



**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
Thalein Rainford, Planner

I. PROJECT SUMMARY

- A. Project Name / Number: Enclave at Plantation / PP19-0034
- B. Requests:
1. Rezoning from CF-P (Community Facility District) to PRD-3.35Q (Planned Residential Development District); and
 2. Conditional use approval to allow single-family homes in a PRD-3.35Q zoning district; and
 3. Site plan, elevations and landscape plan approval to permit the development of 43 single-family homes.
 4. The applicant has requested **2** zoning waivers from Chapter 27 of the City Code, one of which is not needed. Other areas of the plan do not meet code; however, the applicant has not requested the additional waivers. See Exhibit E.
- C. Recommendation: Staff recommends **APPROVAL** of the requested rezoning, conditional use, site plan, elevation, landscape plan, and parking waiver. In the event the Planning and Zoning Board recommends approval of the requests, Staff recommends the approval be subject to the conditions noted in Section V. B. of this report.

II. APPLICATION SUMMARY

- A. Owner: School Board of Broward County
- B. Agent: C. William Laystrom, Esq
- C. Location: 100 S. Hiatus Road (Southeast corner of Broward Boulevard and Hiatus Road) (See Exhibit C)
- D. Size: 13.00± acres
- E. Folio: 504107150020
- F. Legal Description: See Exhibit D.
- H. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

<u>Existing Use & Zoning</u>	<u>Future Land Use Map</u>
Subject Property: 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 designated “Park Movable” as a potential park site. The School Board acquired the site with the park designation in place in 1997.

A site plan for 111 townhomes submitted by the same applicant was presented to the Planning and Zoning Board on September 1, 2020 and deferred. The site plan was subsequently considered on December 1, 2020 and deferred. The Planning and Zoning Board recommended DENIAL of the proposed townhouse site plan on February 2, 2021.

The applicant has revised the proposal to single family residential development and re-submitted for Planning and Zoning Board consideration.

B. Synopsis

The following applications are in concurrent review:

- A land use plan amendment to change the designation from Park Movable to Irregular Residential (3.35 d/u acre); and
- 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.

The applicant requests approval to construct 43 single-family homes on the 13 gross acre site. There are 7 different model types with typically 4 exterior elevation choices for each model. The residences are one and two stories in height, have 3 to 5 bedrooms, have 2 or 3 car garages, and range in size from 2,611 square feet to 4,558 square feet. It should be noted that the largest model has an optional “nextgen” floor plan which provides for a studio type unit (with living area, kitchenette, and bedroom) in lieu of the 5th bedroom and 3rd garage. Access to the “nextgen” unit is maintained from the interior but also has a separate exterior entrance. Approval of the models as requested will allow the developer flexibility in placing any unit on any lot, subject to limitations in the code which ensure the separation of similar model designs.

The architectural style of the homes are contemporary with gray, beige, and white stucco finishes, wood-colored elements, stone veneer elements, and gray and brown flat tile sloped roofing systems. The back of the homes have little architectural relief with mainly stucco finishes.

An 8’ wall exists on the south and east sides of the property and an 8’ wall is proposed along the west property line adjacent to Hiatus Road to secure the community. A gated main entry with call box is planned for the single entrance from Hiatus Road.

The proposed Planned Residential Development (PRD) district provides for flexibility in site design (including reduced lots sizes) with the intent to preserve natural open space and community recreational open space. In lieu of a 10,000 square foot lot normally associated

with a residential density of 3 dwelling units per acre, the applicant proposes a typical lot size of 6,500 square feet (50' x 130'). The required open space for the site is 30% of the gross acreage of the site or 3.9 acres. It appears that only 2.4 acres of open space has been provided resulting in a 1.5 acre (38%) open space deficit. Staff is also concerned with the configuration of the community open space provided.

C. Applicable Criteria

1. The review of a Rezoning request should include consideration of the criteria noted in Comprehensive Plan Policy 1.16.1.
2. The review of a Conditional Use request should include consideration of the criteria noted in Section 27-768 of the Land Development Code.
3. Section 27-65 of the Zoning Ordinance states that site plan approval requires an application for a development order be agendaized for City Council consideration after review by the Review Committee and Planning and Zoning Board. The City Council is the regulatory body rendering the final decision; and

IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS

A. Comprehensive Plan Considerations **COMPREHENSIVE PLAN POLICY 1.16.1**

The City shall consider the following policy considerations, in addition to all other appropriate policy considerations stated elsewhere in this Plan, when making a decision on whether to change the zoning classifications for a parcel of property or change the future land use designation on a parcel of property:

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

Applicant Response 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

Conditional Use Criteria: (Residential – townhome in the PRD-Q district)

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

Applicant response: **4/2021** The proposed development has been revised to 43 single-family units. A revised site plan package including elevations, exterior, architectural features and buffering are included in the revised site plan package.

The proposed use has been changed from townhomes to single-family. The proposed zoning is PRD-3.4Q. Since the use has been revised to single-family, a conditional use approval may not be required. If it is determined by Staff that a conditional use is no longer required, the request will be withdrawn.

Staff response: The applicant has submitted a site plan that provides the site layout and architectural features for each model type. The site plan does not currently meet the code required open space requirement.

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

Applicant response: **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: The current land use designation for the site is "Park Movable" on the City's Future Land Use Plan and Residential 3 du/ac on the County's Future Land Use Plan. A concurrent land use plan amendment from "Park Movable" to Residential 3.35 dwelling units per acre is under review.

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

Applicant response: **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: The conditional use request for single-family residential use is in harmony with the adjacent residential densities located to the south and east and substantially lower than the adjacent residential uses located north of Broward Boulevard. Immediately adjacent residential uses to the south and east are typically two-story single-family homes on 10,000+ square foot lots. The proposed single-family homes will also be one or two stories in height with each lot containing 6,500 – 8,281 square feet.

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

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

Applicant response: **4/2021** The proposed development has been revised to 43 single-family units which would not be detrimental to the area. 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: The proposed use should not be detrimental to the use, peaceful enjoyment, or development of surrounding uses. There are single-family residences and townhouse developments that coexist in the general location of the proposed development.

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

Applicant response: **4/2021** The revised plan to 43 single-family units will not adversely affect the health, security, or morals of residents, visitors, or workers in the neighborhood.

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

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

Applicant response: **4/2021** The project will not overburden existing public services and facilities. 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.

The proposed development has been revised to 43 single-family units with a land use of 3.4 units/acre. The current land use is Low 3 Residential1 which would permit 39 units on the site. The net change between the current allowable density versus the proposed project is just +4 units.

Staff response: *Should a Site Plan, Elevation, and Landscape Plan be approved, a condition of approval will be that any developer who chooses to develop this site, will agree to provide the infrastructure needed to support the development including to fund, design, permit, install, and convey to the City.*

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

Applicant response: **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 project will be developed in accordance with City Land Development Regulations, including Waiver process established by the City, if required.

Staff response: *Staff concurs.*

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

Applicant response: A site plan for the revised single-family project has been submitted and includes necessary information so that an adequate evaluation may be made.

Staff response: *The site plan proposes 43 single family homes. Each single-family home contains three to five bedrooms and ranges in size from 2,611 square feet to 4,558 square feet in size.*

C. Citizen Comments

The City of Plantation sends out notices to surrounding property owners when planning and zoning actions are requested. This provides an opportunity for citizen participation in the zoning process. In this case, the Planning, Zoning & Economic Development Department sent out notices on May 14, 2021, and has received written objections from citizens regarding this application.

D. Concerns, Issues and other Pertinent Information

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

Transportation: The 2017 level of service for Broward Boulevard east of Hiatus Road currently operates at level of service C and Hiatus Road north of State Road 84 currently operates at level of service C, per the 2017 Broward County Roadway Capacity and Level of Service Analysis (Broward County MPO). Note, 2017 is the latest available traffic data available through the Broward County MPO.

The 2017 Broward County Roadway Capacity and Level of Service Analysis predicts that the level of service for these same segments in the year 2040 will be a level of service of C and F.

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

V. RECOMMENDATIONS:

A. Board and Committee Recommendations:

December 10, 2019 DRC Agenda, Deferred
February 25, 2020 DRC Agenda, No objection to the project moving forward
September 1, 2020 PZB Agenda, Deferred
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 rezoning, conditional use, site plan, elevation, landscape plan, and waivers. In the event the Planning and Zoning Board recommends approval of the requests, Staff recommends the following conditions:

PLANNING AND ZONING:

In General:

1. The proposed use is inconsistent with the current land use plan map designation. A concurrent application is in review for a land use plan amendment from Park Moveable to Residential 3.35 dwelling units per acre.
2. This request must undergo a local concurrency review for parks, water, sewer, streets, drainage, and solid waste. The standard single-page form is available in the Planning and Zoning Department. The applicant must present the form to the appropriate City departments for sign off prior to Planning and Zoning Board (Local Planning Agency) approval. The applicant has indicated the concurrency review form will be submitted prior to City Council consideration.
3. The applicant is responsible for City impact fees, payable at the time of permitting. *The applicant has indicated they will comply at time of permitting.*
4. Homeowner association documents shall be reviewed and approved by the City Attorney prior to issuance of a building permit. Within the association documents, please include language that prohibits garage conversions. Please allow approximately 2 months for City Attorney review in order to avoid any delay in zoning permit review. *This comment is acknowledged by the applicant*
5. A written request for all waivers with justification and the applicable fee must be included with the submittal for City Council consideration. (\$500 per waiver).
6. Provide the entire submittal in PDF format, on a CD, flash drive, or other means of electronic transfer with each submittal. Submittal shall be separated into folders (e.g. site plan, landscape, civil, etc...).

Plat

7. Provide a letter from the Broward County Planning Council that confirms that a delegation request is not required to amend the restrictive note on the plat as it pertains the number of detached single-family units.

Easements:

8. Prior to issuance of a certificate of occupancy (CO), any vacation of easements must be completed. Please contact the Engineering Department regarding the proposed vacation of the 25' utility easement.

Site data:

9. *Correct the pervious/impervious calculations. Remove Site Data Notes 1 and 2. The pervious/impervious calculation should be based on the overall site and not based on a lot-by-lot review. There should be an assumed building footprint (for the largest model) and an assumed (maximum) area for pools/patios/decks/driveways which is the same for each lot. This assumption x 43 should be added to the common area pervious/impervious areas for an overall site pervious/impervious calculation.*

Site Plan

10. *Section 27-688(1)(i) requires 30% open space based on the total gross acreage of the site. Correct the open space calculation based on gross acreage to require 3.9 acres. The open space site data indicates 2.4 acres is provided (buffer tract + lake tract) which is a 39% deficit. Increase the common area open space to meet the code requirement.*
 - Green areas within the lots and swale areas within the right-of-way cannot be counted as common area open space (Section 27-688(i)(1).*
 - The code requires “usable” open space which is “to be of direct benefit to the proposed residents, guests and invitees of the proposed development.” Other than the gated entrance, there are no amenities provided for this community.*
 - The proposed 25’ open space strip planned between the existing wall to the east and the rear lot lines of Lots 1 through 14 does not provide a usable amenity for the community and potentially proposes an unsafe, dark, and minimally visible area. Staff recommends a sidewalk be provided on only one side of the interior street and that a lighted pedestrian path be provided in a common area open space parcel on the north and east side of the community that connects to the proposed street crossing at the southeast and northwest corners of the property.*
 - Provide an amenity such as a tot lot and shade structure with bench on the buffer tract.*
11. Provide a colored open space plan. Graphically show and provide the calculations for the common area open space requirement and lake area.
12. Section 27-742(e) requires two-way access aisles to be a minimum of 25 feet. Correct or request a waiver.
13. The 50’ right-of-way shall be labeled as a separate parcel to be maintained by the homeowner’s association.
14. **Remove the ingress/egress easement running through Lots 12,13, and 14. Section 27-688(a)(1) requires access to each lot via a public or private roadway maintained by the association. Consider revising these to “pie” shaped lots.**
15. **If a roadway remains adjacent to the east side of Lot 15, provide a 30’ setback from the back of curb to structure (to be consistent with the streetside setback provided for other corner lots in the community).**

Floor Plan:

16. All new single-family developments with three bedrooms or more must have two side-by-side driveway parking spaces and a two car fully enclosed garage measuring at least 20 feet deep by 22 feet wide. The proposed garages sizes do not meet the code requirement. *The applicant is requesting a waiver.*
17. The “nextgen” optional floor plan is considered a guest house by code definition. Should this floor plan option be approved, staff recommends a deed restriction indicating the “nextgen” studio cannot be rented as a separate dwelling unit and the interior connection to the main house must be maintained be required and recorded prior to issuance of a building permit.

18. Verify the area calculations for each model. The garage square footages do not appear to be accurate.

Elevations:

19. Review Section 5-56 of the Code prior to submittal of building permits. This section requires review of the building elevations to ensure that the exterior architectural appeal and functional plan for the proposed structure will, when erected, not duplicate nor be so similar to either the exterior architectural appeal and functional plan for the structures already constructed or in the course of construction, that are within six hundred (600) feet or seven (7) lots, whichever is the lesser, of the proposed structure on the same side of the street.
20. The rear of the homes have no relief with only a stucco finish. Staff recommends adding a decorative element (such as a brow over the rear door, stone veneer, or paint color change in the scored inset) to enhance the rear elevations.
21. Provide a minimum of two wall fixtures on the front elevation of every unit type.
22. Provide material samples of the stone, paint, and other finishes for staff review with the City Council submittal.

Details:

23. **Section 27-637 requires walls adjacent to certain arterial roadways (including Hiatus Road) to meet the design criteria established by the City. The specifications for the wall design are outlined in the code.**
24. Provide details for what amenities will be permitted on the private lots. If approved, these amenities will be the only uses permitted without approval of a site plan modification to add additional amenities. Please address fences (height, color, type, location), pools (maximum size), patios/decks (material, maximum size), screen enclosure (screen roofed, solid roofed, color), or other amenities such as gazebos or pergolas. As submitted,
25. Provide the gate and fence detail of the private lift station. Provide a solid fence around the lift station to screen from view. Chain link with vinyl slats is not permitted.
26. Provide a letter from Waste Management confirming that blue bag service will be provided. Contact Eddie Marcano, Territory Manager - Waste Management at emarcano@wm.com.

Signage:

27. Signage is not part of this review.

Note:

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

LANDSCAPE:

In General:

- a. The applicant may be required to execute a developer agreement and post security for all engineering and landscaping related improvements at time of permitting.
- b. This review is preliminary. Full landscape plan & approval is required at time of permitting.
- c. All site plan and planting plan comments from the Department of Public Works - Environmental Landscape Division must be responded to in writing.

Site Plan:

1. Identify utilities on all Landscape plan sheets.
2. Please remove the "13-41 Pedestrian Zone" reference from the landscape sheets Pursuant to Section 13-41.5(a), Single Family Homes require 3 trees for lots under 1/4 acre with one

Category 1 tree in the front. Then provide the corresponding required landscape on plans. (Please be advised: 3 palms = 1 required tree however, no more than 30% shall be palms and swale trees do not satisfy this requirement)

3. Please provide square footage for sod.
4. Add Root Barriers for trees adjacent driveways and driveway aprons - Pursuant Sec. 13-35 (a)(1)(e) Please draw and label the locations of the root barriers on landscape plans for any tree or palm within 10' of a paved surface or infrastructure. (Hardscapes with Type D curbs do not require root barriers.)
5. Provide a color landscape plan as well as color graphics illustrating all waivers requested with the Planning and Zoning Board submittal.

Planting Plan:

1. On sheet #L-2 please specify whether the Queen crape myrtle is standard or multi-trunk on the Landscape List.
2. On sheet #L-6 please specify whether the Spanish stopper is standard or multi-trunked on the Landscape List.
3. Reposition the following trees a minimum of 5' from the property line:
 - White Crape myrtle on sheet # L-7
 - Weeping Tamarind on sheet # L-8
 - Pitch Apple on sheet # L-9
 - Live Oaks on sheets # L-10 as well as L-13
 - Gumbo Limbo on sheet L-11
 - Tropical Lilac on sheet L-12
4. Pursuant Sec. 27-647 Show location of pool equipment and appropriate landscape screening (hedges) to the height of equipment.
5. Recommended Root Barrier Specifications are as follows:
 - a. Panel 0.085 Thick polypropylene
 - b. Zipper Joint system
 - c. Rounded edges
 - d. Anti-lift pads
 - e. 24" depth
6. Please correct the dimensions of the Jatropha trees on sheet #L-3 Landscape List to have a clear trunk from 2.5'-5' for sight visibility.
7. Please be advised that the selection of Japanese blueberry trees is susceptible to chlorosis, a condition caused by a lack of nutrients in the soil. Thus, staff suggest adding a fertilization regiment to adequately establish these species on the Landscape Details sheet.
8. Please submit Irrigation plans. Section 13-35(a)(1)(c) requires landscape areas, excluding single-family and two-family residences, shall be provided with an automatically-operating underground irrigation system; with a minimum of 100% coverage, with 50% minimum overlap in ground cover and shrub areas. The rain sensor must be installed as well as a rust inhibitor if applicable.
9. On sheet #L-4 please be advised that if there is no enclosure wall around the proposed lift station then the surrounding hedge material shall be planted at the height of equipment to totally screen the site; hedges less than 24" height are not allowed. If there is a proposed wall please clearly delineate its location on sheet #L-4.
10. Clearly signify the proposed sod locations with hatching or alike symbols instead of "LAWN".

11. Please correct the Utility Note on sheet L-1 that refers to “cocoplum hedge” although none are proposed.
12. Verify the availability of 27 BA, 44 CO, and 28 IC – all FG/BB Florida #1 trees – at the heights you propose. Please write an alternate species for each in the Plant list in case they are not available.
13. Staff does not support the use of 24 MV (Sweet Bay Magnolia) trees. This is a slow-growing, temperate tree species and develops a narrow canopy. Because its establishment and success (and availability at 14’ height) is uncertain, it is more suitable as an accent tree with limited use.
14. Draw the canopies of the existing trees in the adjacent community (e.g., eastern perimeter) TO SCALE so conflicts between canopies of existing and new trees can be avoided.
15. Of the nearly 200 new trees proposed, only 16 are Category 1 (large shade) trees. Please plant Category 1 tree species in lieu of Category 2 trees in landscape areas that are 10’ wide or more. Along streets, they can be planted 40’ apart versus 20’ apart for Category 2 trees.
16. Street trees are required along S Hiatus Rd. however, please obtain the applicable approvals from PAID, State, County, and City Utilities and Engineering Departments. A waiver is required if the code required trees are not proposed.
17. Please change the Landscape Installation Note: on sheet L-1 from referencing “The Department of Planning, Zoning & Economic Development” and replace with “The Public Works Department – Environmental Landscape Division”.
18. On the “Planting Criteria” please change any reference to Department of Landscape Architecture to Public Works - Environmental Landscape Division

Note:

- A. Please Resolve Comments # 1-5 (Site Plan); # 1-16 (Planting Plan) prior to City Council
- B. Please Resolve Comments # 1-5 (Site Plan); # 1-18 (Planting Plan) prior to Permit

ENGINEERING DEPARTMENT:

1. Plat Book 156 page 8 shows overlapping easement at the western boundary of the property line: 12’ utility easement, 10’ water storage easement and 5’ wall easement. Please clarify the use of each easement and adjust as deemed necessary.
2. 25’ utility easement per plat 156-8 to be vacated. Apply for vacation
3. It seems there will be an overlap between the proposed 20’ LME and the proposed 10’ DE between lot 29 and 30. Please clarify and adjust as deemed necessary.
4. It seems there will be an overlap between the 10’ drainage easement and 24’ ingress egress easement abutting property # 15. Clarify and adjust as deemed necessary.
5. Show all existing and proposed easements on cross sections A-F on sheet CGDD1 to ensure no conflicts between easements and proposed improvements.
6. Section 27-742(e) requires two-way access aisles to be a minimum of 25 feet. Correct or request a waiver.
7. It seems that the proposed off-site waterway canal bank encroaches into the abutting properties. Please provide approval from OPWCD of such encroachments.
8. Section F-F shows 20 LME. Please identify the entity this easement is dedicated to since it is located within the canal bank of OPWCD.

9. Homes finished floor elevations (F.F.E) varies from 7.5-8.3, please provide drainage calculations to ensure site grading and F.F.E adheres to the requirements of the City's Land Code Development Chapter 9 – Flood Plain and Stormwater Management.
10. Provide approval from Broward County regarding the proposed maintenance access from Broward Boulevard. Access is proposed within NVAL. Label the access properly to indicate the intent of use and provide proper signage.
11. Consider dead end or no outlet sign at the private right of way abutting lot 14.
12. Consider double yellow striping at curved areas and ensure no parking on street signs all over the site especially at curved areas.

Note:

- A. Please Resolve Comments 1-12 Prior to City Council Application
- B. Please Resolve Comments _____ Prior to Building Permit

TRAFFIC CONSULTANT:

See Engineering Department comments.

BUILDING DEPARTMENT: No objections to site plan and elevations.

FIRE DEPARTMENT:

Reviews:

- Comments 1 – 10 on the Staff Report to the Review Committee meeting of December 10th, 2019.
- Applicant response on January 24th, 2020 submittal.
- Fire Dept reply on the Staff Report to the Review Committee meeting of February 25th, 2020.
- Applicant response on April 6th, 2020 submittal.
- Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of June 2nd, 2020.
- Applicant submittal of April 29th, 2021.
- Fire Dept reply on the Staff Report to the Planning & Zoning Board meeting of June 1st, 2020.

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

1. All aspects of fire and life safety shall comply with the current edition of the Florida Fire Prevention Code at time of permitting.
*Applicant response – Applicant will comply.
*Fire Dept reply – Complied.
2. All residential structures shall be entirely protected by an approved, supervised automatic fire sprinkler system, minimum compliance with NFPA-13D, which is hydraulically calculated to City of Plantation drought standard of 45-PSI static, 40-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.
*Applicant response – Applicant will comply.
*Fire Dept reply – Complied.
*Fire Dept reply for April 29th, 2021 submittal – If fire department access to each structure is not compliant with FFPC NFPA-1 Chap 18 then this condition shall be complied with.
3. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main, not shared; as such, the point of service shall be the valve at the water main tap.

- *Applicant response – The underground supply line detail has been revised to show a direct tap to the water main, see sheet CWS1 for detail.
 - *Fire Dept reply – Sheet CWS1 does not comply with Fire Department comment and does not correlate with applicant response.
 - *Applicant response – Sheet CWS1 of 1 has been revised to show a 4” fire line connected to the project’s 8” water main. The 4” fire line will serve a maximum of 2 buildings.
 - *Fire Dept reply – Complied.
 - *Fire Dept reply for April 29th, 2021 submittal – If fire department access to each structure is not compliant with FFPC NFPA-1 Chap 18 then this condition shall be complied with.
4. The same Florida Fire Protection Contractor I, II or V shall be responsible for the installation of the fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building and the Double Detector Check Valve (backflow preventer).
 - *Applicant response – Acknowledged.
 - *Fire Dept reply – Complied.
 - *Fire Dept reply for April 29th, 2021 submittal – If fire department access to each structure is not compliant with FFPC NFPA-1 Chap 18 then this condition shall be complied with.
 5. The following shall be permitted separately:
 - a. All fire sprinkler system underground supply line from valve at water main up to the 12” above grade stub outside of building and the FDC (if connected to supply line prior to the 12” above grade stub).
 - b. DDCV.
 - c. Whole fire sprinkler system installations after the 12” above grade stub outside of building.
 - *Applicant response – Applicant will comply.
 - *Fire Dept reply – Complied.
 - *Fire Dept reply for April 29th, 2021 submittal – If fire department access to each structure is not compliant with FFPC NFPA-1 Chap 18 then this condition shall be complied with.
 6. Fire sprinkler riser(s) shall be in an area that provides an unobstructed 3’ access to the front and to the sides of the appliances.
 - *Applicant response – Applicant will comply.
 - *Fire Dept reply – Complied.
 - *Fire Dept reply for April 29th, 2021 submittal – If fire department access to each structure is not compliant with FFPC NFPA-1 Chap 18 then this condition shall be complied with.
 7. Vehicle gates shall be motorized/automatic and shall comply with the City of Plantation Fire Dept’s standard requirements.
 - *Applicant response – Applicant will comply.
 - *Fire Dept reply – Complied.
 8. A sign, matching the specifications of the City of Plantation Fire Lane Signing & Marking standard, but with the following or like wording, shall be posted on each side of the entrance: “NO PARKING IS PERMITTED ON ANY NON-DESIGNATED PARKING SPACE”.
 - *Applicant response – Applicant will comply.
 - *Fire Dept reply – Complied.
 9. Wording, approved by the Plantation Fire Dept, shall be included in the HOA documents reflecting the following: vehicles must be parked in a designated parking space at all times; parking of vehicles on the street, along non-parking curbs, and on signed “NO PARKING” areas, is not permitted; guests are bound by same rules; any vehicle violating these rules will be removed (towed) from property.
 - *Applicant response – Applicant will comply.

*Fire Dept reply – Complied.

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

*Applicant response – Applicant understands additional conditions may arise.

*Fire Dept reply – Complied.

11. All one-way roadways at vehicle access gates shall be a minimum of 12’.

12. Relocate Fire Hydrant adjacent to vehicle access gates to interior of roadway loop.

13. Emergency vehicle access through ALL vehicle gates shall have a turning radii of 50’ outside and 38’ inside, compliant with City of Plantation Engineering Dept standard.

14. A fire department access road shall be within 50’ of any exterior door (that can be opened from outside and that provides access to the interior) and within 150’ of any portion of an exterior wall (as measured by an approved route around the exterior) of the 1st floor for any new structure built upon these lots. The installation of an automatic fire sprinkler system extends these measurements to 150’ and 450’, respectfully.

Note:

A. Please Resolve Comments 2 - 6, 11 - 14 Prior to City Council Application

B. Please Resolve Comments _____ Prior to Building Permit

POLICE DEPARTMENT:

1. I have no objection to the aluminum picket fence. Please ensure the bottom of the fence has little to no gap between the bottom of the fence and the ground.
2. I do not see a photometric survey for the sidewalks. The walking surfaces, sidewalks, need to be three (3) footcandles. Please include a calculation summary chart for this area.
3. If you intend to put a walking path around the lake there will also need to be a photometric survey for that path. This will also need to be three (3) footcandles. Please include a calculation summary chart for this area.
4. I have no objection to the photometric survey for the street, however, on sheet # L-3 there is a tree that is going to obstruct the proposed light. The light pole is on Lot 12 and the tree is on Lot 11. The tree or the light pole needs to be moved if the tree is required to meet the requirements of Landscaping.

UTILITIES: No objection to the Rezoning, Conditional Use, Site Plan, Elevations and Landscape Plan. Proponent must agree to the following for Utilities to recommend moving project to City Council Application process:

1. This review is preliminary and considered conceptual. Final comments will be provided at time of Construction plan submittal and subject to outside agency approvals/comments.
2. The final review could generate additional comments.
3. A Trust account must be maintained with Utilities during the entire project
4. Offsite and onsite improvements and equipment may be required at proponent’s expense to support project
5. Proposed lift station is listed as being owned and maintained privately. The Utilities Dept is currently in the process of updating our Code and all developments of the proposed size will be required to **permit, install, certify and convey** a lift station to the Utilities Dept which meets our standards.

Prior to a Building Permit or Occupational License being issued, the following must be provided:

6. \$500.00 review fee must be submitted to the Utilities Department
7. Water and Sewer Utility plans must be submitted to the Utilities dept. for review and approval.
8. FDEP Water and Sewer Permits must be approved
9. Utilities Agreement must be executed

10. Utilities Performance Bond must be posted
 11. Utility Easements must be executed
 12. Utility Inspection fees must be paid
 13. Capacity Charges must be paid in FULL.
- Contact: John Adams if you have any questions, 954.414.7352

Note:

- A. Please Resolve Comments 1-5 Prior to City Council Application
- B. Please Resolve Comments 6-13 Prior to Building Permit

O.P.W.C.D.

1. Old Plantation Water Control requires an acceptable drainage plan with retention and runoff calculations and a construction drawing prior to issuance of a building permit. Calculations are to include the master storm water system and include an as-built of the existing features. Acceptance of As-built drawings and Certified Storm Water Inspection Report will be required prior to issuance of a Certificate of Occupancy.

WASTE MANAGEMENT

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

VI. EXHIBITS:

- | | |
|----------------------|---|
| A. Letter of Intent | E. Waiver Request / Code requirements not met |
| B. Aerial Map | F. Draft Ordinance |
| C. Zoning Map | G. Draft Resolution |
| D. Legal Description | |

EXHIBIT A
Letter of Intent

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

JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
BENJAMIN R. DISHOWITZ, P.A.
C. WILLIAM LAYSTROM, JR., P.A.

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JOHN D. VOIGT, P.A.
OF COUNSEL
JOHN W. PERLOFF, P.A.
JODIE M. SIEGEL, P.A.

April 20, 2021

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

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

Dear Mr. Holmes,

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

The applicant proposes to develop the site with a 43-unit single family development. The below listed applications are submitted in order to facilitate the proposed project.

- Land Use Plan Amendment – Proposal to amend the future land use designation from Park Moveable/Low (3) Residential to Irregular (3.4) Residential
- Rezoning - From CF-P to PRD-3.4 Q
- Replat – If necessary.
- Site Plan - To support the proposed use.
- Conditional Use – If necessary.

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

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

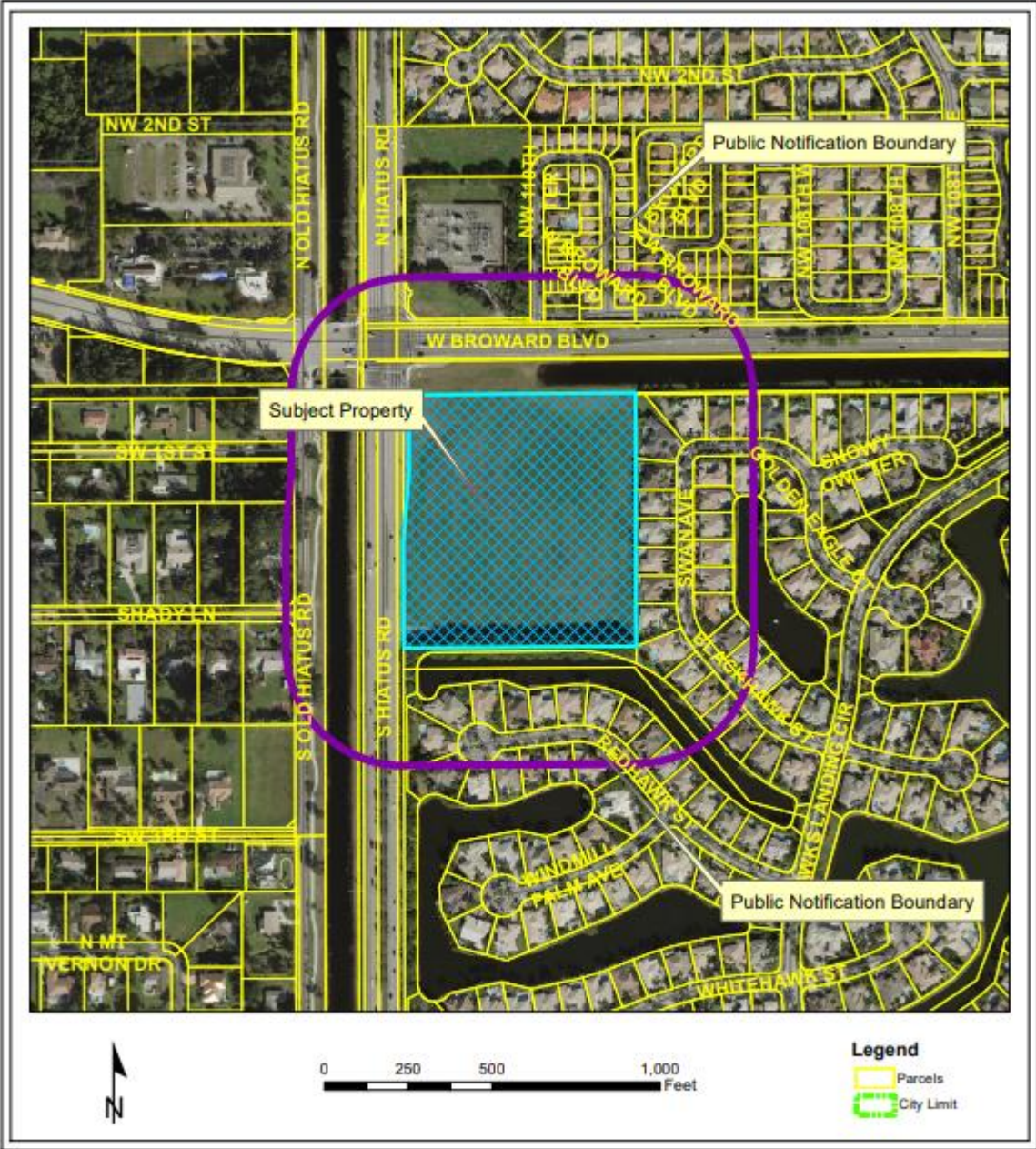
Sincerely,



C. William Laystrom, Jr.
For the Firm

EXHIBIT B

AERIAL MAP



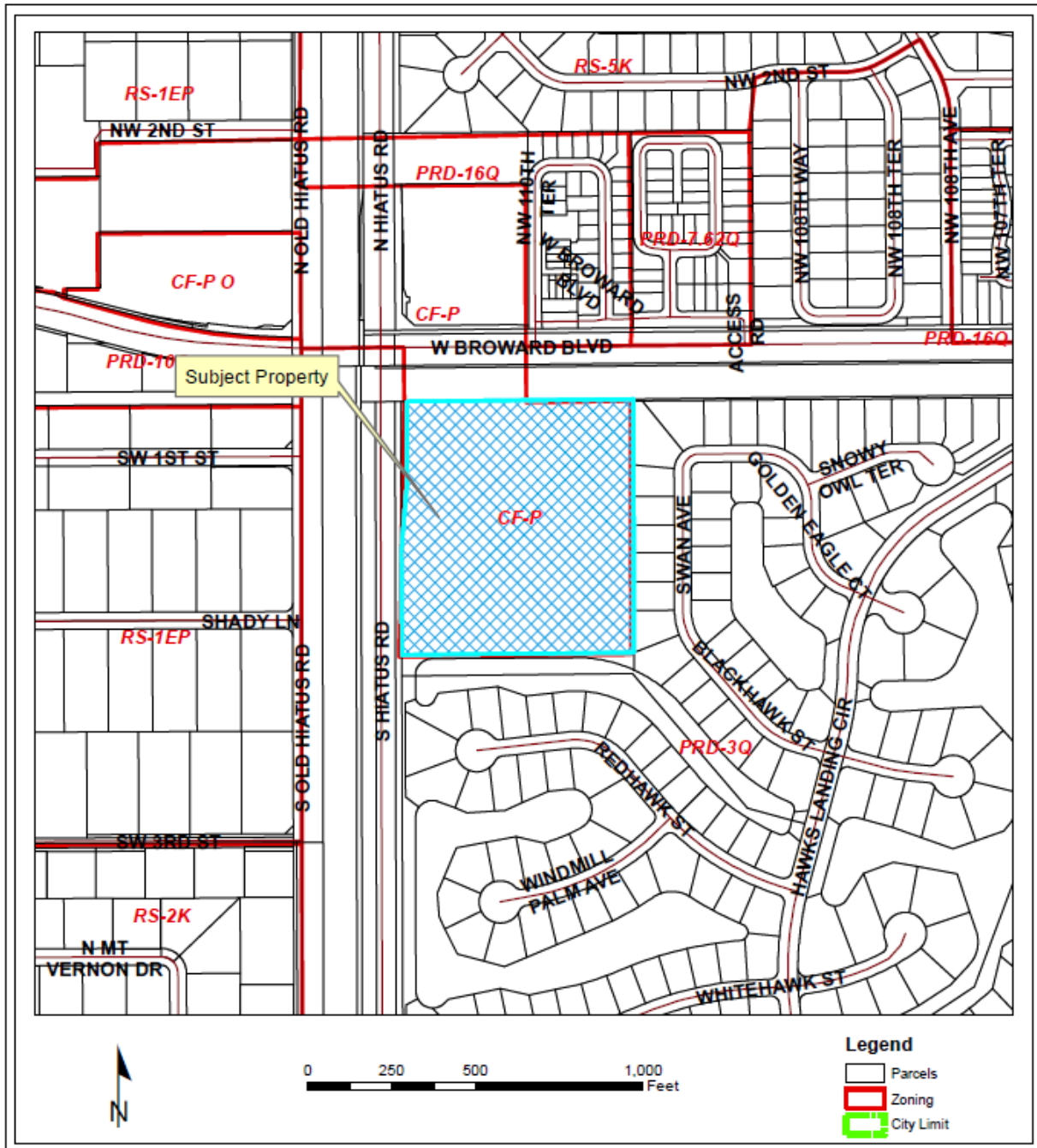
S.E. Corner of Broward Boulevard and Hiatus Road

CASE # PP19-0034



PLANTATION, FLORIDA
08/24/20

ZONING MAP



S.E. Corner of Broward Boulevard and Hiatus Road

CASE # PP19-0034

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
Waiver requests

Zoning:

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

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

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

Staff Response: *No comment.*

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

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

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

Staff Response: *This waiver is not needed as the code allows an 8' wall subject to meeting certain architectural design requirements. The proposed wall design does not meet the standard; therefore, staff recommends this be a condition of approval, if approved.*

**Code requirements not met
(waivers not requested by applicant)**

Staff has identified the following items that do not meet the code requirement. If the applicant does not obtain waiver approval for these items, the plans must be revised to meet the code requirement prior to City Council consideration.

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

To: The open space site data indicates 2.4 acres is provided.

Staff: *Given the reduced lot sizes, staff does not support any reduction in the required community open space.*

2. **From:** Section 27-742(e), which requires a minimum 25' drive aisle width;
To: Reduce the required minimum drive aisle width from 25' to 24'.

Staff: *No objection.*

EXHIBIT F

ORDINANCE NO. _____

A ZONING ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, REZONING PLUS OR MINUS 13+/- ACRES FROM CF-P (COMMUNITY FACILITIES DISTRICT) TO PRD-3.35Q (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT); IN ACCORDANCE WITH THE CITY OF PLANTATION COMPREHENSIVE ZONING ORDINANCE, CHAPTER 27-568; FOR PROPERTY WITHIN THE CITY OF PLANTATION, FLORIDA; SAID PARCEL OF REAL PROPERTY DESCRIBED AS A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF BLOCK 2, ACCORDING TO THE EVERGLADES PLANTATION COMPANY AMENDED PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND NOW BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION IDENTIFIED AS EXHIBIT "A"; PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIATUS ROAD AND BROWARD BOULEVARD; AND READOPTING SAID PLAN AND MAP AS THE MASTER LAND USE PLAN AND MAP, 1989, MAKING SAID PLAN AND MAP PART OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF PLANTATION; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE THEREFOR.

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

SECTION 1: The following described property:

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

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

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

PASSED ON FIRST READING by the City Council this ____ day of _____, 2021.

PASSED AND ADOPTED ON SECOND READING by the City Council 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 document was received by the Office of the City Clerk and entered into the Public Record this ____ day of _____, 2021.

April Beggerow, City Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING 43 SINGLE-FAMILY DWELLING UNITS (ENCLAVE AT PLANTATION) AS A CONDITIONAL USE TO BE LOCATED WITHIN A PRD-3.35Q ZONING DISTRICT ON PROPERTY LYING IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF BLOCK 2, ACCORDING TO THE EVERGLADES PLANTATION COMPANY AMENDED PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND NOW BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION IDENTIFIED AS EXHIBIT "A"; PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIATUS ROAD AND BROWARD BOULEVARD; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Property affected by this Resolution is zoned PRD-3.35Q and, pursuant to the PRD zoning district regulations, all uses deemed appropriate by the City Council must be approved on a conditional use basis: and,

WHEREAS, the applicant has requested conditional use approval to construct a 43 single-family dwelling units (herein, the "candidate conditional use"; and,

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

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

SECTION 1: The following described property:

Lying in Section 07, Township 50 South, Range 41 East, said parcel including a portion of Block 2, according to the Everglades Plantation Company Amended Plat, as recorded in Plat Book 2 at Page 7 of the Public Records of Miami-Dade County, Florida, and now being a portion of Tract B the Enclave 2nd Addition as recorded in Plat Book 156, Page 8, of the Public Records of Broward County, Florida, and further described in the legal description attached hereto as Exhibit "A," generally located at southeast corner of Hiatus Road and Broward Boulevard. This use approval is subject to such further restrictions, limitations, and conditions, which were imposed by the City Council during the public hearings wherein this candidate conditional use and Resolution were considered and all of the City's Codes and Ordinances.

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

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

PASSED AND ADOPTED by the City Council this ____ day of _____, 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 document was received by the Office of the City Clerk and entered into the Public Record this ____ day of _____, 20__.

April Beggerow, City Clerk

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.