




**Planning, Zoning & Economic Development  
Memorandum**

**DATE:** October 5, 2021

**TO:** Members of the Planning and Zoning Board

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

**I. PROJECT SUMMARY**

- A. Project Name / Number: Zoning Code Amendment – PP20-0024 (Chapter 27)
- B. Request: Applicant initiated amendment to add a *Planned Residential Commercial Development (B-8Q) Districts* to the Planned Community Development Districts contained in Section 27-92 of the Code
- C. Recommendation: Staff recommends **APPROVAL** of the requested amendment to add a *Planned Residential Commercial Development (B-8Q) Districts* to the Planned Community Development Districts contained in Section 27-92 of the Code, **subject to staff comments.**

**II. BACKGROUND**

The primary purpose of Planned Community Development (PCD) zoning is to permit land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. This flexibility provides an opportunity and incentive to the developer to strive for excellence in physical, social and economic planning. Prior to 2014, there were three kinds of Planned Community Development zoning districts in Plantation, to wit: Planned *Residential* Development Districts (PRD-Q), Planned *Commercial* Development Districts (B-7Q), and Planned *Residential Commercial* Development Districts (B-8Q) although regulations for this district were lacking.

In 2014, the City Council approved a text amendment to the zoning code to allow residential uses in the Planned *Commercial* Development Districts (B-7Q) (associated with the redevelopment of the Sawgrass Hotel and Conference Center into Plantation Millcreek -306 multi-family units) and to delete the Planned *Residential Commercial* Development Districts (B-8Q). Currently, with the exception of B-7Q (which was intended to be for commercial use), there are no available mixed-use zoning districts available to sites located outside of the Plantation Gateway and Plantation Midtown areas.

### III. PROJECT ANALYSIS, CRITERIA AND FINDINGS

Section 19-92(5)c. – *Planned Residential Commercial Development (B-8Q) District* as proposed by the applicant is attached as Exhibit “A”.

Section 19-92(5)c. – *Planned Residential Commercial Development (B-8Q) District* as proposed by the staff is attached as Exhibit “B”.

### IV. STAFF RECOMMENDATION:

Staff supports the creation of a mixed-use zoning district available to sites located *outside of* the Plantation Midtown and Plantation Gateway areas.

It should be noted that inclusion of residential uses within the Planned *Commercial* Development District (B-7Q) has allowed residential encroachment into the office park areas within Central Plantation, as defined in the adopted City Comprehensive Plan (i.e. Cornerstone Millcreek). Should the proposed Planned *Residential Commercial* Development Districts (B-8Q) be approved, staff recommends that residential uses not be included within the proposed B-8Q district when located within Central Plantation, as defined in the adopted City Comprehensive Plan, as this would continue to allow residential encroachment into the office park areas south of Peters Road.

Staff recommends the following revision to Section c.2. of the applicant’s proposed ordinance:

2. Planned Residential Commercial Development (B-8Q) Districts shall ~~not~~ may have residential structures or usage, other than hotels and motels, ~~except: (i) within when located outside of Central Plantation, as defined in the adopted City Comprehensive Plan, which may have residential uses developed on parcels no greater than ten (10) acres in size, or (ii) within that portion of Plantation which is North of Clearly Boulevard, South of the northern City limits, East of Pine Island Road, and West of University Drive.~~ Where the provisions of this paragraph (5) c. would permit residential structures and uses on property enjoying a B-8Q zoning classification, other than hotels and motels, the following additional requirements are applicable:
  - i. The size of the parcel containing residential uses shall not be less than seventy thousand (70,000) square feet in area.
  - ii. The residential use shall be multifamily only, shall have a density greater than five (5) dwelling units per acre, and while the density in excess of five (5) dwelling units per acre will be established as part of the conditional use approval, such multifamily residential density will always be subject to the maximum allowable densities permitted under the parcel's Comprehensive Plan Future Land Use Designation, or as may be otherwise established by an assignment of Comprehensive Planning Flexibility.
  - iii. The height of all buildings containing residential uses ~~which are located outside of Central Plantation, as defined in the City Comprehensive Plan,~~ shall not exceed six (6) stories with a maximum height of seventy-five (75) feet.
  - iv. The site development criteria (including building design) that will be applicable to buildings containing residential uses shall be those that are applicable in the Planned Residential Development District (which include the Planned Community Development District requirements).

**EXHIBIT "A"**  
**Ordinance proposed by applicant**

AN ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, PERTAINING TO THE SUBJECT OF ZONING; AMENDING SECTION 27-92 OF THE CITY OF PLANTATION CODE OF ORDINANCES AS IT RELATES TO THE PLANNED COMMUNITY DEVELOPMENT B-8Q ZONING DISTRICT; CREATING USE REGULATIONS, SETBACKS AND DIMENSIONAL STANDARDS FOR THE B-8Q ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1: Section 27-92 (5) c. of the Code of Ordinances of the City of Plantation is hereby amended to read as follows:

Section 27-92. – Planned Community Development zoning districts.

(5) Planned Community Development Districts.

c. *Planned Residential Commercial Development District (B-8Q).*

1. Planned Residential Commercial Development (B-8Q) Districts which are developed primarily with non-residential uses should not be less than ten (10) acres in area.
2. Planned Residential Commercial Development (B-8Q) Districts shall not have residential structures or usage other than hotels and motels, except: (i) within Central Plantation, as defined in the adopted City Comprehensive Plan, which may have residential uses developed on parcels no greater than ten (10) acres in size, or (ii) within that portion of Plantation which is North of Clearly Boulevard, South of the northern City limits, East of Pine Island Road, and West of University Drive. Where the provisions of this paragraph (5) c. would permit residential structures and uses on property enjoying a B-8Q zoning classification, other than hotels and motels, the following additional requirements are applicable:
  - i. The size of the parcel containing residential uses shall not be less than seventy thousand (70,000) square feet in area.
  - ii. The residential use shall be multifamily only, shall have a density greater than five (5) dwelling units per acre, and while the density in excess of five (5) dwelling units per acre will be established as part of the conditional use approval, such multifamily residential density will always be subject to the maximum allowable densities permitted under the parcel's Comprehensive Plan Future Land Use Designation, or as may be otherwise established by an assignment of Comprehensive Planning Flexibility.
  - iii. The height of all buildings containing residential uses which are located outside of Central Plantation, as defined in the City Comprehensive Plan, shall not exceed six (6) stories with a maximum height of seventy-five (75) feet.



Central Plantation as defined in the City Comprehensive Plan); and schools (both business schools and small-scale schools).

- iv. Fast food restaurants (as defined by Section 27-11 of this Code, entitled "Definitions") within the B-8Q zoning district, in addition to being candidate conditional uses, shall not be freestanding establishments; nor shall such fast-food restaurant have a drive-through facility; instead, they shall be located only within a multi-tenant building without an exterior walk-up counter or window or drive-through facility.

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: \_\_\_\_\_

AS TO FORM ONLY

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Ordinance No. \_\_\_\_ was received by the Office of the City Clerk and entered into the Public Record this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
April Beggerow, City Clerk

**EXHIBIT "B"**  
**Ordinance proposed by staff**

AN ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, PERTAINING TO THE SUBJECT OF ZONING; AMENDING SECTION 27-92 OF THE CITY OF PLANTATION CODE OF ORDINANCES AS IT RELATES TO THE PLANNED COMMUNITY DEVELOPMENT B-8Q ZONING DISTRICT; CREATING USE REGULATIONS, SETBACKS AND DIMENSIONAL STANDARDS FOR THE B-8Q ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND, PROVIDING FOR AN EFFECTIVE DATE.

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SECTION 1: Section 27-92 (5) c. of the Code of Ordinances of the City of Plantation is hereby amended to read as follows:

Section 27-92. – Planned Community Development zoning districts.

(5) Planned Community Development Districts.

c. Planned Residential Commercial Development District (B-8Q).

1. Planned Residential Commercial Development (B-8Q) Districts which are developed primarily with non-residential uses should not be less than ten (10) acres in area.
2. Planned Residential Commercial Development (B-8Q) Districts may have residential structures or usage, other than hotels and motels, when located outside of Central Plantation, as defined in the adopted City Comprehensive Plan. Where the provisions of this paragraph (5) c. would permit residential structures and uses on property enjoying a B-8Q zoning classification, other than hotels and motels, the following additional requirements are applicable:
  - i. The size of the parcel containing residential uses shall not be less than seventy thousand (70,000) square feet in area.
  - ii. The residential use shall be multifamily only, shall have a density greater than five (5) dwelling units per acre, and while the density in excess of five (5) dwelling units per acre will be established as part of the conditional use approval, such multifamily residential density will always be subject to the maximum allowable densities permitted under the parcel's Comprehensive Plan Future Land Use Designation, or as may be otherwise established by an assignment of Comprehensive Planning Flexibility.
  - iii. The height of all buildings containing residential uses shall not exceed six (6) stories with a maximum height of seventy-five (75) feet.
  - iv. The site development criteria (including building design) that will be applicable to buildings containing residential uses shall be those that are applicable in the Planned



Residential Development District (which include the Planned Community Development District requirements).

3. Except as may be provided in Section 27-93(g)(3)c. below for self-storage facilities outside of the Central Plantation as defined in the City Comprehensive Plan, heavy commercial uses as defined by Section 27-11 of this Code shall not be permitted in the B-8Q zoning district. All uses listed in the B-5P zoning district business use listings in Section 27-100 of this Code, entitled "Master Business List," shall also not be permitted in the B-8Q zoning district, regardless of whether such business use listings are listed in another zoning district.
4. Except as may be limited or prohibited elsewhere in this Code (including this Section), any use which from time to time is listed in the aforesaid City Master Business List is a candidate conditional use for B-8Q zoned property.
5. Except as otherwise provided in Section 27-45(h) and 27-51(i) of this Code (which relates to Minor Development Approvals), all available and proposed candidate conditional uses in the B-8Q zoning district shall require conditional use approval of the City's governing body after review by its Planning and Zoning Board, Review Committee, and other development advisory boards and committees as may from time to time be given jurisdiction for such purposes by the City's governing body. Such uses shall be evaluated in accordance with the measurable standards and criteria set forth in Section 27-45 of this Code (entitled "Conditional Uses") and shall require approval by the City's governing body, after it specifically finds, among other things, that the candidate conditional use is appropriate and desirable for development in such Planned Residential Commercial Development District having due regard and concern of such proposed development in relation to any surrounding and already developed areas or neighborhoods.
6. Application of Master List of Business Uses and other regulations to Planned Commercial Development B-8Q Conditional Uses.
  - i. Planned Residential Commercial Development B-8Q candidate conditional uses are subject to the development regulations that apply to the use's business use listings in Section 27-100, entitled "Master List of Business Uses," and Section 27-105, entitled "Specific Use Regulations," except when said regulations conflict with those of this Section (in which case this Section shall control). Where a business use listing in such Master List of Business Uses (or its Supplemental Regulations) has conflicting regulations for the use (as in different zoning districts, for example), the most restrictive of such regulations shall be applicable to the candidate conditional use proposed for the B-8Q zoning district.
  - ii. Additionally, Planned Residential Commercial Development B-8Q candidate conditional uses are subject to the development regulations that appear in Articles VIII, IX, XI, XII, and XIII of this Chapter 27, as well as other land development regulations within other Chapters of this Code.
  - iii. Notwithstanding the above, the following business use listings shall continue to be candidate conditional uses for B-8Q zoned property: bicycle stores and repair shops; camera shops; carpet, rugs, floor covering—retail; electrical appliances—retail and incidental repairs, food takeout or delivery—retail; self-storage facility (only outside of Central Plantation as defined in the City Comprehensive Plan); and schools (both business schools and small-scale schools).

- iv. Fast food restaurants (as defined by Section 27-11 of this Code, entitled "Definitions") within the B-8Q zoning district, in addition to being candidate conditional uses, shall not be freestanding establishments; nor shall such fast-food restaurant have a drive-through facility; instead, they shall be located only within a multi-tenant building without an exterior walk-up counter or window or drive-through facility.

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SIGNED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2021.

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MAYOR

ATTEST:

\_\_\_\_\_

CITY CLERK

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