



**Planning, Zoning & Economic Development
Memorandum**

DATE: June 1, 2021

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: 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 (3.35) Residential.”
- C. Recommendation: Staff recommends **APPROVAL** 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, Esq
- C. Location: 100 S. Hiatus Road (Southeast corner of Broward Boulevard and Hiatus Road) (See Exhibit A)
- D. Size: 13.00± acres
- E. Folio: 504107150020
- F. Legal Description: See Exhibit D.

G. 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: Vacant property zoned 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)	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 land use plan designated “Park Movable” as a potential park site. The School Board acquired the site with the park designation in place in 1997.

A land use plan amendment request to change the land use designation from “Park Movable” to “Irregular (8.6 Residential)” submitted by the same applicant was presented to the Planning and Zoning Board on September 1, 2020 and deferred. The request was subsequently considered on December 1, 2020 and deferred. The Planning and Zoning Board recommended DENIAL of the proposed land on February 2, 2021.

The applicant has revised the development proposal from 111 townhouses to 43 single family residences and re-submitted the land use plan amendment for Planning and Zoning Board consideration. The previous request for “Irregular (8.6 Residential)” has been reduced in density to “Irregular (3.35 Residential)”. See Land use map attached as Exhibit B.

B. Synopsis

The following applications are in concurrent review:

- A rezoning from CF-P (Community Facilities District) to PRD-3.35Q (Planned Residential Development District); and
- A conditional use request to allow 43 single-family residences in a PRD-3.35Q zoning district; and
- A site plan, elevation, and landscape plan approval request to permit the development of 43 single-family residences.

C. Applicable Criteria

1. The review of a Rezoning request should include consideration of the criteria noted in Comprehensive Plan Policy 1.16.1.

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 4/2021 The proposed development has been revised to 43 single-family units. The proposed land use density is 3.4 units/acre. The proposed zoning is PRD-3.4Q. The revised use is compatible with single-family development existing to the east and south which is designated a similar density at Low (3) residential on the City’s land use plan and zoned at PRD-3Q. The proposed use continues the established character of the developed area, which contains a variety of residential densities.

Staff Response:

While there has been no significant change in population, socioeconomic factors, or physical development of property nearby affecting the subject property, development of the property is limited to park or open space use under the current land use and zoning designation. Given the City far exceeds its recreational needs or the community based on population, the proposed rezoning allows for development of single-family residential uses which are compatible in terms of development type and density with the adjacent residential properties as compared to higher density residential or non-residential uses.

- 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:

Staff agrees. 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: **4/2021:** The proposed development has been revised to 43 single-family units. The proposed land use density is 3.4 units/acre. The proposed zoning is PRD-3.4Q. The revised use is compatible with single-family development existing to the east and south which is designated a similar density at Low (3) residential on the City's land use plan and zoned at PRD-3Q. The project will be developed in accordance with City Land Development Regulations.

Staff Response:

The proposed rezoning allows for development of single-family residential uses which are compatible in terms of development type and density with the adjacent residential properties. 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.

- 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: **4/2021** The proposed development has been revised to 43 single-family units. The proposed land use density is 3.4 units/acre. The proposed zoning is PRD-3.4Q. The revised use is compatible with single-family development existing to the east and south which is designated a similar density at Low (3) residential on the City's land use plan and zoned at PRD-3Q. The proposed development will not have a negative impact on the existing quality of neighborhoods in the area and will continue the basic pattern of land use and zoning. The proposed PRD-3.4Q zoning district allows for refined design controls since the proposed project is planned and developed as a whole

Staff Response:

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 3.35 dwelling units per acre continues 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);**

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.

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.

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.

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 Response: 4/2021 The proposed development has been revised to 43 single-family units. The proposed land use density is 3.4 units/acre. The proposed zoning is PRD-3.4Q. The revised use is compatible with single-family development existing to the east and south which is designated a similar density at Low (3) residential on the City's land use plan and zoned at PRD-3Q. The project will be developed in accordance with City Land Development Regulations. The proposed land use and zoning do not conflict with the goals, objectives and policies of the City's Plan.

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 is 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 3.35 dwelling units per acre continues the basic current pattern of land use and zoning south of Broward Boulevard.

- 6) Whether the project as proposed offers significant benefits not otherwise available to the City if the changes were not made (for example, does the planning, -design, and development of the property exceed the minimum otherwise required land development requirements in terms of reserving appropriate open space, development themes, taking advantage of natural and manmade conditions or environments, controlling pedestrian and vehicular traffic systems, substantially intensifying landscape of providing landscape contributions to the City, improving or maintaining public infrastructure of infrastructure improvements or maintenance, exceeding setbacks and building separations where appropriate, and reflecting an orderly and creative arrangement of buildings and land uses as appropriate);**

Applicant Response: **4/2021** The proposed development has been revised to 43 single-family units. The proposed land use density is 3.4 units/acre. The proposed zoning is PRD-3.4Q. The revised use is compatible with single-family development existing to the east and south which is designated a similar density at Low (3) residential on the City's land use plan and zoned at PRD-3Q. The project will be developed in accordance with City Land Development Regulations.

The proposed project includes a man-made lake as a focal point in the community and the project also takes advantage of the existing water/canal features along the north and south of the site. The developer will be extending/improving the canal along Broward Boulevard to +/- Hiatus Road. A proposed park/amenity area for the development is proposed in the northwest corner of the site.

Staff Response:

Under the current land use and zoning designation, development of the property is limited. The project as proposed will ensure compatibility with adjacent properties while offering tax benefits not otherwise available to the City if the changes were not made. The site design is orderly and efficient but does not provide the minimum code required open space.

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;

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.

Applicant Response: **4/2021** The applicant held several meetings with the community. Based upon staff and community input, the project has been revised from 111 townhomes to 43 single-family units. The proposed land use density is 3.4 units/acre. The proposed zoning is PRD-3.4Q. The revised use is compatible with single-family development existing to the east and south which is designated a similar density at Low (3) residential on the City's land use plan and zoned at PRD-3Q. The project will be developed in accordance with City Land Development Regulations.

Staff Response:

The project as planned discourages urban sprawl by directing new development into areas where necessary regional and community facilities and services exist. While the City has several multi-family residential projects either approved or under construction, there is a need for development of single-family residential communities in the City.

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

Applicant Response **4/2021** The proposed development has been revised to 43 single-family units. The proposed land use density is 3.4 units/acre. The proposed zoning is PRD-3.4Q. The revised use is compatible with single-family development existing to the east and south which is designated a similar density at Low (3) residential on the City's land use plan and zoned at PRD-3Q. The project continues the development pattern in the area which consists of a variety of compatible residential densities.

Staff Response:

The proposal is consistent with OBJECTIVE 1. 3 of the Comprehensive Plan which 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 43 single-family homes.

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 May 14, 2021 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: 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. 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
December 1, 2020 PZB Agenda, Deferred
February 2, 2021 PZB Agenda, Denial

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 consistent with Policy 1.16.1 of the City's Future Land Use Element due to the fact that the proposed land use is generally compatible with the residential character of adjacent areas located south of Broward Boulevard.

Staff also finds that the proposed request is in compliance with the City's conditional use criteria for the following reasons:

1. The development as proposed does 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 demonstrated a present need exists for additional single-family residential development in the City.

Based upon the above findings, staff recommends **APPROVAL** of the requested land use plan amendment subject to 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 3.35 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 3.35 dwelling units per acre is 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 has revised the previous submittal from townhouse development to single-family home development.

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: Engineering 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.

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.

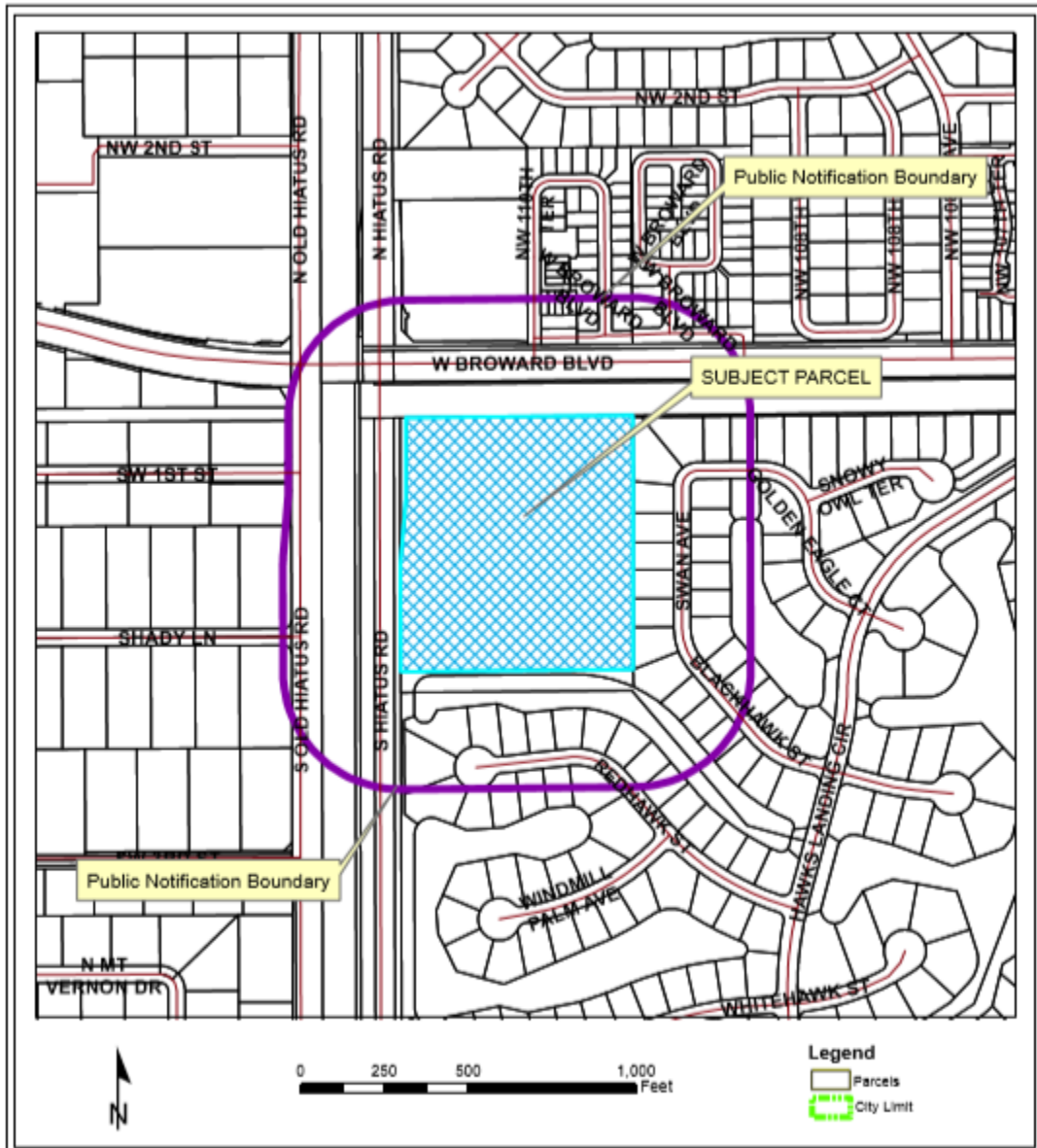
WASTE MANAGEMENT: No comment.

VI. EXHIBITS

- A. Location Map
- B. Existing Future Land Use Map
- C. Zoning Map
- D. Legal Description
- E. Draft Ordinance

**EXHIBIT A
Location Map**

LOCATION MAP



Southeast corner of W. Broward Blvd. and S. Hiatus Rd.


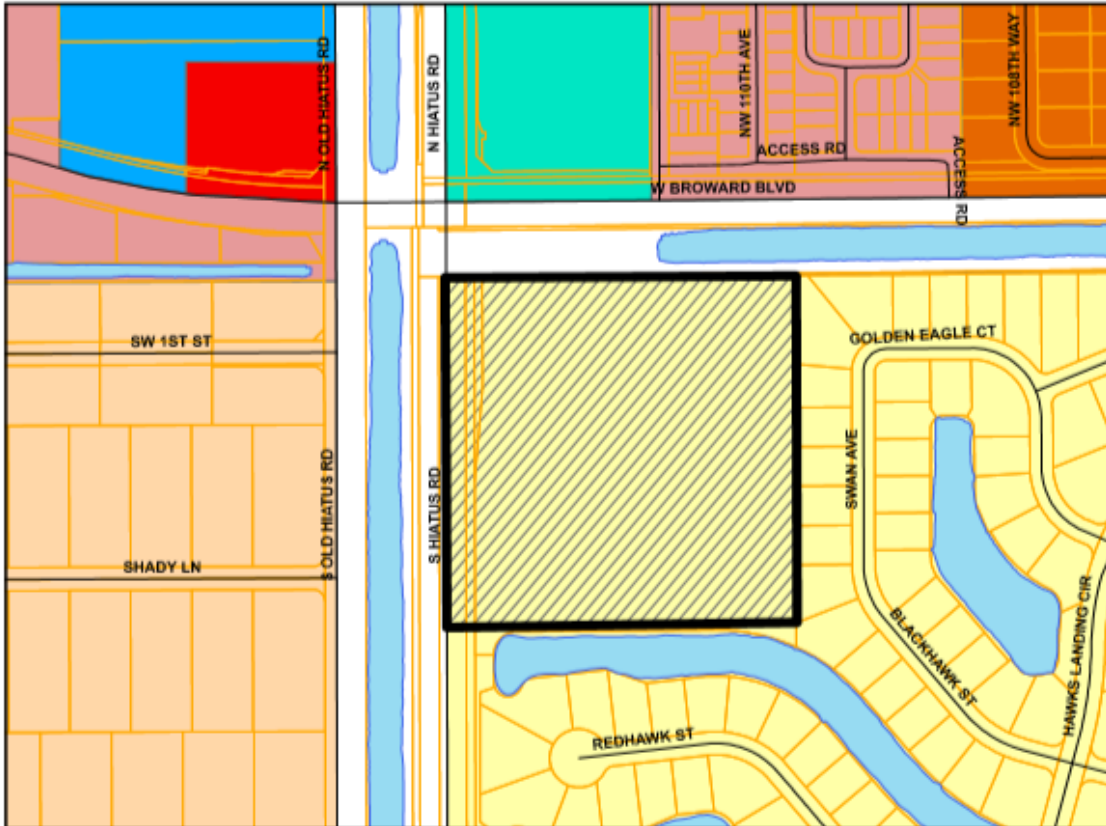
CASE # PD19-0001 & PP19-0034







PLANTATION, FLORIDA
5/12/20

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)

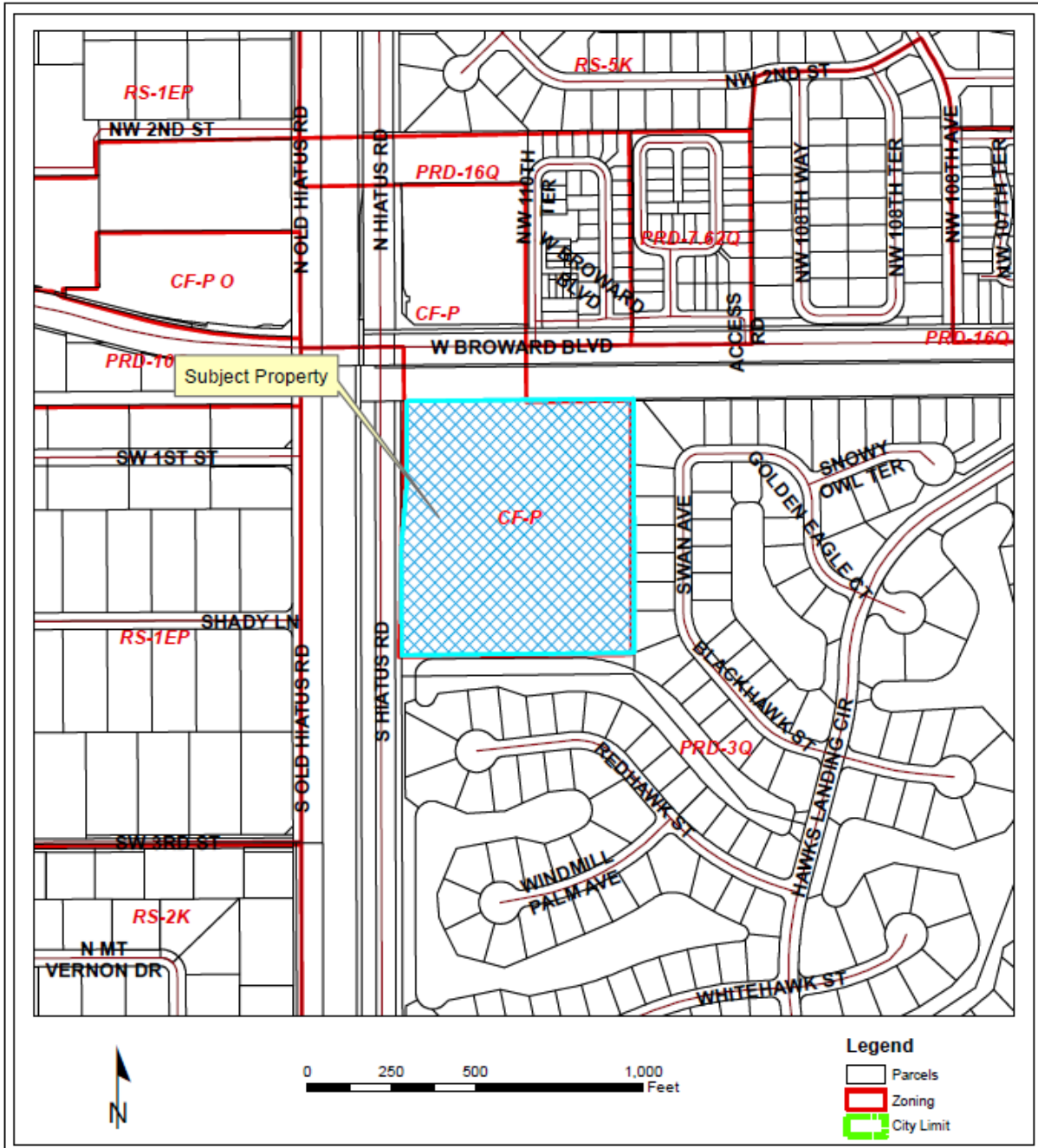
Existing Land Use

N


May 2020
Scale 1" = 300'



ZONING MAP



S.E. Corner of Broward Boulevard and Hiatus Road

CASE # PP19-0034



PLANTATION, FLORIDA

8/24/20

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.

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 (3.35) 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 June 1, 2021, and the City Council of the City of Plantation held a first public hearing on this proposed amendment on _____, 2021 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 _____, 2021.

PASSED AND ADOPTED ON SECOND READING this _____ day of _____, 2021.

SIGNED by the Mayor this _____ day of _____, 2021.

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 _____, 2021.

April Beggerow, 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.