19. The site plan indicates rear yard fences for each unit. Gates from the rear yards are not provided which limits access to and from the backyard. Staff is concerned with maintenance of the rear yard area and recommends a gate be provided for each unit. The Fire Department has also commented on the lack of gates. *8/27/20 Previous comment not addressed.*
20. Metal picket fences are proposed for lots adjacent to water bodies and solid wood fences are proposed for all other lots including those abutting the recreational path. Visibility of the recreational path is a concern as the path will be located between an 8’ wall and the 6’ solid rear yard fences. Staff recommends metal picket fences be provided in lieu of wood along the rear property line of all units. The Police Department has also commented on the lack of visibility. *8/27/20 Previous comment not addressed.*

Floor Plan:

21. All new townhouse developments with three bedrooms or more must have two side-by-side driveway parking spaces and a two car fully enclosed garage measuring at least 20 feet deep by 22 feet wide. The proposed garages sizes do not meet the code requirement. *The applicant is requesting a waiver.*

Elevations:

22. The material legend indicates windows, doors, and stone veneer colors to be “selected by owner”. Color selection must be finalized prior to Planning and Zoning Board. *8/27/20 Previous comment not addressed.*
23. The rear of the units have no relief with only a stucco finish. Staff recommends adding a decorative element (such as a brow over the rear door, stone veneer, or paint color change in the scored inset) to enhance the rear elevations. *8/27/20 Previous comment not addressed.*
24. Staff recommends wrapping the stone to the front door around the corner of the end units of each building. *8/27/20 Previous comment not addressed.*
25. Provide material samples of the stone, paint, and other finishes for staff review with the City Council submittal.

Details:

26. City Code limits the height of the perimeter wall proposed on the north and west side of the project to feet Staff has no objection to an 8' high wall so long as the wall is set back a minimum of 10 feet from the property line to provides for landscaping on the outboard side of the wall. In addition, Staff recommends stone on the columns and a decorative cap be provided. *The applicant is requesting a waiver.*
27. Provide a solid fence around the lift station to screen from view in lieu of a chain link fence with vinyl slats.
28. Provide the water meter locations. Please ensure that wall meters are not located adjacent to the unit entrances.
29. Provide a letter from Waste Management confirming that blue bag service will be provided.
8/27/20 Previous comment not addressed.

Signage:

30. Signage is not part of this review. Remove all signage from the plans (see Sheet SA.3).
8/27/20 Previous comment not addressed.

Note:

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

LANDSCAPE:

Please note:

- A. Comments # 1-2 & 4 (Notes), comments # 1-6 (Site plan), & comments # 1-34 (Landscape plan) must be addressed prior to City Council submitted.
- B. Comments # 2-4 (Notes) & comments #35-36 (Landscape plan) must be addressed at time of Building permitting.

Notes:

1. **Submit an aerial of the existing site with an overlay of the proposed site plan on a transparent layer so the existing vegetation reads clearly. The overlay (Sheet A01) should show the existing tree canopy (within the property and adjoining properties); please submit the proposed site plan on a transparent layer so the existing vegetation reads clearly.**
2. All site plan and planting plan comments from the Department of Planning, Zoning & Economic Development – Landscape - must be responded to in writing before this project will be released from this department to proceed to City Council.
3. 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.***
4. **This review is preliminary.** Full landscape plan review & approval is required at time of permitting.

Site Plan:

1. Section 13-40(c)(2)(a). Interior landscaping for parking areas: Planting islands in parking bays in multi-family residential sites should be a minimum of 9' wide inside curb to inside curb.
Provide 9' wide planting islands (the planting islands between drive ways are only 5' wide.

Waivers required. The proposed 5'-6' planting island is not sufficient for the planting of trees.

2. Section 13-40(e). Interior landscaping for parking areas: Landscape areas in all vehicular use areas shall be curbed to provide landscape protection unless an alternate means of landscape protection is approved for special reasons.

Waiver required. Staff requests the planting areas curbed to keep cars in the proposed driveways out of the planting beds.

3. Section 13-41(e). Pedestrian zones along building facades: There shall be a landscaped pedestrian zone along the length of all building walls not directly adjacent to vehicular approaches. The depth of this pedestrian zone and the degree to which it is landscaped shall be determined by building height and function.

Club House:

- 10' lpz is required along the western façade – 7' has been provided (with 4' planting area {4' planting bed is not a sufficient planting space for required landscape}).

Building 1:

- 13'-1" is required along the northern lpz - 5'-6" has been provided.

Building 2:

- 13'-1" is required along the northern façade – 5'-6" has been provided.
- 13'-1" is required along the southern façade – 5'-6" has been provided.

Building 3:

- 13'-1" is required along the northern lpz - 5'-6" has been provided.
- 13'-1" is required along the southern lpz – 5'-6" has been provided.

Building 4:

- 13'-1" is required along the southern lpz - 5'-6" has been provided.

Building 5:

- 13'-1" is required along the eastern façade – 5'-6" has been provided.

Building 6:

- 13'-1" is required along the western lpz - 5'-6" has been provided.
- 13'-1" is required along the eastern lpz – 5'-6" has been provided.

Building 7:

- 13'-1" is required along the western lpz - 5'-6" has been provided.

Building 8:

- 13'-1" is required along the southern lpz – 7' has been provided.
- 13'-1" is required along the western lpz – 5'-6" has been provided.

Building 9:

- 13'-1" is required along the eastern façade – 5'-6" has been provided.
- 13'-1" is required along the southern lpz – 8' has been provided.

Building 10:

- 13'-1" is required along the southern façade – 5'-6" has been provided.
- 13'-1" is required along the northern lpz – 8' has been provided.

Building 11:

- 13'-1" is required along the northern lpz - 5'-6" has been provided.

Building 12:

- 13'-1" is required along the western lpz – 3' has been provided.
- 13'-1" is required along the eastern lpz – 7' has been provided.

Building 13:

- 13'-1" is required along the northern lpz – 5'-6" has been provided.

Building 14:

- 13'-1" is required along the southern façade – 5'-6" has been provided.
- 13'-1" is required along the northern lpz – 7' has been provided.

Building 15:

- 13'-1" is required along the northern lpz - 10' has been provided.
- 13'-1" is required along the southern lpz – 7' has been provided.

Building 16:

- 13'-1" is required along the northern façade – 7' has been provided.
- 13'-1" is required along the southern façade – 7' has been provided.

Building 17:

- 13'-1" is required along the northern lpz - 7' has been provided.
- 13'-1" is required along the southern lpz – 10' has been provided.

Building 18:

- 13'-1" is required along the western lpz – 5'-6" has been provided.

Building 19:

- 13'-1" is required along the eastern façade – 5'-6" has been provided.
- 13'-1" is required along the western façade – 5'-6" has been provided.

Building 20:

- 13'-1" is required along the eastern façade – 5'-6" has been provided

Provide the roof overhang and all upper floor porches and ground floor slabs on the landscape plans. These areas cannot conflict with proposed or City code required plantings.

The area within the 2' roof overhang does not count towards the required landscape pedestrian zones.

Waivers required.

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

Club House:

- 10' lpz is required along the eastern façade – 3' has been provided.

Building 8:

- 13'-1" is required along the eastern lpz - 7' has been provided.

Building 9:

- 13'-1" is required along the western façade – 10' has been provided.

Provide the roof overhang and all upper floor porches and ground floor slabs on the landscape plans. These areas cannot conflict with proposed or City code required plantings.

The area within the 2' roof overhang does not count towards the required landscape pedestrian zones.

Waivers required.



5. Section 13-40(e) – Interior landscaping for parking areas. Landscape areas in all vehicular use areas shall be curbed to provide landscape protection unless an alternate means of landscape protection is approved for special reasons. **The Landscape plans do not show the 5’ planting strips between driveways to be curbed.**
6. Dimension all green spaces (i.e. medians, islands, landscape pedestrian zones, etc.) on the Landscape Plans. The plans are very difficult to read/scale as the planting areas are not very well defined and/or the planting spaces are very small.

Planting Plan:

1. Section 13-41(a)(c) Pedestrian zones along building facades: One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).

Club House:

- 1 tree is required along the eastern lpz – 0 trees have been provided.
- 1 tree is required along the western lpz – 0 trees have been provided.

Building 1:

- 5 trees are required along the western lpz – 4 trees have been provided.

Building 2:

- 4 trees are required along the western lpz – 3 trees have been provided.
- 2 trees are required along the southern lpz – 1 tree has been provided.

Building 3:

- 4 trees are required along the western lpz – 3 trees have been provided.
- 2 trees are required along the southern lpz – 0 trees have been provided.

Building 4:

- 5 trees are required along the western lpz – 4 trees have been provided.
- 2 trees are required along the southern lpz – 1 tree has been provided.

Building 5:

- 5 trees are required along the northern lpz – 0 trees have been provided.
- 2 trees are required along the eastern lpz – 0 trees have been provided.

Building 6:

- 5 trees are required along the northern lpz – 0 trees have been provided.
- 2 trees are required along the western lpz – 0 trees have been provided.

Building 7:

- 5 trees are required along the northern lpz – 0 trees have been provided.
- 2 trees are required along the western lpz – 1 tree has been provided.

Building 8:

- 2 trees are required along the western lpz – 0 trees have been provided.

Building 9:

- 5 trees are required along the southern lpz – 4 trees have been provided.
- 2 trees are required along the eastern lpz- 0 trees have been provided.

Building 10:

- 2 trees are required along the northern lpz – 0 trees have been provided.

Building 11:

- 2 trees are required along the northern lpz – 1 tree has been provided.

Building 14:

- 2 trees are required along the southern lpz – 1 tree has been provided.

Building 15:

- 5 trees are required along the eastern lpz – 4 trees have been provided.

Building 16:

- 2 trees are required along the southern lpz – 1 tree has been provided.

Building 17:

- 5 trees are required along the eastern lpz – 3 trees have been provided.

Building 18:

- 2 trees are required along the western lpz – 1 tree has been provided.

Building 19:

- 2 trees are required along the western lpz – 1 tree has been provided.

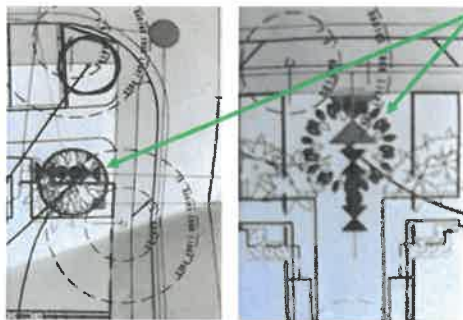
Waivers required.

2. Section 13-41(a)(f) Pedestrian zones along building facades: For all trees required, 25% of the required trees must be a minimum of 10' – 12' installed height; the remaining 75% of the required trees must be of installed heights relating to the adjacent wall structure height, as defined in City landscape codes.

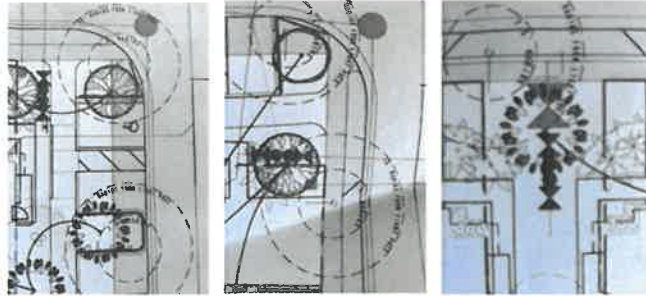
- 75% of the required trees throughout the landscape pedestrian zones on buildings 1-20 must be a minimum of 14' x 8', 3" caliper (palms OA in height must be a minimum of 18') – trees with a height < 14' x 8', 3" caliper have been proposed.

Waivers required. Staff does not support a waiver on this item; please provide required heights of trees/palms throughout the landscape pedestrian zones.

3. Include all above and below ground utilities on the Landscape Plans; the FPL boxes have not been shown on the landscape plan.
4. Please clarify the impact the proposed trees at maturity will have on the proposed utilities shown below.



5. Do not place light poles and/or utilities where trees are required by code.

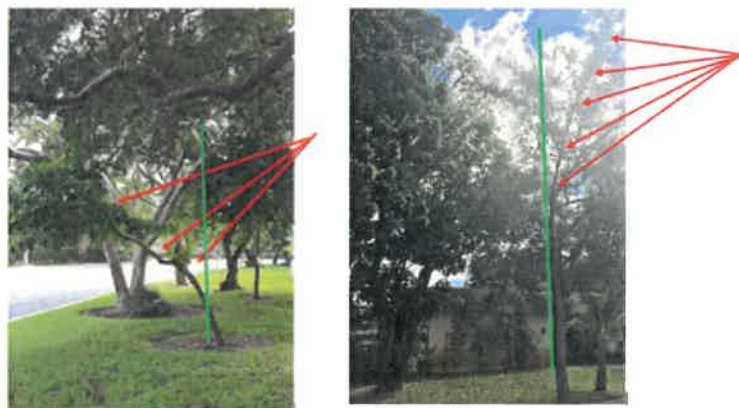


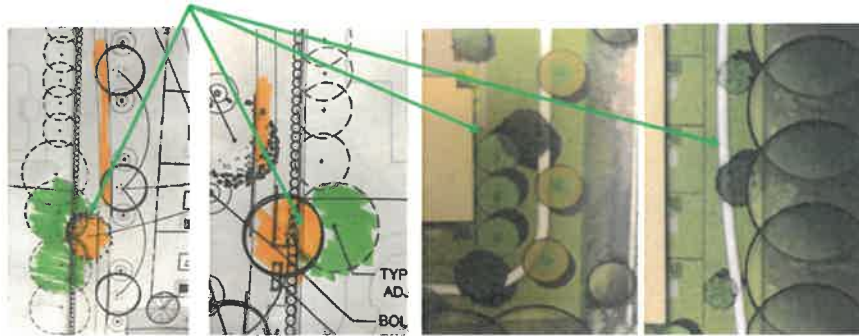
6. The overall site provides very little outdoor amenities for the residents. Staff recommends the following:
 - Staff recommends the placement of a path (asphalt, mulch, etc.) around the proposed lake/retention area with seating benches.



7. The majority of the plant able green space has light poles, utilities (FD & associated equipment, sanitary drains, drainage easements, etc.
8. The Landscape Plan is difficult to read identifying landscaping vs sidewalks. Add an additional keynote for landscaping in the legend. Please differentiate between sidewalks, paved areas, driveways, sod, etc.
9. Please include all of the proposed landscape on one plan.
10. Section 13-34(e). Landscape Materials and Standards. All trees required under the provisions of this chapter shall be allowed to grow to their natural height, size and shape.
 - While trees normally grow upwards when trees are planted within/under the canopy of existing tree where direct sunlight is blocked, they have to bend to avoid being shaded out; planting within and/or under the canopy of an existing tree disrupts their natural habit of growth as evident in examples below. The tree require sunlight to provide food through photosynthesis.

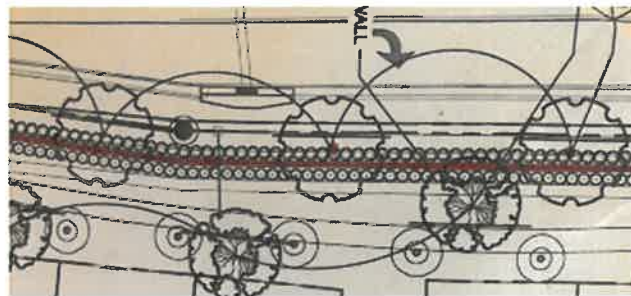
Do not plant trees under the canopy of existing trees unless they are understory trees.



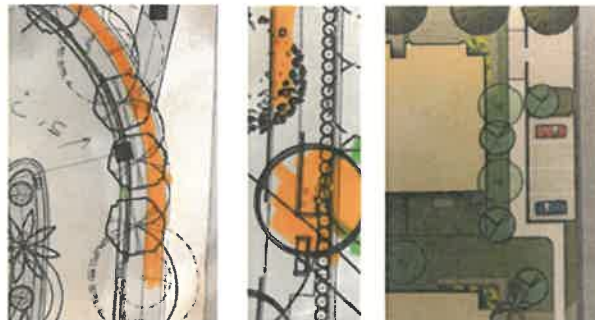


11. Section 13-35(a) – Landscape installation and maintenance. All landscaping and irrigation shall be installed in a sound workmanship-like manner and according to accepted and proper planting procedures.

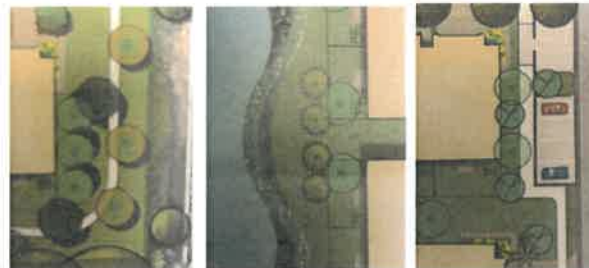
- Planting spaces should be appropriate for the proposed plant material.
 - Plans propose the planting of Mahogany trees within 2' of the perimeter wall along S. Hiatus Road.



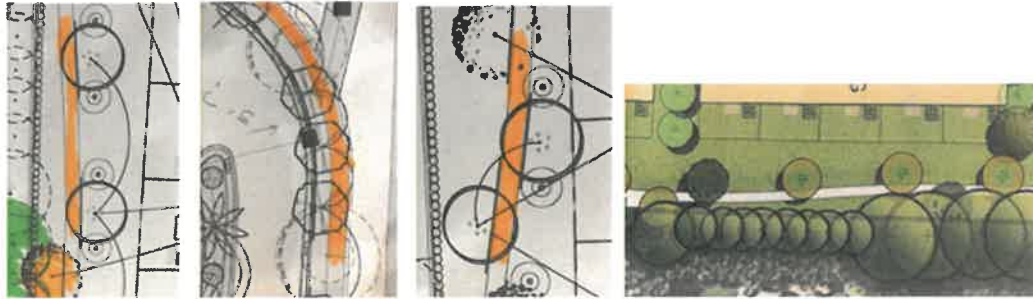
- Plans propose the planting of trees in a 5' planting space with a sidewalk 2.5' from the trunks of trees.



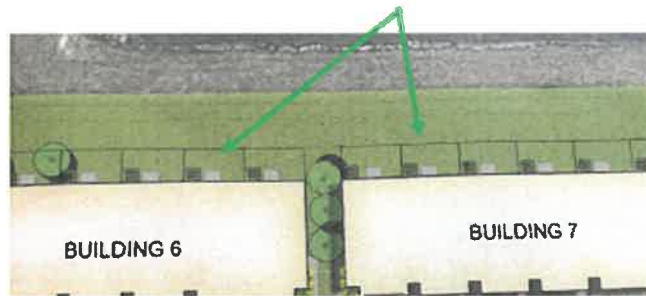
- Planting should be adequately spaced to assure maximum growth. (Large shade trees should be planted > 15', 20', 25' etc. from medium and/or large shade trees, etc.).



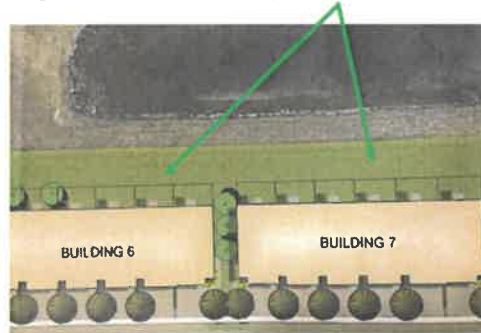
- Trees should be planted > 1'-9' from paved areas (sidewalks, asphalt paths, etc.). Several examples are noted below.



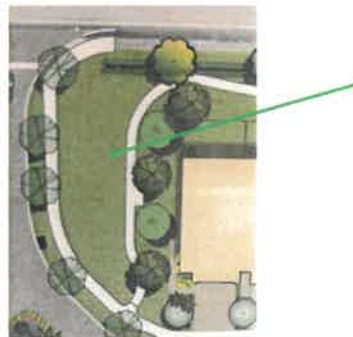
12. Please clarify the reason for the lack of code required trees along the northern property; would planting be within the water management's easement?
13. Please clarify how the individual homeowners will maintain the lawn in their fenced in 15' x 25' backyard.



14. Please clarify the reason for the lack of trees throughout the landscape pedestrian zones (backyards) along the buildings on the northern perimeter?



15. Please clarify the reason for planting large shade trees within a 5' planting in lieu of planting in the large planting area south of the Club House.



16. Please include all existing trees and/or palms along the southern and eastern perimeter on neighboring/adjacent properties. These trees should not conflict with proposed trees. Include tag lines identifying the species of all trees on neighboring properties (this is needed for review to determine the mature spread of these trees and proposed plantings).
17. Please clarify the impact this project will have on the existing tree canopy along the southern perimeter.



18. Include a tag line on all proposed trees, palms, hedge, and ground cover on sheets L-2 through L-5.
19. Label all areas to be sodded.
20. Please remove the height range on the proposed trees (trees should be either 12' in height or 14' in height in lieu of 12'-14' – please make sure you are proposing trees equal to or taller than code required heights).
21. 10' tall trees should have a minimum spread of 6' and a minimum caliper of 2".
22. 12' tall trees should have a minimum spread of 7' and a minimum caliper of 2.5".
23. 14' tall trees should have a minimum spread of 8' and a minimum caliper of 3".
24. Please confirm the availability of:
 - 32, FG/BB, FL # 1 or greater, 12' – 14' x 7'- 8', 2½" -3" caliper, Bulnesia trees.
 - 13, FG/BB, FL # 1 or greater, 12' x 7', 2½" caliper, Bridalveil trees.
 - 34, FG/BB. FL # 1 or greater, 12' – 14' x 7'-8', 2½" -3" caliper, Sugarberry trees.

Staff requests including alternate species for the proposed trees as the some of the proposed trees are not available with the noted specifications.
25. Many of the proposed tree species are not commonly used in the urban setting and have not proven to do well; staff recommends visiting Plantation to view trees that do well in similar situations. Typically, if you do not see the specie it does not do well. When staff comments "staff recommend limiting the use of this species" – you do not need to totally removed them from the plans – just reduce the quantity. If you can demonstrate that any of the species proposed are doing well in S. Florida's urban environment – please let staff know (staff is always open to being educated and is not always right).
26. Staff does not support the use of 29 Sweet Bay Magnolia trees. Please limit the use of this species.
27. Please clarify the variety of Slash Pine proposed. Please use the full scientific name.
28. Staff does not support the use of 18 S. Florida Slash Pine; this tree can get very tall, have a large trunk diameter, and has large surface roots. This species is susceptible to Bark beetles and wood borers, Pine needle miner, Pine needle scale, Pine spittle bug, Spruce mites, etc. This species

is very susceptible to fusiform rust, Pitch canker, Needle cast, etc. Staff recommends limiting the use of this species.

29. Staff does not support the use of 34 Sugarberry trees; this tree can get to a height of 50'-70' with a spread of 50'-70'. This species compartmentalizes injuries poorly, resulting in branch and trunk rot. This species will not tolerate mechanical injury. Staff recommends limiting the use of this species.



30. Staff does not support the use of the 12 proposed Hong Kong tree as this species is short lived in the landscape, is susceptible to breakage, disease, and decay (this is a very brittle tree), borers, mites, leaf spot, leaf scorch diseases, and is considered a messy tree by many due to the problems caused by the falling leaves and flowers.
31. While Street Trees are required by City codes along S. Hiatus Road – this proposed planting may require PAID, County/State/City, Utilities Department and Engineering Department approval.
32. Section 27-647. All service areas, including outdoor equipment (FPL transformers, backflow preventers, pool pumps, irrigation pumps, etc.), must be screened by landscaping or other means.

Please include all above-ground utilities on the landscape plans and show the proposed landscape – the plans submitted only show the AC units.

33. Where tree planting is proposed in restricted areas where soil volume is limited, underground tree vaults are required to ensure that adequate soil volume is available to support the eventual size of the planted tree(s). Provide construction/engineering details for the tree vaults and specify soil composition/mixture and soil volume. Minimum soil volume is 900 cu ft for large-maturing trees, 500 cu ft for medium-maturing trees, and 300 cu ft for small-maturing trees. Draw (to scale) the locations of all proposed tree vaults and label them on the plan.

Provide details and locations for underground tree vaults. This must be done prior to City Council submittal. *There are numerous trees proposed for planting in planting spaces not adequate for growth throughout the site.*

34. Section 13-35(1)(e). Landscape installation and maintenance. A root barrier system shall be installed in situations where a tree or palm is planted within 10' of a paved surface or infrastructure.

Provide locations for placement of root barrier details on landscape plans submitted. This is required not only for sidewalks but for driveways and roadways – required for any tree/palm within 10' of a non-curbed paved surface.

Please note – the use of a root barrier does not subsite for planting within 1' of proposed paved areas. *Staff does not support the planting of trees within 1', 2', 3', etc. of sidewalks, driveways, etc.*

35. 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. Recommendations for irrigating landscape plants during establishment can be obtained from University of Florida/IFAS Extension Publication (available online).

Provide a watering schedule for newly installed trees & palms.

36. Section 13-35(a)(1)(c). All landscape areas shall be provided with an automatically-operating underground irrigation system; with a minimum of 100% coverage, with 50% minimum overlap in ground cover and shrub areas. The rain sensor must be installed as well as a rust inhibitor if applicable.

Provide irrigation plans at time of permitting.

ENGINEERING DEPARTMENT:

1. **12/10/19 Comment:** The traffic impact analysis shall address the cross traffic left turn movement exiting the proposed development to determine if a median modification within Hiatus Road will be required. **Applicant Response:** “The traffic impact analysis evaluated the main project access and determined that with the project trips there is no need for a northbound right-turn lanes and the existing left-turn lane is adequate. The report will be submitted for review.” **1/28/20 Dept. Response:** *The response with regard to NB right turn lane does not address the comment. Please clarify the reference to left-turn lane (Southbound left turn at existing median opening??). Submit the traffic impact analysis for review.* **5/22/20 Dept. Response:** **Applicant has not submitted the traffic impact analysis.**
2. **12/10/19 Comment:** The traffic impact analysis shall address existing left turn transition/storage lanes to determine if additional storage will be required. **Applicant response:** “Refer to response to comment 1.” **1/28/20 Dept. Comment:** *The response does not correspond correctly to the comment (Comment 2, not 1) and response to Comment 2 requires clarifications. Submit traffic impact analysis for review.* **5/22/20 Dept. Response:** **Applicant has not submitted the traffic impact analysis.**
3. **12/10/19 Comment:** The traffic impact analysis shall address signal timing at the Hiatus Road/Broward Blvd. intersection to determine if adjustments will be necessary to accommodate entering/exiting the proposed development. **Applicant Response:** “Traffic counts and evaluation of the intersection of Broward Boulevard and Hiatus Road will be undertaken including the impacts from this development. Any adjustments to the signal timing will be recommended and will be discussed with BCTED.” **1/28/20 Dept. Comment:** *Submit the traffic impact analysis for review.* **5/22/20 Dept. Response:** **Applicant has not submitted the traffic impact analysis.**
4. **12/10/19 Comment:** Provide a queuing analysis for the proposed gated entrance/exit at Hiatus Road. **Applicant Response:** “A queuing analysis addressing the stacking needs for both the resident’s lane and visitor’s lane will be submitted to the City for review and comments.” **1/28/20 Dept. Comment:** *Submit the queuing analysis for review.* **5/22/20 Dept. Response:** **Applicant has not submitted the queuing analysis.**
5. **12/10/19 Comment:** The site shall comply with Chapter 9 of the City Code of Ordinances with regard to impervious area restriction. Impervious area for the proposed development shall not exceed 65% of the total site area or the limit imposed by the Old Plantation Water Control District, whichever is more restrictive. Please address in the site data table. **Applicant response:** “the site data table has been revised, see sheet OSP1. The impervious area does not exceed 65%.” **1/28/20 Dept. Comment:** *Chapter 9 of the City Code defines a ‘natural’*

waterbody as pervious area. The proposed water body on the site plan is man-made and will be treated as impervious area. Please revise the site plan to comply with the 65% impervious area restriction. 5/22/20 Dept. Comment: The resubmittal still reflects the man-made water body as pervious area. Please revise the site plan and site data table to address this outstanding comment.

Note:

- A. Please Resolve Comments 1-5 Prior to City Council Application
- B. Please Resolve Comments _____ Prior to Building Permit

TRAFFIC CONSULTANT:

See Engineering Department comments.

BUILDING DEPARTMENT: No comments.

FIRE DEPARTMENT:

Reviews:

- Comments 1 – 10 on the Staff Report to the Review Committee meeting of December 10th, 2019.
- Applicant response on January 24th, 2020 submittal.
- Fire Dept reply on the Staff Report to the Review Committee meeting of February 25th, 2020.
- Applicant response on April 6th, 2020 submittal.
- Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of June 2nd, 2020.

No objections as to this site/elevation/landscape plan/rezoning/flex assignment 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 – Applicant will comply.
*Fire Dept reply – Complied.
2. All residential structures shall be entirely protected by an approved, supervised automatic fire sprinkler system, minimum compliance with NFPA-13D, which is hydraulically calculated to City of Plantation drought standard of 45-PSI static, 40-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.
*Applicant response – Applicant will comply.
*Fire Dept reply – Complied.
3. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main, not shared; as such, the point of service shall be the valve at the water main tap.
*Applicant response – The underground supply line detail has been revised to show a direct tap to the water main, see sheet CWS1 for detail.
*Fire Dept reply – Sheet CWS1 does not comply with Fire Department comment and does not correlate with applicant response.
*Applicant response – Sheet CWS1 of 1 has been revised to show a 4” fire line connected to the project’s 8” water main. The 4” fire line will serve a maximum of 2 buildings.
*Fire Dept reply – Complied.

4. The same Florida Fire Protection Contractor I, II or V shall be responsible for the installation of the fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building and the Double Detector Check Valve (backflow preventer).
 - *Applicant response – Acknowledged.
 - *Fire Dept reply – Complied.
5. The following shall be permitted separately:
 - a. All fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building and the FDC (if connected to supply line prior to the 12” above grade stub).
 - b. DDCV.
 - c. Whole fire sprinkler system installations after the 12” above grade stub outside of building.
 - *Applicant response – Applicant will comply.
 - *Fire Dept reply – Complied.
6. Fire sprinkler riser(s) shall be in an area that provides an unobstructed 3’ access to the front and to the sides of the appliances.
 - *Applicant response – Applicant will comply.
 - *Fire Dept reply – Complied.
7. Vehicle gates shall be motorized/automatic and shall comply with the City of Plantation Fire Dept’s standard requirements.
 - *Applicant response – Applicant will comply.
 - *Fire Dept reply – Complied.
8. 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 – Applicant will comply.
 - *Fire Dept reply – Complied.
9. 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 – Applicant will comply.
 - *Fire Dept reply – Complied.
10. Additional conditions may arise upon review of all required permitting plans.
 - *Applicant response – Applicant understands additional conditions may arise.
 - *Fire Dept reply – Complied.

POLICE DEPARTMENT:

1. The south, east, and west perimeter residential units fencing is projected to be wooden shadow box-type fencing to the rear of these units. I strongly recommend the use of an aluminum picket-type fence (pictured below) or the aluminum-type proposed in the plans. This will increase the security of the new neighborhood by enhancing the natural surveillance. The property has walkways also projected. Erecting the shadow box fence will create corridors of concealment and ambush points along the walkways. It is important not to create areas where unwanted activity can go undetected.



2. I have no objection to the photometric plans.

Note:

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

UTILITIES: No objection conceptually; however, the following must be completed prior to P & Z Board sign off.

1. **The Utilities Departments consultant must complete an impact analysis for the project to verify what if any impact the proposed project will have on the existing system.** Due to the Covid19 there were some delays in the completion and the report should be finalized soon.
2. Proponent must agree to all on and offsite improvements needed to support the development of this project once identified. This will include design, funding, permitting, installation and conveyance to the City of Plantation.
3. This review is preliminary and considered conceptual. If approved, Final comments will be provided at time of Construction plan submittal and subject to outside agency approvals/comments. The final review could generate additional comments.
4. Additional pre-design meeting is required with the Utilities Department. Staff will continue to work with the design engineer.
5. Complete Water and Wastewater Utilities must be shown on plan before a proper review can be completed. This would include any potential offsite improvements
6. Show all new and existing water and sewer lines and easements on landscaping and drainage plan
7. No structures are allowed to be installed in Utility easements.
8. Proponent must agree that any offsite improvements required to support this project be completed prior to first CO of any building on site or of phase 1 construction.

O.P.W.C.D.

1. Old Plantation Water Control requires an acceptable drainage plan with retention and runoff calculations and a construction drawing prior to issuance of a building permit. Calculations are to include the master storm water system and include an as-built of the existing

features. Acceptance of As-built drawings and Certified Storm Water Inspection Report will be required prior to issuance of a Certificate of Occupancy.

WASTE MANAGEMENT

1. Applicant response states in the DRC COMMENT REPORT #2 “We have reached out on several occasions and have yet to receive a response. We will continue to reach out to them.”

VI. EXHIBITS:

- | | |
|------------------------|------------------------------|
| A. Letter of Intent | F. Waiver Request |
| B. Location Map | G. Code requirements not met |
| C. Zoning Maps | H. Draft Ordinance |
| D. Proposed Zoning Map | I. Draft Resolution |

EXHIBIT A
Letter of Intent

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

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EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
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RAYMOND A. DOUMAR, P.A.*

† ALSO ADMITTED IN PENNSYLVANIA
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OF COUNSEL
JOHN W. PERLOFF, P.A.
JODIE SIEBEL, P.A.

November 8, 2019

Mr. Dan Holmes, Director
Planning, Zoning & Economic Development
City of Plantation
400 NW 73rd Avenue
Plantation, FL 33317

Re: The Enclave at Plantation/SBBC Plantation – Letter of Intent

Dear Mr. Holmes,

Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz LP on behalf of the applicant, Lennar Corporation, is please to submit the attached applications and documents for site plan, land use plan amendment, rezoning, and re-plat for the subject property located at the southeast corner of Hiatus Road and Broward Boulevard. The applicant has contracted to purchase the subject property from The School Board of Broward County. The property consists of thirteen (13) gross acres and is vacant.

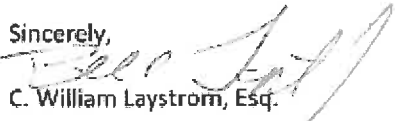
The applicant proposes to develop the site with a 111-unit townhome development. The below listed applications are submitted in order to facilitate the proposed project.

- Land Use Plan Amendment – Proposal to amend the future land use designation from Park Moveable/Low (3) Residential to Irregular (8.6) Residential
- Rezoning - From CF-P to PRD-Q
- Replat – To support the proposed use.
- Site Plan - To support the proposed use.

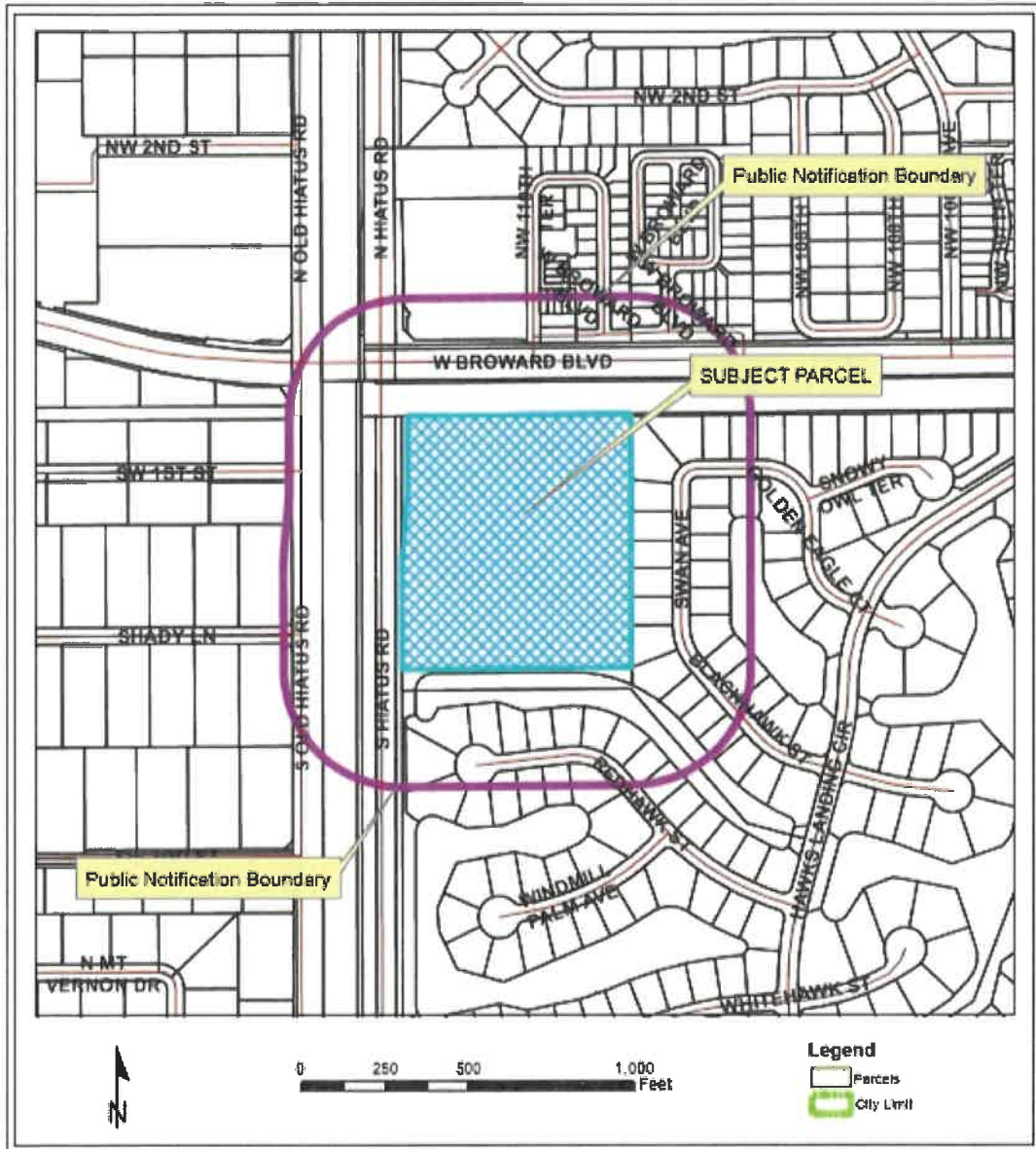
We feel the proposed project will be a great addition to the corridor and to the residential character of the area. Based upon the surrounding land use and zoning, which includes a variety of low to medium residential densities, we feel that this proposed development meets the intent of the proposed PRD District and is consistent with the existing development pattern in the area. The landscaping as proposed shall provide a strong buffer transition from the residents to the east and the south.

We look forward to working with the City on the successful completion of this project.

Sincerely,

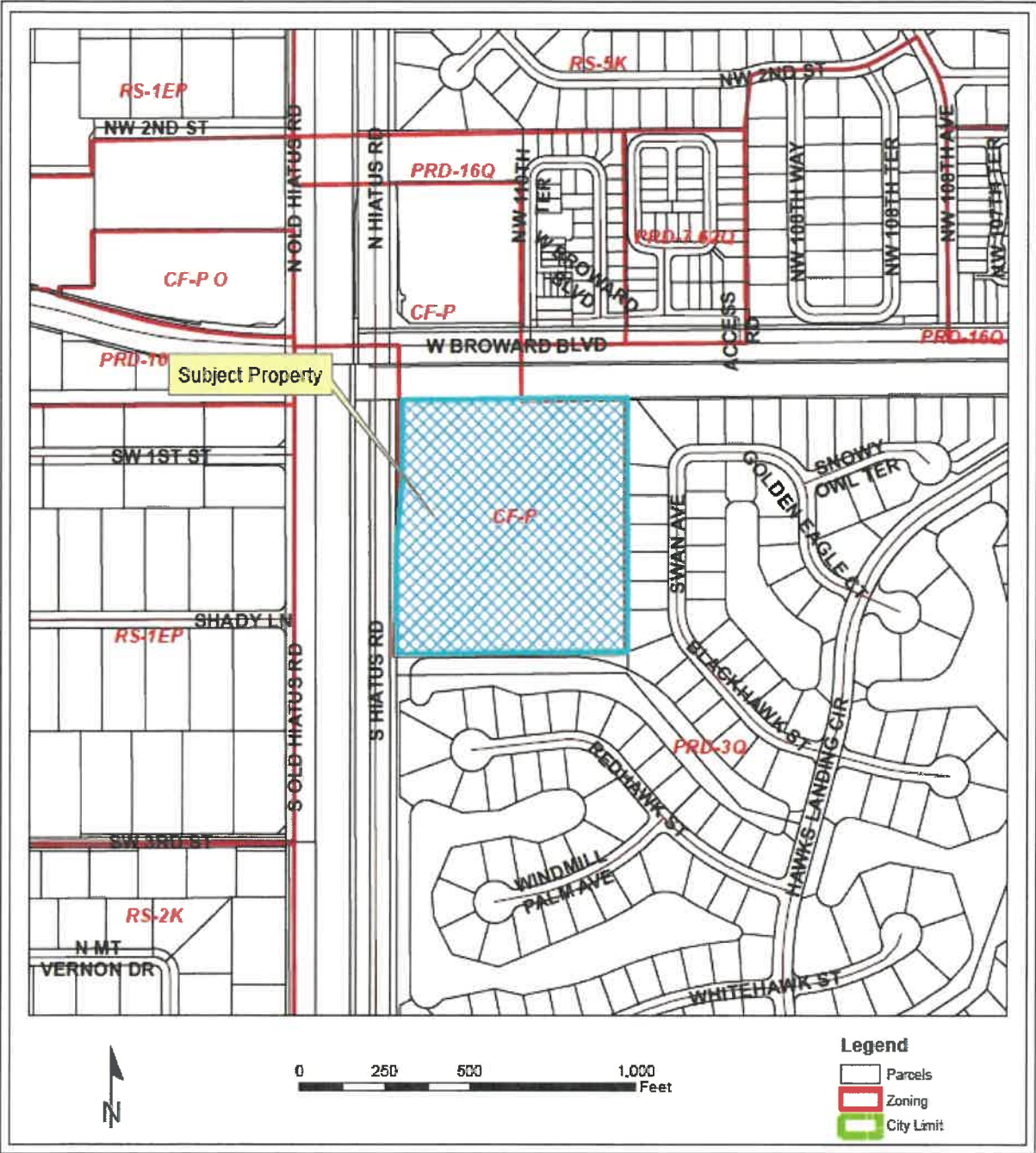

C. William Laystrom, Esq.

LOCATION MAP



Southeast corner of W. Broward Blvd. and S. Hiatus Rd.
CASE # PD19-0001 & PP19-0034

ZONING MAP



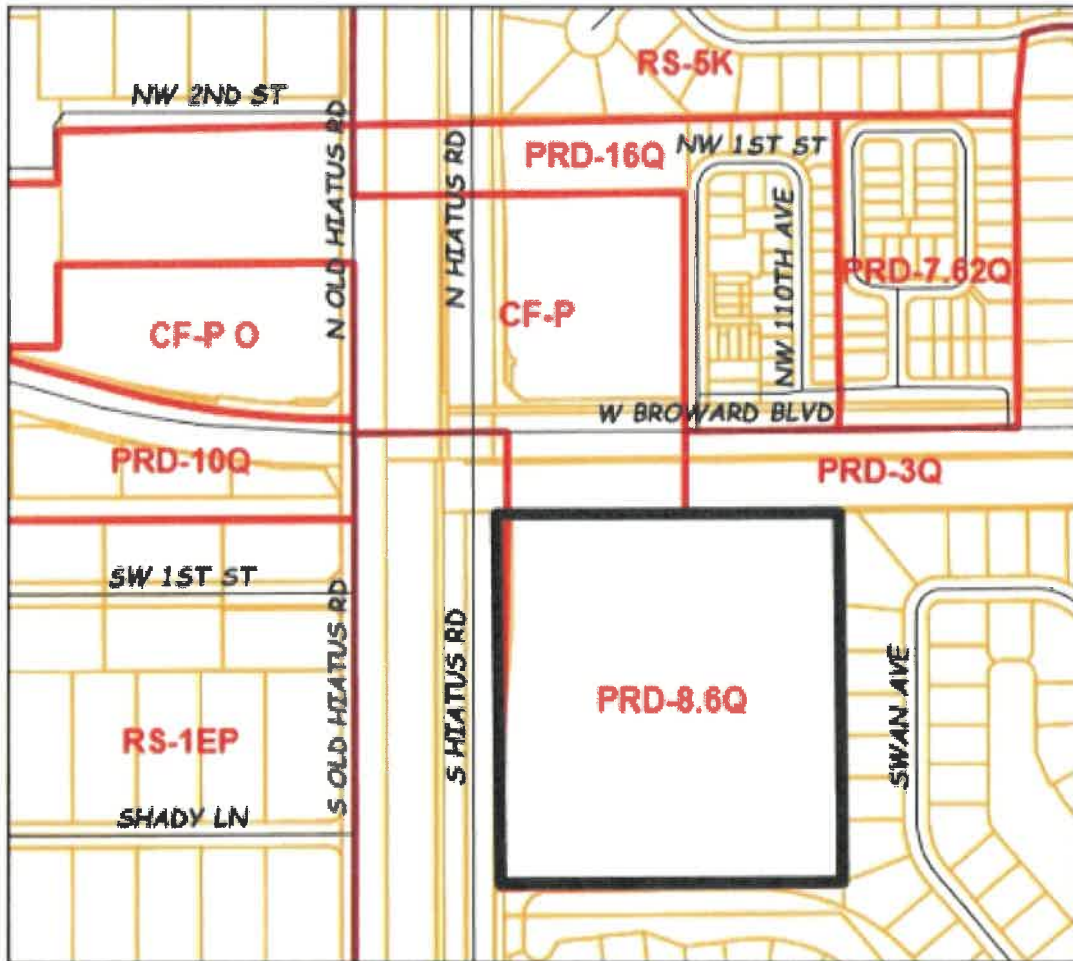
S.E. Corner of Broward Boulevard and Hiatus Road

CASE # PP19-0034





PLANTATION, FLORIDA
8/24/20

EXHIBIT D
Proposed Zoning Map



Legend

 SUBJECT SITE
 Zoning

RS-1EP and RS-5K: Residential Single Family
 CF-P and CF-P O: Community Facility
 PRD-10Q, PRD-16Q, PRD-3Q, PRD-7.62Q,
 PRD-8.6Q: Planned Residential Development

Proposed Zoning


 May 2020
 Scale 1" = 300'

EXHIBIT E
Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF BLOCK 2, ACCORDING TO THE EVERGLADES PLANTATION COMPANY AMENDED PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND NOW BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 7; THENCE RUN NORTH 89°27'03" EAST (ON A TRUE BEARING) 235.01 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE RUN SOUTH 00°08'10" EAST 107 FEET, TO AN INTERSECTION WITH A LINE 107 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID NORTH LINE OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°27'03" EAST 692.60 FEET ALONG SAID PARALLEL LINE; THENCE RUN SOUTH 00°18'10" EAST 754.74 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE RUN SOUTH 89°27'03" WEST 692.60 FEET TO AN INTERSECTION WITH A LINE 235 FEET EAST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE RUN NORTH 00°08'10" WEST 754.74 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT RIGHT OF WAY DEDICATED BY THE ENCLAVE 2ND SECTION AS RECORDED IN PLAT BOOK 156, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SAID NORTHWEST CORNER OF SECTION 7; THENCE RUN NORTH 89°27'03" EAST ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 235.01 FEET; THENCE SOUTH 0°08'10" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING OF SAID RIGHT OF WAY; THENCE NORTH 89°27'03" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 0°08'10", EAST, A DISTANCE OF 241.75 FEET, THENCE SOUTH 4°43'20" WEST, A DISTANCE OF 200.72 FEET; THENCE NORTH 0°08'10" WEST, A DISTANCE OF 441.63 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THEREFROM THOSE LANDS CONVEYED TO BROWARD COUNTY BY QUIT CLAIM DEED FILED FEBRUARY 1, 2000 IN OFFICIAL RECORDS BOOK 30226, PAGE 598, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADDITIONAL RIGHT-OF-WAY "PARCEL 8":

A PARCEL OF LAND BEING A PORTION OF A 5.00 FOOT (1.524 METER) WALL AND LANDSCAPE EASEMENT, A 10 FOOT (3.048 METER) WATER STORAGE EASEMENT, AND A 12 FOOT (3.650 METER) UTILITY EASEMENT ALL BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, THENCE ON A GRID BEARING OF N 89°27'03"E ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 252.01 FEET (76.812 METERS) TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT B; THENCE S 00°08'10" E ALONG SAID EXTENSION A DISTANCE OF 107.00 FEET (32.615 METERS) TO THE NORTHWEST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF BEGINNING; {THE NEXT TWO COURSES ARE COINCIDENT WITH THE SAID WEST LINES.} THENCE CONTINUE S 00°08'10"E ALONG SAID WEST LINES A DISTANCE OF 241.75 FEET (73.586 METERS); THENCE S 04°43'21"W ALONG SAID WEST LINES A DISTANCE OF 37.68 FEET (11.488 METERS); THENCE N 07°13'50"E A DISTANCE OF 37.61 FEET (11.463 METERS) TO A POINT ON A LINE 1.63 FEET (0.497 METERS) EAST OF AND PARALLEL WITH THE SAID WEST LINES; THENCE N 00°08'10" W ALONG SAID PARALLEL LINE A DISTANCE OF 242.01 FEET (73.766 METERS) TO A POINT ON THE NORTH LINE OF SAID TRACT B; THENCE S 89°27'03" W ALONG SAID NORTH LINE A DISTANCE OF 1.63 FEET (0.497 METERS) TO THE POINT OF BEGINNING.

AND

ADDITIONAL RIGHT-OF-WAY "PARCEL 9":

A PARCEL OF LAND BEING A PORTION OF A 5.00 FOOT (1.524 METER) WALL AND LANDSCAPE EASEMENT, A 10 FOOT (3.048 METER) WATER STORAGE EASEMENT, AND A 12 FOOT (3.650 METER) UTILITY EASEMENT ALL BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, THENCE ON A GRID BEARING OF N 89°27'03"E ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 236.73 FEET (72.155 METERS); THENCE S 00°32'57" E A DISTANCE OF 487.06 FOOT (148.461 METERS) TO THE POINT ON THE WEST LINE OF SAID TRACT B SAID POINT ALSO BEING ON THE WEST LINE OF SAID EASEMENTS, SAID POINT ALSO BEING THE POINT OF BEGINNING; (THE NEXT TWO COURSES ARE COINCIDENT WITH SAID WEST LINES.) THENCE S 04°43'22"W ALONG SAID WEST LINES A DISTANCE OF 61.80 FEET (16.637 METERS); THENCE S 00°08'10"E ALONG SAID WEST LINES A DISTANCE OF 238.43 FEET (72.674 METERS); THENCE N 00°51'49"E A DISTANCE OF 300.06 FEET (91.457 METERS) TO THE POINT OF BEGINNING.

CONTAINING 515861 SF, 11.843 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

EXHIBIT F
Waiver requests

Zoning:

1. **From:** Section 27-688(d) which 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.

To: Allow townhouse development adjacent to single-family residential development.

Applicant justification: The site of the proposed development has requested a rezoning to a district that will allow the residential uses proposed by development.

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. Immediately adjacent residential uses to the south and east are typically two-story single-family homes on 10,000+ square foot lots. The proposed townhouse structures will also be two stories in height, have 4, 5, or 6 units per building, with each lot containing 2,225 square feet.*

2. **From:** Section 27-689(c) which requires buildings to be set back from all property lines 1 ½ times the building height.

To: Reduce the side yard setback from the east property line for Building 7 from to 38.49 feet to 29.56 feet.

Applicant justification: This waiver is requested for only one location within the community and it is a side yard adjacent to the east property line. The existing pool deck is an additional 40 feet further from the proposed building.

Staff Response: *No comment.*

3. **From:** Section 27-743(1) which requires fully enclosed garage space 20 feet deep and 22 feet wide.

To: Reduce the garage size for a 2-car garage from 20 feet deep and 22 feet wide to 19.5 feet deep and 19 feet wide.

Applicant justification: Garages constructed within typical townhome projects are consistent with the proposed waiver request. In addition, a greater number of guests parking spaces has been provided above what is required.

Staff Response: *No comment.*

4. **From:** Section 27-637(8)a which permits a maximum height of 6 feet for a wall.

To: A maximum height of 8 feet along the west property line.

Applicant justification: The existing walls along the east and south boundary are 8 feet in height (Hawks Landing walls). This waiver is a request to be consistent and match the height of the existing walls.

Staff Response: Staff is not opposed to this waiver request; however, the wall is not set back from the west property line enough to provide for sufficient landscaping on the outboard side of the wall.

LANDSCAPE WAIVERS:

1. From: Section 13-41(a). There shall be a landscaped pedestrian zone along the length of all building walls not directly adjacent to vehicular approaches. The depth of this pedestrian zone and the degree to which it is landscaped shall be determined by building height and function.

To: The applicant has requested a waiver to 7.5 feet. Staff has identified the following:

Club House:

- 10' lpz is required along the western façade – 7' has been provided
- 10' lpz is required along the eastern façade – 3' has been provided.

Building 1:

- 13'-1" is required along the northern lpz - 5'-6" has been provided.

Building 2:

- 13'-1" is required along the northern façade – 5'-6" has been provided.
- 13'-1" is required along the southern façade – 5'-6" has been provided.

Building 3:

- 13'-1" is required along the northern lpz - 5'-6" has been provided.
- 13'-1" is required along the southern lpz – 5'-6" has been provided.

Building 4:

- 13'-1" is required along the southern lpz - 5'-6" has been provided.

Building 5:

- 13'-1" is required along the eastern façade – 5'-6" has been provided.

Building 6:

- 13'-1" is required along the western lpz - 5'-6" has been provided.
- 13'-1" is required along the eastern lpz – 5'-6" has been provided.

Building 7:

- 13'-1" is required along the western lpz - 5'-6" has been provided.

Building 8:

- 13'-1" is required along the southern lpz – 7' has been provided.
- 13'-1" is required along the western lpz – 5'-6" has been provided.
- 13'-1" is required along the eastern lpz - 7' has been provided.

Building 9:

- 13'-1" is required along the eastern façade – 5'-6" has been provided.
- 13'-1" is required along the western façade – 10' has been provided.
- 13'-1" is required along the southern lpz – 8' has been provided.

Building 10:

- 13'-1" is required along the southern façade – 5'-6" has been provided.
- 13'-1" is required along the northern lpz – 8' has been provided.

Building 11:

- 13'-1" is required along the northern lpz - 5'-6" has been provided.

Building 12:

- 13'-1" is required along the western lpz – 3' has been provided.
- 13'-1" is required along the eastern lpz – 7' has been provided.

Building 13:

- 13'-1" is required along the northern lpz – 5'-6" has been provided.

Building 14:

- 13'-1" is required along the southern façade – 5'-6" has been provided.
- 13'-1" is required along the northern lpz – 7' has been provided.

Building 15:

- 13'-1" is required along the northern lpz - 10' has been provided.
- 13'-1" is required along the southern lpz – 7' has been provided.

Building 16:

- 13'-1" is required along the northern façade – 7' has been provided.
- 13'-1" is required along the southern façade – 7' has been provided.

Building 17:

- 13'-1" is required along the northern lpz - 7' has been provided.
- 13'-1" is required along the southern lpz – 10' has been provided.

Building 18:

- 13'-1" is required along the western lpz – 5'-6" has been provided.

Building 19:

- 13'-1" is required along the eastern façade – 5'-6" has been provided.
- 13'-1" is required along the western façade – 5'-6" has been provided.

Building 20:

- 13'-1" is required along the eastern façade – 5'-6" has been provided

Applicant's justifications: Please see applicants request with justifications.

Staff response: The area within the 2' roof overhang does not count towards the required landscape pedestrian zones. This project proposes high density with very little open space and/or amenities.

2. From: Section 13-40(c)(2)(a). Interior landscaping for parking areas: Planting islands in parking bays in multi-family residential sites should be a minimum of 9' wide inside curb to inside curb.

To: 9' wide planting islands required throughout the parking areas – 5'-6' planting islands have been provided between driveways.

Applicant's justification: Please see applicants request with justifications.

Staff response: The proposed 5'-6' planting island is not sufficient for the planting of trees.

EXHIBIT G
Code requirements not met
(waivers not requested by applicant)

Staff has identified the following items that do not meet the code requirement. If the applicant does not obtain waiver approval for these items, the plans must be revised to meet the code requirement at time of permitting. These changes could cause substantial revisions to the site plan and may require subsequent consideration of a site plan modification.

1. From: Section 27-688(i)(1) which requires 30% open space based on the total gross acreage of the site.

To: The open space site data indicates 3.67 acres or (28.2%) is provided.

Staff Response: The applicant has not requested a waiver to reduce the open space requirement. The provided open space may be further reduced when comment #6 is addressed. Staff does not support a reduction in required open space.

2. From: Section 13-41(a)(c) Pedestrian zones along building facades: One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).

To: Club House:

- 1 tree is required along the eastern lpz – 0 trees have been provided.
- 1 tree is required along the western lpz – 0 trees have been provided.

Building 1:

- 5 trees are required along the western lpz – 4 trees have been provided.

Building 2:

- 4 trees are required along the western lpz – 3 trees have been provided.
- 2 trees are required along the southern lpz – 1 tree has been provided.

Building 3:

- 4 trees are required along the western lpz – 3 trees have been provided.
- 2 trees are required along the southern lpz – 0 trees have been provided.

Building 4:

- 5 trees are required along the western lpz – 4 trees have been provided.
- 2 trees are required along the southern lpz – 1 tree has been provided.

Building 5:

- 5 trees are required along the northern lpz – 0 trees have been provided.
- 2 trees are required along the eastern lpz – 0 trees have been provided.

Building 6:

- 5 trees are required along the northern lpz – 0 trees have been provided.
- 2 trees are required along the western lpz – 0 trees have been provided.

Building 7:

- 5 trees are required along the northern lpz – 0 trees have been provided.
- 2 trees are required along the western lpz – 1 tree has been provided.

Building 8:

- 2 trees are required along the western lpz – 0 trees have been provided.

Building 9:

- 5 trees are required along the southern lpz – 4 trees have been provided.
- 2 trees are required along the eastern lpz- 0 trees have been provided.

Building 10:

- 2 trees are required along the northern lpz – 0 trees have been provided.

Building 11:

- 2 trees are required along the northern lpz – 1 tree has been provided.

Building 14:

- 2 trees are required along the southern lpz – 1 tree has been provided.

Building 15:

- 5 trees are required along the eastern lpz – 4 trees have been provided.

Building 16:

- 2 trees are required along the southern lpz – 1 tree has been provided.

Building 17:

- 5 trees are required along the eastern lpz – 3 trees have been provided.

Building 18:

- 2 trees are required along the western lpz – 1 tree has been provided.

Building 19:

- 2 trees are required along the western lpz – 1 tree has been provided.

Applicant's justifications: Please see applicants request with justifications.

Staff response: The Landscape Pedestrian Zones between buildings have not been met; therefore, there is insufficient room to plant the required number of trees.

3. From: Section 13-41(a)(f) Pedestrian zones along building facades: For all trees required, 25% of the required trees must be a minimum of 10' – 12' installed height; the remaining 75% of the required trees must be of installed heights relating to the adjacent wall structure height, as defined in City landscape codes.

To: 75% of the required trees throughout the landscape pedestrian zones on buildings 1-20 must be a minimum of 14' x 8', 3" caliper (palms OA in height must be a minimum of 18') – trees with a height < 14' x 8', 3" caliper have been proposed.

Applicant's justification: Applicant has not requested a waiver for this item.

Staff response: Staff does not support a waiver on this item; staff requests the required heights of trees/palms are as per City codes.

4. From: Section 13-40(e). Interior landscaping for parking areas: Landscape areas in all vehicular use areas shall be curbed to provide landscape protection unless an alternate means of landscape protection is approved for special reasons.

To: Landscape areas in vehicular use areas shall be curbed – curbing has not been provided in the 5'-6' planting islands between driveways.

Applicant's justification: *Applicant has not requested a waiver for this item.*

Staff response: *Staff requests the planting areas curbed to keep cars in the proposed driveways out of the planting beds.*

EXHIBIT H
Draft Ordinance

ORDINANCE NO. _____

A ZONING ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, REZONING PLUS OR MINUS 13+/- ACRES FROM CF-P (COMMUNITY FACILITIES DISTRICT) TO PRD-8.6Q (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT); IN ACCORDANCE WITH THE CITY OF PLANTATION COMPREHENSIVE ZONING ORDINANCE, CHAPTER 27-568; FOR PROPERTY WITHIN THE CITY OF PLANTATION, FLORIDA; SAID PARCEL OF REAL PROPERTY DESCRIBED AS A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF BLOCK 2, ACCORDING TO THE EVERGLADES PLANTATION COMPANY AMENDED PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND NOW BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION IDENTIFIED AS EXHIBIT "A"; PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIATUS ROAD AND BROWARD BOULEVARD; AND READOPTING SAID PLAN AND MAP AS THE MASTER LAND USE PLAN AND MAP, 1989, MAKING SAID PLAN AND MAP PART OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF PLANTATION; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE THEREFOR.

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

SECTION 1: The following described property:

Lying in Section 07, Township 50 South, Range 41 East, said parcel including a portion of Block 2, according to the Everglades Plantation Company Amended Plat, as recorded in Plat Book 2 at Page 7 of the Public Records of Miami-Dade County, Florida, and now being a portion of Tract B the Enclave 2nd Addition as recorded in Plat Book 156, Page 8, of the Public Records of Broward County, Florida, and further described in the legal description attached hereto as Exhibit "A," generally located at southeast corner of Hiatus Road and Broward Boulevard.

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

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 _____, 2020.

Susan Slattery, City Clerk

**EXHIBIT "A" to Ordinance
Legal Description**

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF BLOCK 2, ACCORDING TO THE EVERGLADES PLANTATION COMPANY AMENDED PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND NOW BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 7; THENCE RUN NORTH 89°27'03" EAST (ON A TRUE BEARING) 235.01 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE RUN SOUTH 00°08'10" EAST 107 FEET, TO AN INTERSECTION WITH A LINE 107 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID NORTH LINE OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°27'03" EAST 692.60 FEET ALONG SAID PARALLEL LINE; THENCE RUN SOUTH 00°18'10" EAST 754.74 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE RUN SOUTH 89°27'03" WEST 692.60 FEET TO AN INTERSECTION WITH A LINE 235 FEET EAST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE RUN NORTH 00°08'10" WEST 754.74 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT RIGHT OF WAY DEDICATED BY THE ENCLAVE 2ND SECTION AS RECORDED IN PLAT BOOK 156, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SAID NORTHWEST CORNER OF SECTION 7; THENCE RUN NORTH 89°27'03" EAST ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 235.01 FEET; THENCE SOUTH 0°08'10" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING OF SAID RIGHT OF WAY; THENCE NORTH 89°27'03" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 0°08'10", EAST, A DISTANCE OF 241.75 FEET, THENCE SOUTH 4°43'20" WEST, A DISTANCE OF 200.72 FEET; THENCE NORTH 0°08'10" WEST, A DISTANCE OF 441.63 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THEREFROM THOSE LANDS CONVEYED TO BROWARD COUNTY BY QUIT CLAIM DEED FILED FEBRUARY 1, 2000 IN OFFICIAL RECORDS BOOK 30226, PAGE 598, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADDITIONAL RIGHT-OF-WAY "PARCEL 8":

A PARCEL OF LAND BEING A PORTION OF A 5.00 FOOT (1.524 METER) WALL AND LANDSCAPE EASEMENT, A 10 FOOT (3.048 METER) WATER STORAGE EASEMENT, AND A 12 FOOT (3.650 METER) UTILITY EASEMENT ALL BEING A PORTION OF TRACT B THE ENCLAVE

2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, THENCE ON A GRID BEARING OF N 89°27'03"E ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 252.01 FEET (76.812 METERS) TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT B; THENCE S 00°08'10" E ALONG SAID EXTENSION A DISTANCE OF 107.00 FEET (32.615 METERS) TO THE NORTHWEST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF BEGINNING; {THE NEXT TWO COURSES ARE COINCIDENT WITH THE SAID WEST LINES.} THENCE CONTINUE S 00°08'10"E ALONG SAID WEST LINES A DISTANCE OF 241.75 FEET (73.586 METERS); THENCE S 04°43'21"W ALONG SAID WEST LINES A DISTANCE OF 37.68 FEET (11.488 METERS); THENCE N 07°13'50"E A DISTANCE OF 37.61 FEET (11.463 METERS) TO A POINT ON A LINE 1.63 FEET (0.497 METERS) EAST OF AND PARALLEL WITH THE SAID WEST LINES; THENCE N 00°08'10" W ALONG SAID PARALLEL LINE A DISTANCE OF 242.01 FEET (73.766 METERS) TO A POINT ON THE NORTH LINE OF SAID TRACT B; THENCE S 89°27'03" W ALONG SAID NORTH LINE A DISTANCE OF 1.63 FEET (0.497 METERS) TO THE POINT OF BEGINNING.

AND

ADDITIONAL RIGHT-OF-WAY "PARCEL 9":

A PARCEL OF LAND BEING A PORTION OF A 5.00 FOOT (1.524 METER) WALL AND LANDSCAPE EASEMENT, A 10 FOOT (3.048 METER) WATER STORAGE EASEMENT, AND A 12 FOOT (3.650 METER) UTILITY EASEMENT ALL BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, THENCE ON A GRID BEARING OF N 89°27'03"E ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 236.73 FEET (72.155 METERS); THENCE S 00°32'57" E A DISTANCE OF 487.06 FOOT (148.461 METERS) TO THE POINT ON THE WEST LINE OF SAID TRACT B SAID POINT ALSO BEING ON THE WEST LINE OF SAID EASEMENTS, SAID POINT ALSO BEING THE POINT OF BEGINNING; (THE NEXT TWO COURSES ARE COINCIDENT WITH SAID WEST LINES.) THENCE S 04°43'22"W ALONG SAID WEST LINES A DISTANCE OF 61.80 FEET (16.637 METERS); THENCE S 00°08'10"E ALONG SAID WEST LINES A DISTANCE OF 238.43 FEET (72.674 METERS); THENCE N 00°51'49"E A DISTANCE OF 300.06 FEET (91.457 METERS) TO THE POINT OF BEGINNING.

CONTAINING 515861 SF, 11.843 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

Resolution no. _____

A RESOLUTION APPROVING 20 TOWNHOUSE BUILDINGS WITH A TOTAL OF 111-UNITS (ENCLAVE AT PLANTATION) AS A CONDITIONAL USE TO BE LOCATED WITHIN A PRD-8.6Q ZONING DISTRICT ON PROPERTY LYING IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF BLOCK 2, ACCORDING TO THE EVERGLADES PLANTATION COMPANY AMENDED PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND NOW BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION IDENTIFIED AS EXHIBIT "A"; PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIATUS ROAD AND BROWARD BOULEVARD; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Property affected by this Resolution is zoned PRD-8.6Q 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 a 111-unit townhome complex (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:

Lying in Section 07, Township 50 South, Range 41 East, said parcel including a portion of Block 2, according to the Everglades Plantation Company Amended Plat, as recorded in Plat Book 2 at Page 7 of the Public Records of Miami-Dade County, Florida, and now being a portion of Tract B the Enclave 2nd Addition as recorded in Plat Book 156, Page 8, of the Public Records of Broward County, Florida, and further described in the legal description attached hereto as Exhibit "A," generally located at southeast corner of Hiatus Road and Broward Boulevard. 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

	<u>APPROVED</u>	<u>DATE</u>
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" to Resolution
Legal Description**

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF BLOCK 2, ACCORDING TO THE EVERGLADES PLANTATION COMPANY AMENDED PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND NOW BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 7; THENCE RUN NORTH 89°27'03" EAST (ON A TRUE BEARING) 235.01 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE RUN SOUTH 00°08'10" EAST 107 FEET, TO AN INTERSECTION WITH A LINE 107 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID NORTH LINE OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°27'03" EAST 692.60 FEET ALONG SAID PARALLEL LINE; THENCE RUN SOUTH 00°18'10" EAST 754.74 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE RUN SOUTH 89°27'03" WEST 692.60 FEET TO AN INTERSECTION WITH A LINE 235 FEET EAST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE RUN NORTH 00°08'10" WEST 754.74 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT RIGHT OF WAY DEDICATED BY THE ENCLAVE 2ND SECTION AS RECORDED IN PLAT BOOK 156, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SAID NORTHWEST CORNER OF SECTION 7; THENCE RUN NORTH 89°27'03" EAST ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 235.01 FEET; THENCE SOUTH 0°08'10" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING OF SAID RIGHT OF WAY; THENCE NORTH 89°27'03" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 0°08'10", EAST, A DISTANCE OF 241.75 FEET, THENCE SOUTH 4°43'20" WEST, A DISTANCE OF 200.72 FEET; THENCE NORTH 0°08'10" WEST, A DISTANCE OF 441.63 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THEREFROM THOSE LANDS CONVEYED TO BROWARD COUNTY BY QUIT CLAIM DEED FILED FEBRUARY 1, 2000 IN OFFICIAL RECORDS BOOK 30226, PAGE 598, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADDITIONAL RIGHT-OF-WAY "PARCEL 8":

A PARCEL OF LAND BEING A PORTION OF A 5.00 FOOT (1.524 METER) WALL AND LANDSCAPE EASEMENT, A 10 FOOT (3.048 METER) WATER STORAGE EASEMENT, AND A 12 FOOT (3.650 METER) UTILITY EASEMENT ALL BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, THENCE ON A GRID BEARING OF N 89°27'03"E ALONG THE NORTH LINE

OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 252.01 FEET (76.812 METERS) TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT B; THENCE S 00°08'10" E ALONG SAID EXTENSION A DISTANCE OF 107.00 FEET (32.615 METERS) TO THE NORTHWEST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF BEGINNING; {THE NEXT TWO COURSES ARE COINCIDENT WITH THE SAID WEST LINES.} THENCE CONTINUE S 00°08'10"E ALONG SAID WEST LINES A DISTANCE OF 241.75 FEET (73.586 METERS); THENCE S 04°43'21"W ALONG SAID WEST LINES A DISTANCE OF 37.68 FEET (11.488 METERS); THENCE N 07°13'50"E A DISTANCE OF 37.61 FEET (11.463 METERS) TO A POINT ON A LINE 1.63 FEET (0.497 METERS) EAST OF AND PARALLEL WITH THE SAID WEST LINES; THENCE N 00°08'10" W ALONG SAID PARALLEL LINE A DISTANCE OF 242.01 FEET (73.766 METERS) TO A POINT ON THE NORTH LINE OF SAID TRACT B; THENCE S 89°27'03" W ALONG SAID NORTH LINE A DISTANCE OF 1.63 FEET (0.497 METERS) TO THE POINT OF BEGINNING.

AND

ADDITIONAL RIGHT-OF-WAY "PARCEL 9":

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CONTAINING 515861 SF, 11.843 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

EXHIBIT I
Written objections

WE REACHED OUT TO
THE CITIZENS AND
ASKED THEM WHAT
THEY THOUGHT OF
THIS PROJECT. HERE
IS WHAT WE HEARD:



PETITION

PETITION IN OPPOSITION TO PLANNED DEVELOPMENT OF THE 13 ACRE PARCEL LOCATED AT THE S.E. CORNER OF BROWARD BOULEVARD AND S. HIATUS ROAD, PROPERTY FOLIO NUMBER: 5041 07 15 0020



We, the undersigned Citizens of the City of Plantation, have been presented and have reviewed a proposal for development of the 13 acre parcel located at the S.E. Corner of Broward Boulevard and S. Hiatus Road, property folio number: 5041 07 15 0020. We have also reviewed the proposed site plan provided to the City of Plantation by the property owner.

We adamantly oppose the development of the parcel as proposed in the attached site plan due to the Owner's requested increase in density from Low-3 Residential (3 units/acre) which is that density provided for in the underlying adopted future land use plan and which is consistent with over 84% (over ¾) of the surrounding adjacent property, to a 8.6 units/acre or 110 units on the approximate 13 acre parcel, which is inconsistent with over 84% (over ¾) of the surrounding adjacent property. We strongly recommend that we defer the Owner/Applicant's development request including the future land use plan amendment, rezoning and site plan applications until such time as the Owner/Applicant's development request to provide for a suitable site plan complying with the underlying (Low-3 residential units/acre) density mandate. Clearly, in its present format, the Owner's request for development must be deferred prior to being scheduled or being placed on any agenda for the Planning and Zoning Board and/or the Local Planning Agency.

Once the petition is complete, the compiled results will be hand-delivered to the City Council, the Mayor's office, the Planning and Zoning Board and the Chair (staff) Planning and Zoning Department in order for the City to gauge public opposition to this development effort. As a result, time is of the essence to obtain your agreement to the petition.

You may provide your support of this petition by any channel suggested in the red box below, please indicate the following:

1. Property address
2. Names of all the adults that reside in your household that are in agreement with this petition.
3. May we provide your email address on this petition?

If you have any questions or concerns, please do not hesitate to contact David Weiss at dweiss@hawkslandingpoa.com.

We, the Undersigned Citizens of the City of Plantation, Florida, have been presented and have reviewed a proposal for development of the 12-acre parcel located at the S.E. Corner of Broward Boulevard and S. Hiatus Road, property folio number: 5041 07 15 0020. We have also reviewed the proposed site plan provided to the City of Plantation by the property owner.

We adamantly oppose the development of the parcel as proposed in the submitted site plan due to the Owner's requested increase in density from Low-3 Residential (3 units/acre) which is that density provided for in the underlying adopted future land use plan and which is consistent with over 84% (over 3/4) of the surrounding adjacent property. (Currently, the Owner requests permission to construct a 110-unit row townhome project on the parcel).

We strongly recommend that the City defer the Owner/Applicant's development request including the future land use plan amendment, rezoning and site plan applications, until such time as the Owner/Applicant amends its development request to provide for a suitable site plan complying with the underlying (Low 3-residential units/acre) density mandate. Clearly, in its present format, the Applicant/Owner's request for development must be deferred prior to being scheduled or being placed on any agenda for the Planning and Zoning Board and/or the Local Planning Agency.

Support Petition (Hawks Landing)				
	Lot	Homeowner	Unit Address	Email Address
1	2	Lampert, Ira	141 Peregrine Avenue Plantation, FL 33324	
2	2	Lampert, Irene	141 Peregrine Avenue Plantation, FL 33324	
3	5	Brandt, Daniel	81 Peregrine Avenue Plantation, FL 33324	
4	5	Rockingham, Rocky	81 Peregrine Avenue Plantation, FL 33324	
5	7	Bast, Randall	10300 Kestrel Street Plantation, FL 33324	rbast2020@aol.com
6	7	Coletta, Nina	10300 Kestrel Street Plantation, FL 33324	ninacolle91@gmail.com
7	7	Alonso, Nicolas	10300 Kestrel Street Plantation, FL 33324	
8	9	Wasserman, Joy	10360 Kestrel Street Plantation, FL 33324	jmwwaw2000@aol.net
9	9	Wasserman, Deborah	10360 Kestrel Street Plantation, FL 33324	
10	12	Patel, Christine	10430 Kestrel Street Plantation, FL 33324	elchrisp66@yahoo.com
11	13	Weber, Ronald	10460 Kestrel Street Plantation, FL 33324	djazz28@icloud.com
12	13	Weber, Gert	10460 Kestrel Street Plantation, FL 33324	
13	25	Baker, Leroy	10481 Golden Eagle Court Plantation, FL 33324	rebab5@comcast.net
14	25	Baker, Kelley	10481 Golden Eagle Court Plantation, FL 33324	
15	25	Baker, Jack	10481 Golden Eagle Court Plantation, FL 33324	
16	41	Amar, Jacky	10400 Golden Eagle Court Plantation, FL 33324	jacky@questperenews.com
17	41	Amar, Orna	10400 Golden Eagle Court Plantation, FL 33324	
18	41	Amar, Oshri	10400 Golden Eagle Court Plantation, FL 33324	
19	41	Amar, David	10400 Golden Eagle Court Plantation, FL 33324	
20	41	Dar, Kim	10400 Golden Eagle Court Plantation, FL 33324	
21	44	Noonan, Alan	10371 Golden Eagle Court Plantation, FL 33324	alan.noonan@aol.net
22	44	Noonan, Michele	10371 Golden Eagle Court Plantation, FL 33324	mnoonan@aol.net
23	44	Noonan, Madeline	10371 Golden Eagle Court Plantation, FL 33324	
24	51	Shor, William	10423 Harrier Street Plantation, FL 33324	bshor18@gmail.com, bill@bshor.com
25	51	Chernysheva, Irina	10423 Harrier Street Plantation, FL 33324	
26	55	Shrock, Kevin B.	10493 Harrier Street Plantation, FL 33324	NatalieShrock@gmail.com
27	55	Shrock, Natalie	10493 Harrier Street Plantation, FL 33324	
28	55	Shrock, Alexandra	10493 Harrier Street Plantation, FL 33324	
29	55	Shrock, Caroline	10493 Harrier Street Plantation, FL 33324	
30	61	Lyons, Bruce	323 Merlin Way Plantation, FL 33324	bruce.lyons@aol.com
31	61	Lyons, Marcia	323 Merlin Way Plantation, FL 33324	Marcia649@gmail.com
32	66	Maratchi, Leon	10951 Redhawk Street Plantation, FL 33324	lmaratchi@yahoo.com
33	66	Maratchi, Tajila	10951 Redhawk Street Plantation, FL 33324	lmaratchi@yahoo.com
34	74	William Davidson	11111 Redhawk Street, Plantation, FL 33324	
35	74	Benny Jo Davidson	11111 Redhawk Street, Plantation, FL 33324	bjd55@aol.com
36	76	Brand, Jason W.	11151 Redhawk Street Plantation, FL 33324	
37	76	Brand, Carolina	11151 Redhawk Street Plantation, FL 33324	caroxo07@yahoo.com
38	84	Moya, Fernando	11060 Redhawk Street Plantation, FL 33324	tonymoya@bellsouth.net
39	84	Moya, Maria	11060 Redhawk Street Plantation, FL 33324	marelymoya@bellsouth.net
40	85	Sailwasser, Paul	301 Windmill Palm Avenue Plantation, FL 33324	
41	85	Sailwasser, Teri	301 Windmill Palm Avenue Plantation, FL 33324	psball@msn.com
42	86	Staskowski, Robert	305 Windmill Palm Avenue Plantation, FL 33324	
43	86	Staskowski, Bonnie	305 Windmill Palm Avenue Plantation, FL 33324	bstask@comcast.net
44	91	Kom, Flavio	325 Windmill Palm Avenue Plantation, FL 33324	flavio.kom@anlnooduocoo.com.br
45	91	Kom, Miriam	325 Windmill Palm Avenue Plantation, FL 33324	miriamkom@johob.com
46	92	Helitzer, Calvin	324 Windmill Palm Avenue Plantation, FL 33324	chalitzer@juno.com
47	92	Helitzer, Lori	324 Windmill Palm Avenue Plantation, FL 33324	Two2boys@aol.com
48	95	Douglas, Kane	312 Windmill Palm Avenue Plantation, FL 33324	kane54@hotmail.com
49	95	Marinho, Maria	312 Windmill Palm Avenue Plantation, FL 33324	
50	96	Jerome Jr., Frantz	308 Windmill Palm Avenue Plantation, FL 33324	franzj@bellsouth.net
51	96	Jerome, Anne	308 Windmill Palm Avenue Plantation, FL 33324	
52	96	Jerome, Sebastian	308 Windmill Palm Avenue Plantation, FL 33324	
53	98	Da Carvalho, Eduardo	304 Windmill Palm Avenue Plantation, FL 33324	
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Alexander Hache	Plantation, FL	2020-01-29
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Keith Marosek	Fort Lauderdale, FL	2020-01-29
Veton Dudus	New York, US	2020-01-29
Olivia◆◆##◆◆#◆ Donato	Hewlett, US	2020-01-29
Scott Kirbo	Atlanta, US	2020-01-29
Joe Mama	Orange, US	2020-01-29
Conor Reitler	Billings, US	2020-01-29
Cos Omac	Santa Ana, US	2020-01-29
Johnerick Rojas	Fort Lauderdale, FL	2020-01-29
Anton Kardyman	Fort Lauderdale, FL	2020-01-30
Thayra Cordova	Plantation, FL	2020-01-30

Name	Location	Date
Michelle Powell	Fort Lauderdale, FL	2020-01-30
Clark Rushia	Fort Lauderdale, FL	2020-01-30
Diane Barron	Fort Lauderdale, FL	2020-01-30
Paula Renaldo	Fort Lauderdale, FL	2020-01-30
Diane Weiss	Fort Lauderdale, FL	2020-01-30
Jennifer Sudler	Fort Lauderdale, FL	2020-01-30
Ivy Rauch	Fort Lauderdale, FL	2020-01-30
Sheldon London	Plantation, FL	2020-01-30
David Sheir	Miami, FL	2020-01-30
Abert Churba	Fort Lauderdale, FL	2020-01-30
susan Rao	US	2020-01-30
Shirley Wolf	Fort Lauderdale, FL	2020-01-30
Steven Moore	Plantation, FL	2020-01-30
Dave LaMont	Plantation, FL	2020-01-30
Emerly Rojas	Miami, FL	2020-01-30
Janan Fernandes	Plantation, FL	2020-01-30
William Rusch	Plantation, FL	2020-01-30
Leslie Rusch	Plantation, FL	2020-01-30
John Pope	Fort Lauderdale, FL	2020-01-30
David Woodford	Miami, FL	2020-01-30
Carla Bay	Fort Lauderdale, FL	2020-01-31
Chris Flanagan	Miami, FL	2020-01-31

Name	Location	Date
Tammy Pitiriciu	Miami, FL	2020-01-31
edward gutman	Fort Lauderdale, FL	2020-02-01
Susan Molina	Fort Lauderdale, FL	2020-02-01
Frank Molina	Fort Lauderdale, FL	2020-02-01
Bonnie Mitten	Fort Lauderdale, FL	2020-02-01
Kelli Hauser	Fort Lauderdale, FL	2020-02-01
Weiss George	Delray Beach, FL	2020-02-02
MARK FODERA	US	2020-02-02
Angelica Orlando	Plantation, FL	2020-02-03
Stephen Ciffone	Fort Lauderdale, FL	2020-02-03
BRIAN AUERBACH	Fort Lauderdale, FL	2020-02-03
Edward Salus	Fort Lauderdale, FL	2020-02-03
Venus Montealegre-Larkin	Plantation, FL	2020-02-03
Matthew De Grazia	Fort Lauderdale, FL	2020-02-03
John Giunta	Plantation, FL	2020-02-04
Linda Urquijo	plantation, FL	2020-02-04
Barbara Mogerman	Fort Lauderdale, FL	2020-02-04
ITZHAC EGER	Fort Lauderdale, FL	2020-02-05
Amanda D	Cary, US	2020-02-06
Barbara Read	Algonquin, US	2020-02-06
Rebecca Rahl	Fort Lauderdale, FL	2020-02-06
Kevin Rahl	Fort Lauderdale, FL	2020-02-06

Name	Location	Date
Marlene Luedke	Huntley, US	2020-02-08
Tim Edstrom	Algonquin, US	2020-02-08
Jonathan Bertie	Orlando, US	2020-02-09
Mark Giacoboni	Orlando, US	2020-02-10
Gerard Ourret	Plantation, FL	2020-02-11
David Tesseo	Plantation, FL	2020-02-11
Marsha Freedman	Fort Lauderdale, FL	2020-02-12
Ramon Cano	Plantation, FL	2020-02-12
Alisha Wilson	Plantation, FL	2020-02-12
Sheila Wilson	Plantation, FL	2020-02-12
Matthew Wilson	Plantation, FL	2020-02-12
Glori Crespo	Fort Lauderdale, FL	2020-02-12
MINDY GODDARD	Plantation, FL	2020-02-12
Ron Tabb	Fort Lauderdale, FL	2020-02-12
Roberto Mautner	Fort Lauderdale, FL	2020-02-12
Carol Barker	Fort Lauderdale, FL	2020-02-12
Kenneth Wisniewski	Fort Lauderdale, FL	2020-02-12
Dr. John Zdanowicz	Fort Lauderdale, FL	2020-02-12
Emil Ghandour	Fort Lauderdale, FL	2020-02-12
Yadira Cruz	Laredo, US	2020-02-12
Lola London	Plantation, FL	2020-02-12
Howard London	Plantation, FL	2020-02-12

Name	Location	Date
Robert Hafter	Fort Lauderdale, FL	2020-02-12
andrew and cheryl wolf	Fort Lauderdale, FL	2020-02-13
Margene Fulton	Fort Lauderdale, FL	2020-02-13
Carter Kurth	Plantation, FL	2020-02-13
Zulma Canola	Fort Lauderdale, FL	2020-02-13
Catherine Ziegler	Plantation, FL	2020-02-13
Javier Zawadzky	10791 nw 7 th court, FL	2020-02-13
Howard Hindsman	Fort Lauderdale, FL	2020-02-13
Tim Tegg	Saint Louis, MO	2020-02-13
Stephen Reid	Fort Lauderdale, FL	2020-02-13
Vivian Burgos	Fort Lauderdale, FL	2020-02-13
David Greene	Fort Lauderdale, FL	2020-02-13
Jeffrey Dolberg	Fort Lauderdale, FL	2020-02-13
Sandra Grim	Fort Lauderdale, FL	2020-02-13
RICHARD EDERT	PLANTATION, FL	2020-02-13
Jennifer Jaw	Plantation, FL	2020-02-13
Mark Grenitz	Fort Lauderdale, FL	2020-02-13
Anne Grenitz	Plantation, FL	2020-02-13
Owen Peller	Fort Lauderdale, FL	2020-02-14
Donal Adams	Tucson, US	2020-02-14
david joemother	Los Angeles, US	2020-02-14
Connie Fleischer	Fort Lauderdale, FL	2020-02-14

Name	Location	Date
Victoria Andrade	US	2020-02-14
Laney Stearns	Plantation, FL	2020-02-14
Michael Roth	Fort Lauderdale, FL	2020-02-14
Erik May	Palm Bay, FL	2020-02-14
Katie Lade	Davie, FL	2020-02-14
Joseph Mercogliano	Fort Lauderdale, FL	2020-02-14
Christina Galgano	Plantation, FL	2020-02-14
Harry Mautte	Tampa, FL	2020-02-14
Amy Sonnenblick	Plantation, FL	2020-02-14
Teresita Castillo	Las Vegas, US	2020-02-14
Joan Miller	Fort Lauderdale, FL	2020-02-14
Andrea Laurel	Plantation, FL	2020-02-14
marvin martian	Pasadena, US	2020-02-14
Robert Deming	Fort Lauderdale, FL	2020-02-14
David Herman	Fort Lauderdale, FL	2020-02-14
Kaitlin Murphins	Miami, FL	2020-02-14
Karen Rockey	Fort Lauderdale, FL	2020-02-14
Ian Martin	Linwood, US	2020-02-15
susan bruno	Fort Lauderdale, FL	2020-02-15
William Bruno	Fort Lauderdale, FL	2020-02-15
Michele Estevez	Fort Lauderdale, FL	2020-02-15
Jahraqi Nation	miami, US	2020-02-15

Name	Location	Date
Mark Gropper	Fort Lauderdale, FL	2020-02-15
Christina Antonacci	Fort Lauderdale, FL	2020-02-15
Olga L Tabares	Fort Lauderdale, FL	2020-02-15
Alvaro Sierra	Fort Lauderdale, FL	2020-02-15
Antonia Burzo	Fort Lauderdale, FL	2020-02-15
Jeffrey Tieger	Fort Lauderdale, FL	2020-02-15
Sally Maione	Fort Lauderdale, FL	2020-02-15
Eileen Katzenstein	Rhinebeck, NY	2020-02-15
Aria Dhillon	Arlington, US	2020-02-15
Sadananda Das	Oak Ridge, US	2020-02-15
Deana Koenig	Fort Lauderdale, FL	2020-02-16
Allen Fiscus	Hollywood, US	2020-02-16
Deborah Seese	Plantation, FL	2020-02-16
tony frascatore	Orlando, US	2020-02-16
Dianne Zdanowicz	Plantation, FL	2020-02-16
Susan and Mark Gropper	Fort Lauderdale, FL	2020-02-16
Maruchi Gonzalez	Fort Lauderdale, FL	2020-02-16
Claudia Sanchez	Fort Lauderdale, FL	2020-02-17
WILLIAM STRICKLAND	Ocean View, NJ	2020-02-19
Kate Strickland	Ocean City, NJ	2020-02-19
Marisol Lois-Jacques	Las Vegas, US	2020-02-19
Daniel Jordan	Fort Lauderdale, FL	2020-02-19

Name	Location	Date
Mary Ann Johnston	Fort Lauderdale, FL	2020-02-20
Belle Kalkstein	Sunrise, FL	2020-02-20
FRED MCCOY	Charlotte, US	2020-02-23
Peter Capkun	Montréal, Canada	2020-02-24
Dean Renneker	Las Vegas, US	2020-02-26
Donna McCormack	Plantation, FL	2020-02-26
Jennifer Fain	Fort Lauderdale, FL	2020-02-26
Rhonda Bailey	Plantation, FL	2020-02-26
Francisco Carreras	Plantation, FL	2020-02-26
Ryan Obel	Florida	2020-02-26
Colleen Redmond	Fort Lauderdale, FL	2020-02-26
Michele Nadeau	Plantation, FL	2020-02-26
Michelle Doletina	Plantation, FL	2020-02-26
David Fry	Plantation, FL	2020-02-26
Patrick Peck	Fort Lauderdale, FL	2020-02-26
Vickie Payne	Plantation, FL	2020-02-26
Teresa Uranga	Plantation, FL	2020-02-26
Jason Barnett	plantation, FL	2020-02-26
George Costa	Plantation, FL	2020-02-26
Angela Lyman	Hollywood, FL	2020-02-26
Juan Valbuena	Fort Lauderdale, FL	2020-02-26
Jeff Lyman	Fort Lauderdale, FL	2020-02-26

Name	Location	Date
Thorsten Stoeterau	Plantation, FL	2020-02-26
Ronald Puentes	Plantation, FL	2020-02-26
Evelyn Gabor	plantation, FL	2020-02-26
Susan Siniscalchi	Plantation, FL	2020-02-27
Gabriela Zurita	Miami, FL	2020-02-27
kim brill	west cape may, US	2020-02-28
Gaye Galasso	Orlando, US	2020-02-28
Andrew Claridge	Fort Lauderdale, FL	2020-02-28
sandra scanlon	Lockbourne, US	2020-02-28
Rose Lawrence	Hallandale, US	2020-02-28
Michelle Williams	Cape Coral, US	2020-02-28
Savannah Buxman	Lakeland, FL	2020-02-28
Cheryl Sheehan	Lakeland, FL	2020-02-28
lizet hampton	Miami, FL	2020-02-29
Lori Tessier	Fort Lauderdale, FL	2020-02-29
Martin Zackowitz	Plantation, FL	2020-02-29
Zackowitz Cindy	Fort Lauderdale, FL	2020-03-04
Siobhan Edwards	Fort Lauderdale, FL	2020-03-05
Karen Stearns	Fort Lauderdale, FL	2020-03-05
Janine Wehby	Miami, FL	2020-03-05
Margaret Jenkins	Plantation, FL	2020-03-05
Goldie Fenster	Fort Lauderdale, FL	2020-03-05

Name	Location	Date
ashley adams	plantation, FL	2020-03-05
Katie Edwards-Walpole	Labelle, US	2020-03-05
MaryEllyn Lashbrook	Fort Lauderdale, FL	2020-03-05
Byng Goode	Plantation, FL	2020-03-05
Stephen Kemp	Fort Lauderdale, FL	2020-03-05
Susan Sanderson	PLANTATION, FL	2020-03-05
Robin Fractenberg	Fort Lauderdale, FL	2020-03-05
Barbara Want	Miami, FL	2020-03-05
Cynthia DeSantis	Plantation, FL	2020-03-05
ADAM FRACTENBERG	Fort Lauderdale, FL	2020-03-05
Diane Watson	Fort Lauderdale, FL	2020-03-05
Diana Molina	Plantation, FL	2020-03-05
RHODA GELMAN	Fort Lauderdale, FL	2020-03-05
Eileen Parente	Plantation, FL	2020-03-05
Carlton Watson	Fort Lauderdale, FL	2020-03-05
Dawn Bickham	Plantation, FL	2020-03-05
Carlton Watson	Fort Lauderdale, FL	2020-03-05
Carl Buehler	PLANTATION, FL	2020-03-05
Alex Inchausti	Fort Lauderdale, FL	2020-03-05
Linda Kemp	Taylors, US	2020-03-06
Jay Weintraub	Fort Lauderdale, FL	2020-03-06
William Taylor	Fort Lauderdale, FL	2020-03-06

Name	Location	Date
Hailey Foreman	Battle Creek, US	2020-03-06
Sonja Koppenwallner	Plantation, FL	2020-03-06
Vincent Montelione	Plantation, FL	2020-03-08
Renee Feller	Fort Lauderdale, FL	2020-03-10
Keith Winn	Fort Lauderdale, FL	2020-03-14
David Kennedy	Sunrise, FL	2020-03-14
Ivy Roth	Fort Lauderdale, FL	2020-03-14
Ric Roth	Miami, FL	2020-03-14
Tiffany Scarpulla	Union City, US	2020-03-14
T. Cartwright	Saint Peters, US	2020-03-14
Ranti Balogun	New York, US	2020-03-14
malakhi morris	Norfolk, US	2020-03-14
Chloe villasana	Odessa, US	2020-03-14
Jenea Rose	Bronx, US	2020-03-14
Mohamed Aden	Saint Cloud, US	2020-03-14
Brayther Murillo	New York, US	2020-03-14
Shane Ritter-Richardson	Irmo, US	2020-03-14
Adam Wyffels	Link lakes, US	2020-03-14
Marcus Jamison Sr.	Southaven, US	2020-03-14
Jose Gonzalez	New York, US	2020-03-14
Alieshka Roman	New York, US	2020-03-14
Quinton Kendrick	Inglewood, US	2020-03-14

Name	Location	Date
Jesse Olaya	Woodhaven, US	2020-03-14
Adam Kaluba	Burleson, US	2020-03-14
Kathleen Childrey	Las Vegas, US	2020-03-14
mel sa	Irvine, US	2020-03-14
Julissa Franca	Midland, US	2020-03-14
Harrison Muller	Chicago, US	2020-03-14
Kevin Lin	Brooklyn, US	2020-03-14
Shelinda Maxwell	Brooklyn, US	2020-03-14
Sandra WilsonBorba	Fresno, US	2020-03-14
Alma Martinez	Henderson, US	2020-03-14
Genesis Alfaro	Irvine, US	2020-03-14
Emma Hoffmann	Salt Lake City, US	2020-03-14
Hunter Rossman	Altoona, US	2020-03-14
Lilly Linton	Orlando, US	2020-03-14
David Sims SIMS	Fort Lauderdale, FL	2020-03-14
Lily Hafter	Tampa, FL	2020-03-14
Jennifer Wessel	Fort Lauderdale, FL	2020-03-15
Michael Hixson	pittsburg, CA	2020-03-15
Joe Winn	Plantation, FL	2020-03-15
Leonard Giamanco	Fort Lauderdale, FL	2020-03-16
Nick Simonenko	Fort Lauderdale, FL	2020-03-16
Ajay Kokeram	Tampa, US	2020-03-18

Name	Location	Date
Tori Golston	Windermere, US	2020-03-18
Alondra Bermudez	Fort Lauderdale, US	2020-03-18
Evangeline Polepaka	Tampa, US	2020-03-18
Kylee Shedden	Port Saint Lucie, US	2020-03-18
Litzy Pineda	Chicago, US	2020-03-18
Saralla Choute	Pompano Beach, US	2020-03-18
Mayra Hernandez	US	2020-03-18
Angella Belami	Orlando, US	2020-03-18
Alexis Mcgehee	Southaven, US	2020-03-18
Elsa Loera	Odessa, US	2020-03-18
Megan Beverly	Zephyrhills, FL	2020-03-18
Mathieu Depaula	US	2020-03-18
Andy Cardenas	San Pedro, US	2020-03-18
Christopher Valdivia	Portland, US	2020-03-18
Shyla Wood	Olympia, US	2020-03-18
rochel lewis	Clearwater, US	2020-03-18
SOUBIANE EL OUAZZANI	Boca Raton, US	2020-03-18
Maria Vargas	Richmond, CA	2020-03-18
Tiffany Mallow	Peoria, US	2020-03-18
Cristopher Alvarez	Pawtucket, US	2020-03-18
Ihako Mpia	Kent, US	2020-03-18
Allen Gibson	US	2020-03-18

Name	Location	Date
kim smith	Little River, US	2020-03-18
Diana Bwette	Medford, US	2020-03-18
Ron Brown	Boca Raton, US	2020-03-18
Ailyn Rosado	Columbus, OH	2020-03-18
Joseph Williams	Springfield, MA	2020-03-18
Yasmine Jones	Fort Lauderdale, US	2020-03-18
Alisha Moss	Brooklyn, NY	2020-03-18
Katie Peterson	Saint Marys, US	2020-03-18
Carrie Robertson	Wesley Chapel, US	2020-03-18
carina luna	Pompano Beach, US	2020-03-18
Marty Coulbourn	Santa Rosa beach, US	2020-03-18
Alexandrea Bartruff	Troutdale, OR	2020-03-18
Shirley Raines	Alexandria, US	2020-03-18
Nickolas Chaplin	Stuart, US	2020-03-18
Milenia Cruz	Winter Haven, US	2020-03-18
Christopher Cassarly	Boca Raton, US	2020-03-18
Davis Auth	South Burlington, US	2020-03-18
Milena Lynch	Leesburg, US	2020-03-18
Phillip Goldman	Pompano Beach, US	2020-03-18
Andrew Gonzalez	Miami, US	2020-03-18
Kianeau Robinson	Mascotte, US	2020-03-18
Justin Herrera	Melbourne, US	2020-03-18

Name	Location	Date
Gerard Rodriguez	Fort Lauderdale, US	2020-03-18
Diego Torres	Orlando, US	2020-03-18
Aaron Kulhanek	US	2020-03-18
Aldo Marcon	Hollywood, US	2020-03-18
Marquis Brown	San Antonio, US	2020-03-18
Brooke Rudy-Shipman	Parker, US	2020-03-18
Cedric Emmons	Delray Beach, US	2020-03-18
Umesh Patel	Chattanooga, US	2020-03-18
Jonathan Franco	North Port, US	2020-03-18
Tanya Downs	Fort Lauderdale, FL	2020-03-23
Sally Flippo	Hyattsville, US	2020-04-25
nahom belay	Clarkston, US	2020-04-25
Sheikh Hussein	Miami, US	2020-04-25
Brandon Kaminsky	Plantation, FL	2020-04-26
Stephen Martinez	Las Vegas, US	2020-05-14
jenny wang	Las Vegas, US	2020-05-19
Al DiCalvo	Plantation, FL	2020-05-24
elda cerrano	US	2020-06-04
Shaday Berrios	Brownwood, US	2020-06-09
Allison Trist	Denton, TX	2020-06-10
Heather Smith	Plainfield, US	2020-06-16
Daisy Belofsky	Northbrook, US	2020-06-16

Name	Location	Date
Korissa Salazar	Anaheim, US	2020-06-27
Florence Treboutte	US	2020-06-30
Ferran De Mendoza Soler	Brooklyn, US	2020-07-03
Cynthia Ward	Westfield, US	2020-07-04
Karen Kleinman	Fort Lauderdale, FL	2020-07-05
Marta Aguilar	Everett, US	2020-07-11
Margot Goldstein	Plantation, FL	2020-08-19
Mark Coticchia	Plantation, FL	2020-08-19
Talya Maratchi	Fort Lauderdale, FL	2020-08-19
Michelle Levy	Plantation, FL	2020-08-19
Karim Abouelenin	Plantation, FL	2020-08-19
Justine Coticchia	Plantation, FL	2020-08-19
Robert Crollic	Fort Lauderdale, FL	2020-08-19
Ronald Weber	Plantation, FL	2020-08-19
Michael Simon	Plantation, FL	2020-08-19
Antonio Riera	PLANTATION, FL	2020-08-19
JOHN MONGERSON	Fort Lauderdale, FL	2020-08-19
Jordan Siegel	Fort Lauderdale, FL	2020-08-19
DEBORAH SEESE	Fort Lauderdale, FL	2020-08-19
Melanie Antevy	Fort Lauderdale, FL	2020-08-19
Carey Johnson	Plantation, FL	2020-08-19
Claudia Lichtenfeld	Fort Lauderdale, FL	2020-08-19

Name	Location	Date
Jallyah Camilo	Nashua, US	2020-08-19
Aseem Sidhu	Oakland, US	2020-08-19
Gabe iches	Seattle, US	2020-08-19
Jon Antevy	Fort Lauderdale, FL	2020-08-19
K C Chaconis	Cheshire, US	2020-08-19
Rob Polsky	Fort Lauderdale, FL	2020-08-19
Bradley Ross	Fort Lauderdale, FL	2020-08-19
Lalitha Srinivasan	Fort Lauderdale, FL	2020-08-19
Frantz JEROME	Fort Lauderdale, FL	2020-08-19
John D'Amico	Fort Lauderdale, FL	2020-08-19
Maria Cestero	Fort Lauderdale, FL	2020-08-19
Fernando Moya	Fort Lauderdale, FL	2020-08-19
Giovanni Jerome	Plantation, FL	2020-08-19
Jessica Weissman	Fort Lauderdale, FL	2020-08-19
Sebastien Jerome	Plantation, FL	2020-08-19
Jorge Salmon	Fort Lauderdale, FL	2020-08-19
Elise Bloch	Fort Lauderdale, FL	2020-08-19
David Bowden	Plantation, FL	2020-08-19
Ellen Morse	Plantation, FL	2020-08-19
Daniel Allien	Fort Lauderdale, FL	2020-08-19
Midge Bowden	Fort Lauderdale, FL	2020-08-19
GM PLANTATION LLC	Fort Lauderdale, FL	2020-08-19

Name	Location	Date
Dr. Christopher DiCarlo	Fort Lauderdale, FL	2020-08-20
George Fischer	Fort Lauderdale, FL	2020-08-20
OPTIMA PLANTATION LLC	Fort Lauderdale, FL	2020-08-20
Bonnie Staskowski	Fort Lauderdale, FL	2020-08-20
Deborah Lazarus	Fort Lauderdale, FL	2020-08-20
Seth Fine	Fort Lauderdale, FL	2020-08-20
Bernard Miot	Fort Lauderdale, FL	2020-08-20
Theresa James	Davie, FL	2020-08-20
Amy Goldin	Plantation, FL	2020-08-20
Sally Leichter	Fort Lauderdale, FL	2020-08-20
Ivy Feinstein	Plantation, FL	2020-08-20
Forrest Faro	Fort Lauderdale, FL	2020-08-20
Daniel Minski	Fort Lauderdale, FL	2020-08-20
Adam Clampitt	Plantation, FL	2020-08-20
Larry Latson	Fort Lauderdale, FL	2020-08-20
Deborah Latson	Fort Lauderdale, FL	2020-08-20
Ben Myers	US	2020-08-20
Lisa Rahman	Fort Lauderdale, FL	2020-08-20
Gail Brand	Fort Lauderdale, FL	2020-08-20
Laura Soff	Fort Lauderdale, FL	2020-08-20
Stefan Ebert	Boca Raton, FL	2020-08-20
Carolina Brand	Fort Lauderdale, FL	2020-08-21

Name	Location	Date
Rebecca Fischer	Fort Lauderdale, FL	2020-08-21
Lisa Russell	Plantation, FL	2020-08-21
Donna Werner	Fort Lauderdale, FL	2020-08-21
David Ferguson	Fort Lauderdale, FL	2020-08-21
Anne Jerome	French Guiana	2020-08-22
Pam Simon	Plantation, FL	2020-08-22
Miriam Anidjar	Plantation, FL	2020-08-22
Marlon Ekhoﬀ	Atlanta, GA	2020-08-23
Robert Fason	Plantation, FL	2020-08-23
Matt Organ	Plantation, FL	2020-08-23
marc werner	Fort Lauderdale, FL	2020-08-23
Joseph Kashi	Fort Lauderdale, FL	2020-08-23
Warren Blanck	Fort Lauderdale, FL	2020-08-23
Oxana Levitina	Fort Lauderdale, FL	2020-08-23
Linda Kashi	Fort Lauderdale, FL	2020-08-24
Laurence Massem	Fort Lauderdale, FL	2020-08-24
Blake Moselle	Plantation, FL	2020-08-24
Zenia Perez	Fort Lauderdale, FL	2020-08-24
Ali Pere	Fort Lauderdale, FL	2020-08-24
Jay Juliano	Plantation, FL	2020-08-25
Robert Jordan	Fort Lauderdale, FL	2020-08-25
Eyad Shehadeh	Fort Lauderdale, FL	2020-08-25

Name	Location	Date
Tracey Evans	Plantation, FL	2020-08-25
Anthony Abati	Fort Lauderdale, FL	2020-08-25
Michael Sluka	Fort Lauderdale, FL	2020-08-25
Aidez Severino	Plantation, FL	2020-08-25
Rachel Lipkis	Fort Lauderdale, FL	2020-08-25
Donna Fason	Plantation, FL	2020-08-25
Vincent Bisconti	Fort Lauderdale, FL	2020-08-25
paula renaldo	Fort Lauderdale, FL	2020-08-25
William Nanovsky	Plantation, FL	2020-08-25
Alan Siegel	Plantation, FL	2020-08-25
Donna Juliano	Fort Lauderdale, FL	2020-08-25
Lori Tessier	Fort Lauderdale, FL	2020-08-26
Mark Henderson	Fort Lauderdale, FL	2020-08-26
Connie Roero	Plantation, FL	2020-08-26
Ashley W	Fort Lauderdale, FL	2020-08-26
John Wai	Fort Lauderdale, FL	2020-08-26
Steven Grossberg	Plantation, FL	2020-08-26
Frantz Sr JEROME	Fort Lauderdale, FL	2020-08-26
Jessie JEROME	Fort Lauderdale, FL	2020-08-26
Mary Weigly	Plantation, FL	2020-08-26
Yannick Tessier	Fort Lauderdale, FL	2020-08-26
Tara Tolzien	Fort Lauderdale, FL	2020-08-26

Name	Location	Date
Carina Strype	Plantation, FL	2020-08-26
Herena Bromley	Plantation, FL	2020-08-26
Jody Kaminsky	Fort Lauderdale, FL	2020-08-26
Deana Litowitz	Plantation, FL	2020-08-26
Robert Estevez	Fort Lauderdale, FL	2020-08-26
Hernan Balcazar	Plantation, FL	2020-08-26