





**Planning, Zoning & Economic Development  
Memorandum**

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**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

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**I. PROJECT SUMMARY**

- A. Project Name: Enclave at Plantation  
Land Use Plan Amendment / PD19-0001
- B. Request: Land Use Plan Amendment (LUPA) to change the land use designation from “Park Movable” to “Irregular (8.6) Residential.”
- C. Recommendation: Staff recommends **DENIAL** of the requested land use plan amendment. 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
- C. Location: 100 S. Hiatus Road (S.E. corner of Broward Boulevard and Hiatus Road) (See Exhibit B)
- D. Lot Size: 13.00± acres
- E. Folio: 504107150020
- F. Legal Description: See Exhibit C

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

<u>Existing Use &amp; Zoning</u>	<u>Future Land Use Map</u>
Subject Property: 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)

See zoning map of subject property as shown in Exhibit A.

**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 Hawkes 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 Hawkes 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 Hawkes 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.

#### **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) Residential<sup>1</sup> 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.

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<sup>1</sup> 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 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.

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 land use classification on the subject property. The established character of predominantly developed areas should be a primary consideration when a change of land use 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**

Companion application PP19-0034 for conditional use, rezoning, site plan, elevations and landscape plan approval to permit the development of 111 townhome units.

C. Citizen Comments

The City of Plantation provides a mailing to surrounding property owners within 300 feet when a land use plan amendment is requested. In this case, the mailings were sent on August 17, 2020 to comply with the 14-day notice period pursuant to Section 19-66 (Notice for comprehensive plan matters). Staff has received telephone calls and written objections with regards to the application.

D. Concerns, Issues and other Pertinent Information

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

Transportation: Not Applicable.

V. **RECOMMENDATIONS:**

A. Boards and Committee Recommendations:

December 10, 2020 DRC Agenda, Deferred

February 25, 2020 DRC Agenda, No objections to project moving forward

September 1, 2020 PZB Agenda, Deferred

C. Staff Recommendation: Staff has reviewed the subject request for consistency with the Goals, Objectives and Policies of the City's Comprehensive Plan. Our review finds that the proposed land use plan amendment is not in compliance with the City's Future Land Use Element.

Policy 1.16.1 states that the City shall consider several objectives when evaluating a future land use change amendment. Among those considerations is 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).

Staff finds that 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. Staff notes that the residential areas located north of Broward Boulevard however, 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.

Based upon the above, Staff recommends **DENIAL** of the requested land use plan amendment. In the event the Planning and Zoning Board recommends approval of the request, Staff recommends the following conditions:

**PLANNING AND ZONING:**

1. The established character of predominantly developed areas should be a primary consideration when a change of land use designation is proposed. 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. 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. 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 land use plan amendment to allow 8.6 dwelling units per acre may not be an appropriate density when located on the south side of Broward Boulevard in this area.
2. 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.

**LANDSCAPE:** At this time landscape has no comment with regards to the land use plan amendment for Enclave at Plantation; staff comments regarding this project will be noted under PP19-0034: Consideration of request for rezoning, site plan, elevations, and landscape plan.

**ENGINEERING:** No objection to the proposed LUPA.

**BUILDING:** No objection.

**FIRE:** No objection as to this land use plan amendment request.

**POLICE:** No objection to the LUPA.

**UTILITIES:** No objection to the LUPA.

1. The information in the report appears correct.
2. If approved, all improvements on and offsite required to support the proposed Amendment will be a requirement of the developer. This would include design, permitting, installation, certification and conveyance to the City.

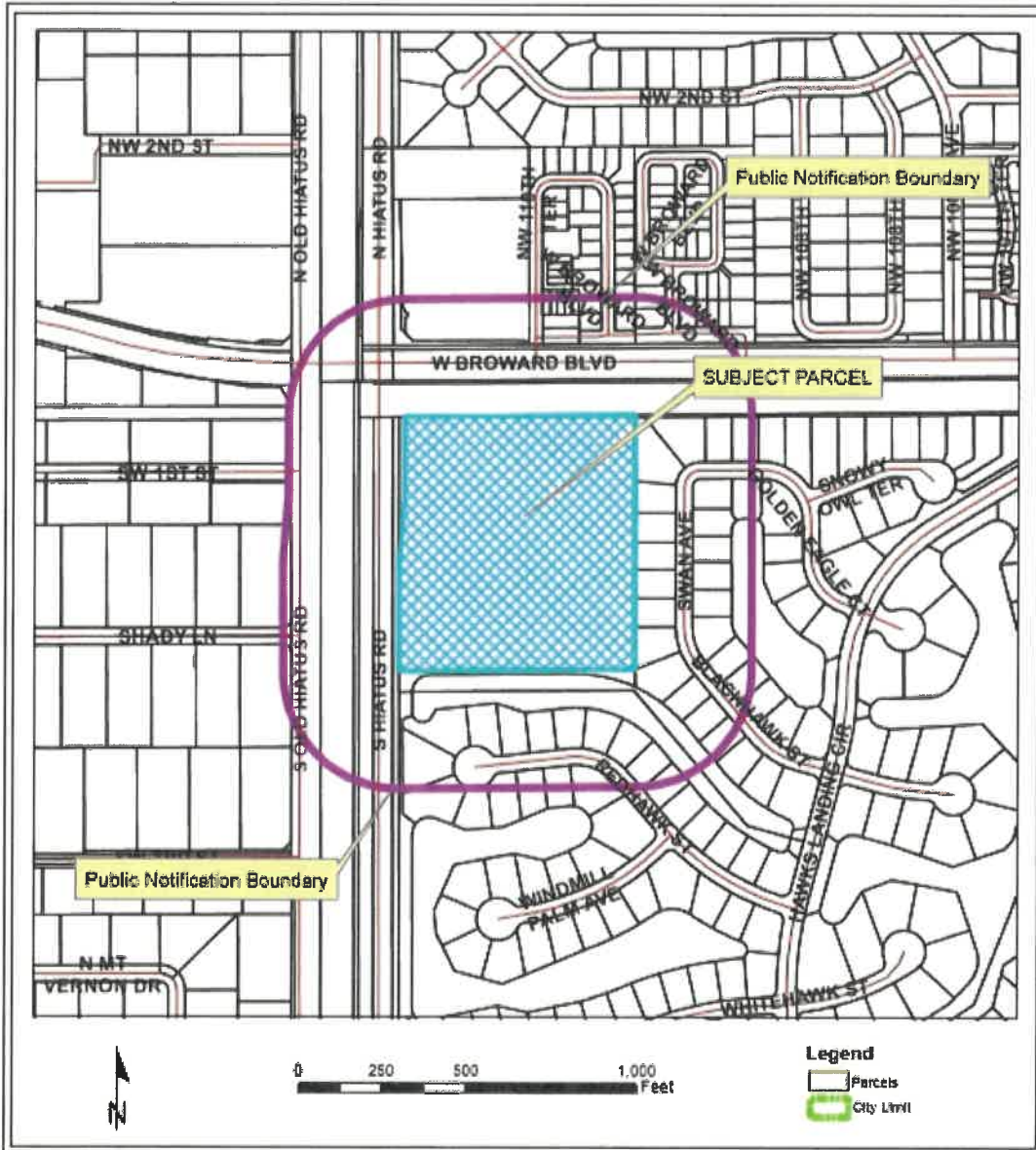
**O.P.W.C.D.:** No comment.

**WASTE MANAGEMENT:** No comment.

**VI. EXHIBITS**

- A. Location Map
- B. Existing Future Land Use Map
- C. Proposed Future Land Use Map
- D. Legal Description
- E. Draft Ordinance
- F. Written objections


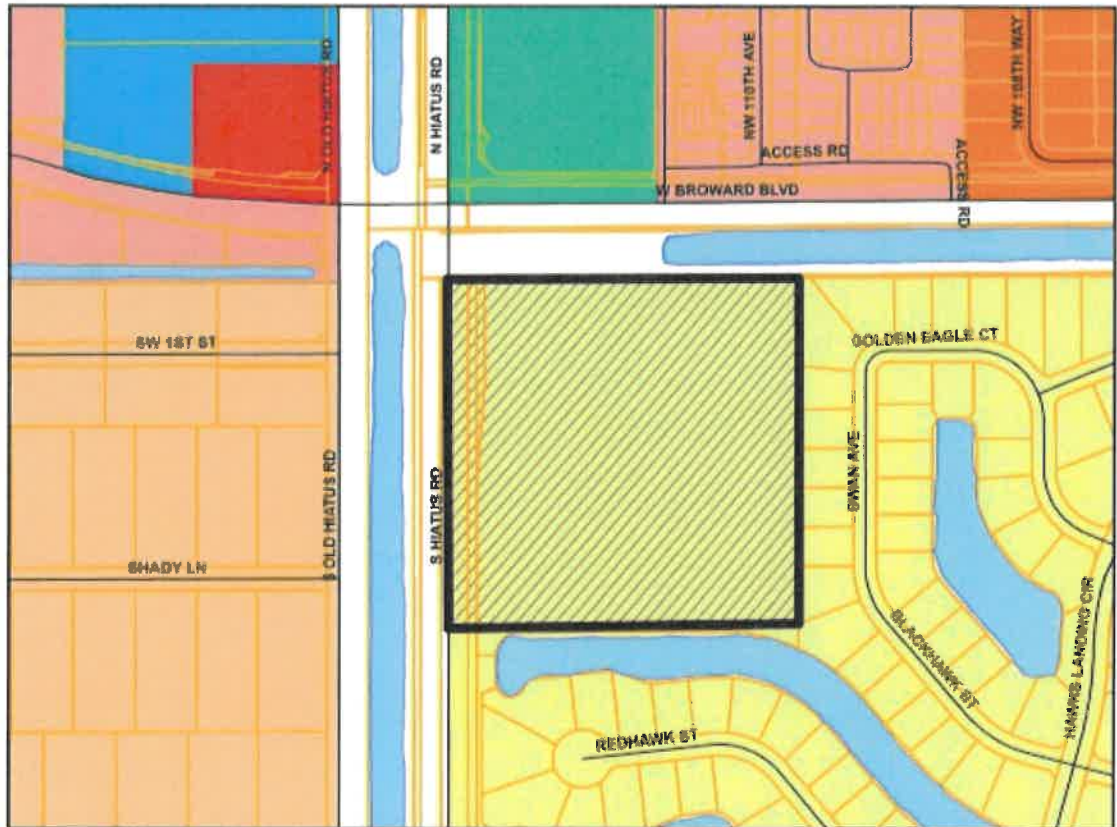
### LOCATION MAP







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

**EXHIBIT B**  
**Existing Future Land Use Map**









**City of Plantation - Land Use Plan  
 Future Land Use Designations  
 Adopted Ammendment Ordinance No.**

**Legend**

-  City Limits
-  Water
-  Streets
-  Subject Site

**Land Use Designation**

 Low (3)	 Estate (1)
 Commercial	 Park Movable
 Community Facilities	 Medium (16)
 Utilities	 Low-Medium (10)

**Existing Land Use**

N  

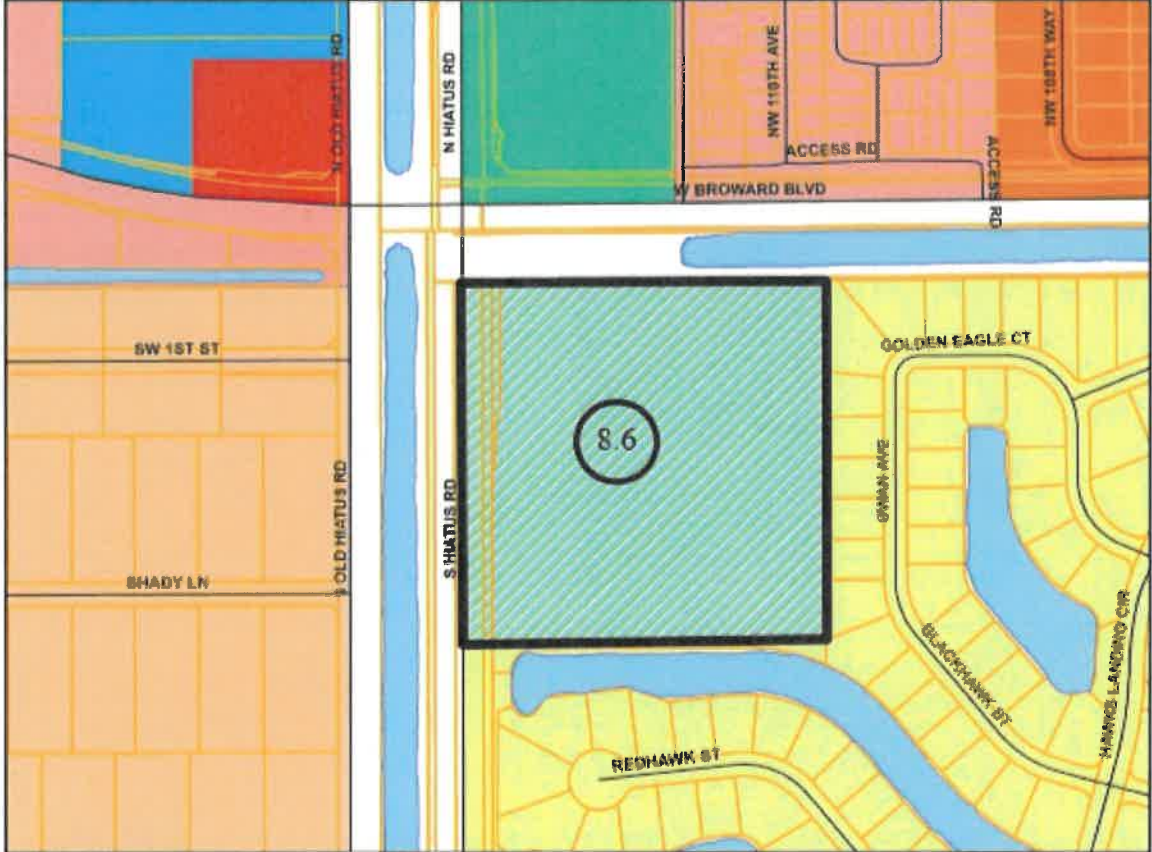

May 2020  
 Scale 1" = 300'









**EXHIBIT C**  
**Proposed Future Land Use Map**









**City of Plantation - Land Use Plan  
 Future Land Use Designations  
 Adopted Ammendment Ordinance No.**


**Legend**

-  City Limits
-  Water
-  Streets
-  Subject Site

**Land Use Designation**

 Low (3)	 Estate (1)
 Commercial	 Irregular Residential
 Community Facilities	 Medium (16)
 Utilities	 Low-Medium (10)

**Proposed Land Use**

N  
  
 May 2020  
 Scale 1" = 300'





**EXHIBIT D**  
**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 E**  
**Draft Ordinance**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE PERTAINING TO THE SUBJECT OF COMPREHENSIVE PLANNING; CHANGING THE FUTURE LAND USE DESIGNATION OF A PARCEL OF PROPERTY; SPECIFICALLY AMENDING CITY OF PLANTATION ORDINANCE NO. 1626, AS AMENDED, WHICH ADOPTED THE CITY'S FUTURE LAND USE PLAN AND MAP, TO REDESIGNATE A PARCEL OF LAND CONTAINING APPROXIMATELY 13+/- ACRES OF PROPERTY FROM "PARK MOVABLE" TO "IRREGULAR (8.6) RESIDENTIAL" IN ACCORDANCE WITH POLICY 1.7.6 OF THE PLAN; 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.

---

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, Florida Statute 163, as amended, provides that prior to transmittal of a proposed amendment to the City's Future Land Use Master Plan which amendment changes the affected property's future land use designation, the Planning and Zoning Board (Local Planning Agency) shall hold a public hearing and the City Council (local governing body) shall hold a public hearing; and,

WHEREAS, a public hearing is also necessary for the first reading of an Ordinance; and,

WHEREAS, at the first hearing the City announced its intention to hold a duly advertised second hearing on this Ordinance and proposed land use plan amendment; and,

WHEREAS, the Planning and Zoning Board (Local Planning Agency) of the City of Plantation held a public hearing pursuant to City Code and Florida Statute 163 on the proposed amendment on September 1, 2020, and the City Council of the City of Plantation held a first public hearing on this proposed amendment on October \_\_\_\_\_, 2020 pursuant to City Code and Florida Statute 163; and,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Plantation, Florida:

Section 1: The Future Land Use Map of the City of Plantation, Florida and the Comprehensive Plan of Plantation, as adopted by Ordinance No. 1626, as subsequently amended, is hereby further amended to reflect:

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";

Section 2: The Mayor or designee is authorized to transmit the amendment to the Broward County Planning Council (BCPC) and the Florida Department of Economic Opportunity (DEO) for interagency review.

Section 3: Upon passage and adoption of this ordinance on second reading and signature of the Mayor, the effective date of this plan amendment shall be: The date a final order is issued by the Department of Economic Opportunity finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.; or the date a final order is issued by the Administration Commission finding the amendment to be in compliance with Section 163.3184, F.S.

PASSED ON FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

PASSED AND ADOPTED ON SECOND READING 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 Ordinance 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":

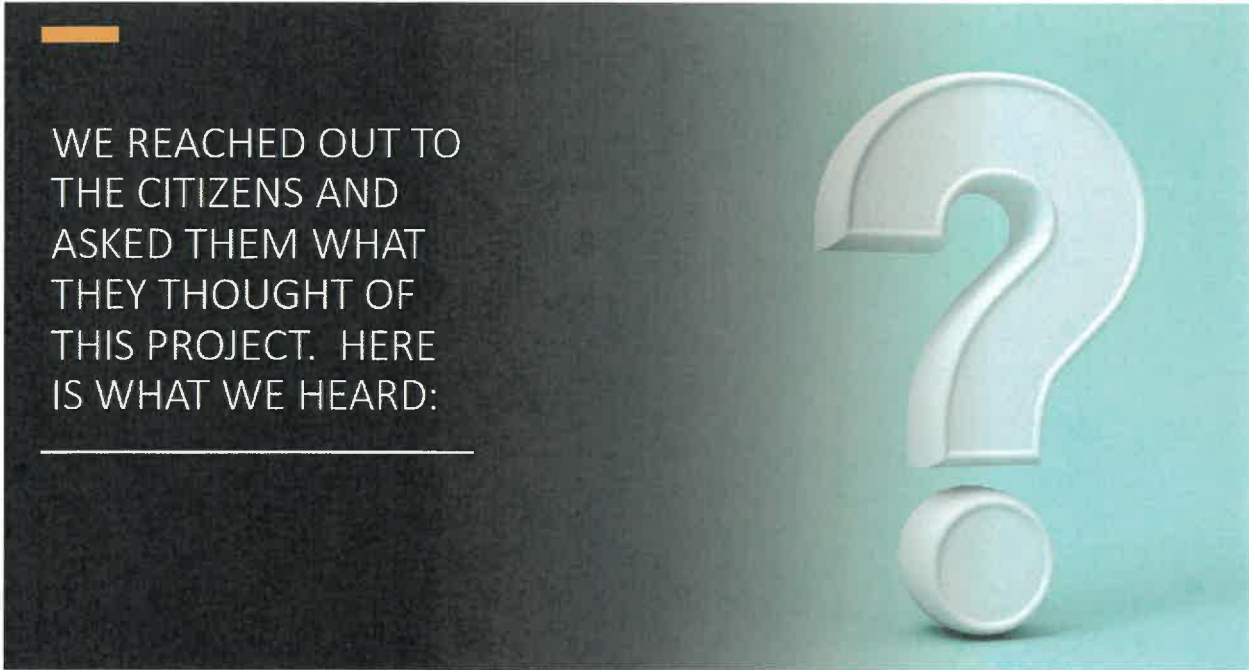
A PARCEL OF LAND BEING A PORTION OF A 5.00 FOOT (1.524 METER) WALL AND LANDSCAPE EASEMENT, A 10 FOOT (3.048 METER) WATER STORAGE EASEMENT, AND A 12 FOOT (3.650 METER) UTILITY EASEMENT ALL BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF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

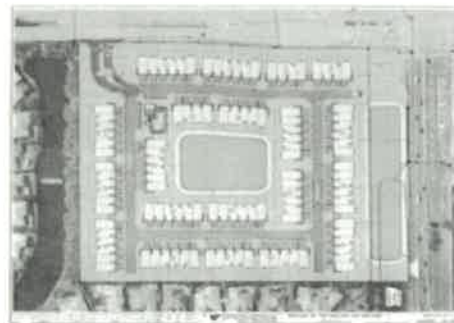
SAID LANDS SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

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



# 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 density of 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 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 on 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@hawkstandingpoa.com](mailto:dweiss@hawkstandingpoa.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	Branch, Darrel	81 Peregrine Avenue Plantation, FL 33324	
4	5	Rockingham, Rocki	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	ninacoletta1@gmail.com
7	7	Alonso, Nicolas	10300 Kestrel Street Plantation, FL 33324	
8	9	Wasseman, Jay	10360 Kestrel Street Plantation, FL 33324	jmwlw2000@att.net
9	9	Wasseman, Deborah	10360 Kestrel Street Plantation, FL 33324	
10	12	Petti, Christine	10430 Kestrel Street Plantation, FL 33324	aichrispetti@yahoo.com
11	13	Weber, Ronald	10460 Kestrel Street Plantation, FL 33324	drjazz86@icloud.com
12	13	Weber, Gari	10460 Kestrel Street Plantation, FL 33324	
13	25	Baker, Larry	10481 Golden Eagle Court Plantation, FL 33324	rekab5@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@designereyes.com
17	41	Amar, Oma	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, Kfir	10400 Golden Eagle Court Plantation, FL 33324	
21	44	Noonan, Alan	10371 Golden Eagle Court Plantation, FL 33324	alan.noonan@att.net
22	44	Noonan, Michele	10371 Golden Eagle Court Plantation, FL 33324	Mmoonan@att.net
23	44	Noonan, Madisyn	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	Chernaya, 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	brucelyons@aol.com
31	61	Lyons, Marcia	323 Merlin Way Plantation, FL 33324	Maemarcia649@gmail.com
32	66	Maratchi, Leon	10951 Redhawk Street Plantation, FL 33324	lmaratchi@yahoo.com
33	66	Maratchi, Tayla	10951 Redhawk Street Plantation, FL 33324	lmaratchi@yahoo.com
34	74	William Davidson	11111 Redhawk Street, Plantation, FL 33324	
35	74	Betty 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	Salfwasser, Paul	301 Windmill Palm Avenue Plantation, FL 33324	
41	85	Salfwasser, Teri	301 Windmill Palm Avenue Plantation, FL 33324	ptsalf@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	Korn, Flavio	325 Windmill Palm Avenue Plantation, FL 33324	flavio.korn@animaeducacao.com.br
45	91	Korn, Miriam	325 Windmill Palm Avenue Plantation, FL 33324	miriamkorn@globo.com
46	92	Helitzer, Calvin	324 Windmill Palm Avenue Plantation, FL 33324	chelitzer@grycon.net
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	kanefu@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	Fjeromejr@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	De Carvalho, Eduardo	304 Windmill Palm Avenue Plantation, FL 33324	
54	98	Johnson, Carey	304 Windmill Palm Avenue Plantation, FL 33324	careycarvalho@gmail.com
55	101	Tsung, Stanley	10920 Redhawk Street Plantation, FL 33324	stanleytsung@gmail.com
56	101	Chen, Josephine E.	10920 Redhawk Street Plantation, FL 33324	josicstung@gmail.com
57	102	Brandwein, David	10900 Redhawk Street Plantation, FL 33324	877davelw@gmail.com
58	109	Shulman, Ira	11055 Whitehawk Street, Plantation, FL 33324	iramsm@gmail.com
59	109	Shulman, Clanda	11055 Whitehawk Street, Plantation, FL 33324	
60	111	Koreman, Scott	11095 Whitehawk Street Plantation, FL 33324	rskoreman@aol.com
61	111	Koreman, Lynne	11095 Whitehawk Street Plantation, FL 33324	LKoreman@aol.com
62	115	Ferguson, David	11195 Whitehawk Street Plantation, FL 33324	ferguson@kolawyers.com, cat.f.esq@hotmail.com
63	115	Ferguson, Germaine Catherine	11195 Whitehawk Street Plantation, FL 33324	cat.f.esq@gmail.com
64	116	Lazarus, Eric	11188 Whitehawk Street Plantation, FL 33324	
65	116	Lazarus, Deborah	11188 Whitehawk Street Plantation, FL 33324	d.w.lazarus@gmail.com
66	116	Lazarus, Mattheil	11188 Whitehawk Street Plantation, FL 33324	
67	116	Lazarus, Rachel	11188 Whitehawk Street Plantation, FL 33324	
68	117	Haniff, S.M. Hussein	11188 Whitehawk Street Plantation, FL 33324	Smhaniff@aol.com



69	117	Mohamed, Sheik	11168 Whitehawk Street Plantation, FL 33324	Nasdaqsmom@aol.com
70	124	Bloch, Howard	11018 Whitehawk Street Plantation, FL 33324	
71	124	Bloch, Eleanor	11018 Whitehawk Street Plantation, FL 33324	
72	124	Sklar, Sarah	11018 Whitehawk Street Plantation, FL 33324	
73	129	Gutta, Frank	100 Nighthawk Avenue Plantation, FL 33324	gutta33324@gmail.com
74	129	Gutta, Feroza	100 Nighthawk Avenue Plantation, FL 33324	
75	130	Falkenberg, Eric	110 Nighthawk Avenue Plantation, FL 33324	Efalkenberg1@gmail.com
76	130	Harrison, Dorene	110 Nighthawk Avenue Plantation, FL 33324	
77	136	Brand, David	133 Nighthawk Avenue Plantation, FL 33324	qb4tennis@aol.com
78	136	Brand, Gail	133 Nighthawk Avenue Plantation, FL 33324	
79	141	Puranik, Subhash R.	10804 Golden Eagle Court Plantation, FL 33324	srpuranik@aol.com
80	141	Puranik, Vasanti	10804 Golden Eagle Court Plantation, FL 33324	
81	143	Nguyen, Young Nguyen	10863 Blackhawk Street Plantation, FL 33324	
82	143	Maasem, Laurence	10863 Blackhawk Street Plantation, FL 33324	laurence@d2o.com
83	144	Mohrland, John S.	10833 Blackhawk Street Plantation, FL 33324	
84	144	Mohrland, Deborah	10833 Blackhawk Street Plantation, FL 33324	mohrlandd@bellsouth.net
85	159	Fien, Dr. Matthew	10846 Whitehawk Street Plantation, FL 33324	
86	159	Fien, Eugenia	10846 Whitehawk Street Plantation, FL 33324	eugeniafriedman@gmail.com
87	160	Abaras, Al	10868 Whitehawk Street Plantation, FL 33324	
88	160	Abaras, Jennifer	10868 Whitehawk Street Plantation, FL 33324	
89	161	Mendez, Ignacio	10888 Whitehawk Street Plantation, FL 33324	lmendez@dynastyparel.com
90	161	Mendez, Geraldine	10888 Whitehawk Street Plantation, FL 33324	
91	163	Imparato, Anthony	10916 Blackhawk Street Plantation, FL 33324	anthonyimparato@aol.com
92	163	Imparato, Caroline	10916 Blackhawk Street Plantation, FL 33324	
93	170	Glowczyk, John	146 Swan Avenue Plantation, FL 33324	John46sea@comcast.net
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