



Notice of City Council/CRA Meeting

Council Chambers
400 NW 73rd Ave.
Plantation, FL 33317

Plantation
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December 3, 2025 – 6:00 PM

City of Plantation **CITY COUNCIL/CRA MEETING**

Notice is herewith given to all interested parties that if any person should decide to appeal any decision made at the forthcoming meeting for which this agenda constitutes notice, such person will need a record of the proceedings conducted at such meeting and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. The City of Plantation will provide reasonable accommodations for disabled individuals requesting special assistance in order to attend or participate in this meeting; provided, however, that a request for such assistance must be made to the office of the city clerk (954) 797-2237 at least three (3) calendar days prior to the scheduled meeting.

CITY COUNCIL CALL TO ORDER/ROLL CALL

OPENING REMARKS/INVOCATION/PLEDGE OF ALLEGIANCE

ITEMS SUBMITTED BY THE MAYOR

- a. [Commissioner Hazelle P. Rogers- District Update](#)
- b. [Rick Case Bikes for Kids](#)
- c. [Plantation Athletic League Proclamation](#)

Summary
Sponsored by Councilmember Denise Horland
- d. [Seminole Middle School Drama Troupe 88941 Proclamation](#)

Summary
Sponsored by Councilmember Denise Horland
- e. [Woman's Club donation for Police and Fire](#)

Summary

Check presentation

- f. [Service awards](#)

PARKS & RECREATION UPCOMING EVENT ANNOUNCEMENTS

*****RECESS REGULAR COUNCIL MEETING*****

CRA CALL TO ORDER/ROLL CALL

CRA CONSENT AGENDA

1. [Catalytic Project - \\$393,500 forgivable loan in two disbursements to Ravencroft II to support the purchase & redevelopment of 4049 \(#504112340010\) & 4043 Peters Rd \(#504112340020\) for a newly constructed workforce housing community with a total of 15 units designated for residents earning no more than 120% of AMI.](#)

Summary

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PLANTATION COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING THE FUNDING TO RAVENCROFT HOLDINGS II LLC OF A FORGIVABLE LOAN IN THE AMOUNT OF \$393,500.00 TO SUPPORT THE PURCHASE AND REDEVELOPMENT OF 4049 AND 4043 PETERS ROAD; AUTHORIZING THE PROPER CRA AND CITY OFFICIALS TO NEGOTIATE AND EXECUTE ANY NECESSARY LOAN DOCUMENTS IN CONNECTION THEREWITH; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

2. [November 19, 2025, CRA Meeting Minutes](#)
3. [CRA - Motion to receive and file the expenditures and appropriations reflected in the Weekly Expenditure Report for the period November 14, 2025 through November 25, 2025 for the City of Plantation Community Redevelopment District.](#)
4. [CRA LEGAL - A motion to approve and file the legal expenditures and appropriations reflected in the Weekly Expenditure Report for the period November 26, 2025 through November 26, 2025 through for the City of Plantation Community Redevelopment District.](#)

PUBLIC REQUESTS OF THE COMMISSIONERS REGARDING THE CRA

CRA ADJOURNMENT

*****REGULAR COUNCIL MEETING RECONVENE*****

PUBLIC REQUESTS OF THE COUNCIL REGARDING MUNICIPAL AFFAIRS

COUNCIL CONSENT AGENDA

1. [RESOLUTION OF THE CONSOLIDATED ANNUAL PERFORMANCE REPORT](#)

(CAPER) FOR HOUSING AND URBAND DEVELOPMENT (HUD)

Summary

A RESOLUTION OF THE CITY OF PLANTATION, FLORIDA, ACCEPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

2. [Police Department Virtual Environment Refresh](#)

Summary

Requesting authorization and approval of the following:

Authorization and approval of a complete procurement exemption pursuant to Sec. 2-226(g)(12) of the City code.

Authorization and approval to issue a purchase order and process payment(s) to The Drala Project, Inc, d/b/a The Redesign Group for a total amount of \$479,558.00 (see attached quote for additional details).

3. [Agreement No. 029-17; Dark Fiber Ring Network Continued Maintenance and Data/Ethernet Service \(Amendment No. 1\).](#)

Summary

Requesting authorization and approval of the following:

- Authorization and approval to execute Amendment No. 1 as described herein between the City and Hotwire Communications, LTD for Dark Fiber Ring Network Continued Maintenance and Data/Ethernet Service.
- Authorization and approval to process payment(s) to Hotwire Communications, LTD in accordance Agreement No. 029-17, as amended by any duly executed amendment(s).

4. [Agreement No.091-24\(a\) and 091-24\(b\), collectively Enterprise Resource Planning System \(ERP\)](#)

Summary

Requesting authorization and approval of the following:

- Approval of the Selection Committee's scores and rankings identifying Strada U.S. Professional Services, LLC (Software Subscription/Solution Integrator), installing Workday, Inc's Software Solution/Subscription Services as the highest scoring and most advantageous Firm and Software Subscription/Solution to the City, as it pertains to RFSP No. 091-24, Enterprise Resource Planning System.

- Authorization and approval to execute the Agreement(s) providing for final approval from Legal and Administration concerning unsettled agreement terms and conditions between the City of Plantation and:
 - Strada U.S. Professional Services, LLC (Software Subscription/Solution Integrator); and
 - Workday, Inc., (Software Subscription/Solution Provider). The Workday, Inc.'s agreement shall have an initial subscription term of ten (10) years (with fixed pricing). Whereas, upon completion of the initial Subscription Term, upon City's request, Workday, Inc., will provide its then-current prices for renewal of this Agreement and will engage in good faith negotiations regarding Subscription Fees for City's use of the Service for a period of time following completion of the Agreement ("**Renewal Term**").
 - Authorization and approval to process payments to Workday, Inc., during the initial subscription term, renewal subscription term and any additional renewals subscription terms that may be approved administratively in accordance with the attached Agreement No. 091-24(b), and contingent upon budget approval.
 - Authorization and approval to add additional modules/platforms/enhance support services as necessary to continue to assist and improve the City's processes in accordance with Agreement No. 091-24(b) and any associated addendums.
- Authorization and approval of a Contingency Allowance of \$700,000.00, that shall be collectively applied to Strada U.S. Professional Services, LLC, and Workday, Inc., agreements during the implementation and onboarding portion(s) of the project only (additional details provided herein).

5. [Enterprise Resource Planning Consulting Services \(Change Order No. 3\)](#)

Summary

Requesting authorization and approval of the following:

- Execute Change Order/Amendment No. 3 with Sciens LLC, Inc for Enterprise Resource Planning Consulting Services (Agreement No. 019-23) for a total amount of \$927,600.00 (see attached document for additional details).

6. [FirstNet Cellular Services from AT&T Mobility](#)

Summary

Requesting authorization and approval of the following:

Authorization and approval of a competitive procurement exemption pursuant to Sec.

2-226(g)(12).

Authorization and approval to process monthly payments to AT&T Mobility-CC for "FirstNet Cellular Services" for an amount not exceed \$117,000.00 from January 1, 2026 to September 30, 2026.

7. [ITB No. 001-26; Deicke Auditorium Roof Replacement and Structural Repairs](#)

Summary

Requesting authorization and approval of the following:

Authorization and approval to execute an agreement with, and process payment(s) to Set Up Project Management, LLC., for "Deicke Auditorium Roof Replacement and Structural Repairs" in accordance with ITB No. 001-26 for an amount of \$709,074.97.

8. [ITB No. 059-25; RWWTP Deepwell VFD Replacement](#)

Summary

Request for authorization and approval of the following:

- Authorization and approval to issue a purchase order and process payment(s) to FJ Nugent & Associates, Inc. for "RWWTP Deepwell VFD Replacement" in accordance with ITB No. 059-25 for an amount of \$121,818.00.

9. [Procurement Department Renovation and Conference Room \(Architectural Services\)](#)

Summary

Requesting authorization and approval of the following:

- Issue a work authorization/purchase order and process payment(s) to Frank Costoya Architect, P.A., for Architectural Services relating to "Procurement Department Renovation and Conference Room" as further described in the attached proposal for a total amount of \$96,775.00.

10. [November 19, 2025, Meeting Minutes](#)

11. [GENERAL - Motion to receive and file the expenditures and appropriations reflected in the Weekly Expenditure Report for the period November 14, 2025 through November 25, 2025 for the City of Plantation.](#)

12. [GENERAL LEGAL - A motion to approve and file the legal expenditures and appropriations reflected in the Weekly Expenditure Report for the period November 26, 2025 through November 26, 2025 for the City of Plantation.](#)

13. [MIDTOWN - Motion to receive and file the expenditures and appropriations reflected in the Weekly Expenditure Report for the period November 14, 2025 through November 25, 2025 for the City of Plantation Midtown Development District.](#)

14. [GATEWAY - Motion to receive and file the expenditures and appropriations reflected in the Weekly Expenditure Report for the period November 14, 2025 through November 25, 2025 for the City of Plantation Gateway Development District.](#)

ADMINISTRATIVE DISCUSSION ITEMS

15. [Consideration and approval of the 2026 State Legislative Action Plan](#)
16. [State Road 7 Corridor Enhancement Study Project Update](#)

Summary

State Road 7 Corridor Enhancement Study Project Update

LEGISLATIVE ITEMS

17. [PP25-0035: Consideration of a request to approve a phasing plan for The Residences at Plantation Square. The property is located at 8190 W. Sunrise Boulevard and is zoned B-7Q \(Planned Commercial Development\).](#)

Summary

A RESOLUTION OF THE CITY OF PLANTATION, FLORIDA, APPROVING THE CONSTRUCTION PHASING PLAN FOR THE RESIDENCES AT PLANTATION SQUARE, PP25-0035; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

18. [Amendment of Chapter 18 "PENSIONS AND RETIREMENTS", Article III "VOLUNTEER FIREFIGHTERS"](#)

Summary

First Reading: AN ORDINANCE OF THE CITY OF PLANTATION, FLORIDA PERTAINING TO THE SUBJECT OF VOLUNTEER FIREFIGHTERS PENSION AND RETIREMENTS AMENDING CHAPTER 18 "PENSIONS AND RETIREMENTS", ARTICLE III "VOLUNTEER FIREFIGHTERS" OF THE CODE OF ORDINANCES OF THE CITY OF PLANTATION AMENDING THE NORMAL RETIREMENT BENEFIT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

19. [PD25-0004: AN ORDINANCE OF THE CITY COUNCIL OF PLANTATION, FLORIDA, ADOPTING A 2025-2045 COMPREHENSIVE PLAN REPLACING THE ADOPTED COMPREHENSIVE PLAN IN ITS ENTIRETY.](#)

Summary

PUBLIC HEARING / FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF PLANTATION, FLORIDA, ADOPTING A 2025-2045 COMPREHENSIVE PLAN REPLACING THE

ADOPTED COMPREHENSIVE PLAN IN ITS ENTIRETY; PROVIDING FOR THE FOLLOWING ELEMENTS OF THE COMPREHENSIVE PLAN: FUTURE LAND USE, TRANSPORTATION AND MOBILITY, HOUSING, SANITARY SEWER, POTABLE WATER, STORMWATER AND DRAINAGE, SOLID WASTE, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, PUBLIC SCHOOLS FACILITIES, NEIGHBORHOOD DESIGN, PROPERTY RIGHTS, AND RESILIENCY AND SUSTAINABILITY; AMENDING THE PHYSICAL AND DIGITAL VERSIONS OF THE CITY OF PLANTATION COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT, PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

20. [PD22-0002: Consideration of a request to approve a land use plan amendment \(LUPA\) for Water's Edge. The property is located at 1600 S.W. 80 Terrace and zoned OP-P \(Office Park - Plantation\).](#)

Summary

PUBLIC HEARING/SECOND READING OF AN ORDINANCE PERTAINING TO THE SUBJECT OF COMPREHENSIVE PLANNING; CHANGING THE FUTURE LAND USE DESIGNATION OF A PARCEL OF PROPERTY; SPECIFICALLY AMENDING CITY OF PLANTATION ORDINANCE NO. 1626, AS AMENDED, WHICH ADOPTED THE CITY'S FUTURE LAND USE PLAN AND MAP, TO REDESIGNATE A PARCEL OF LAND CONTAINING APPROXIMATELY 22.4+/- GROSS ACRES OF PROPERTY FROM "OFFICE PARK (LIMITED COMMERCIAL)" TO "OFFICE PARK & IRREGULAR (17.7) RESIDENTIAL ALL WITHIN A DASHED LINE" IN ACCORDANCE WITH POLICY 1.7.6 OF THE PLAN; SAID PARCEL OF REAL PROPERTY DESCRIBED AS A PARCEL OF LAND IN THE SECTION 9, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF TRACT C AND D, JACARANDA PARCEL 834, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, AT PAGE 28, 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 1600 SOUTHWEST 80 TERRACE; 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.

21. [PP22-0039: Consideration of a request to approve a rezoning for Water's Edge. The property is located at 1600 S.W. 80 Terrace and zoned OP-P \(Office Park - Plantation\).](#)

Summary

PUBLIC HEARING/SECOND READING OF A ZONING ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, REZONING 16.05 ACRES FROM OP-P (OFFICE PARK PLANTATION DISTRICT) TO PRD-24.7Q (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT); IN ACCORDANCE WITH THE CITY OF PLANTATION COMPREHENSIVE ZONING ORDINANCE, CHAPTER 27-92; FOR PROPERTY WITHIN THE CITY OF PLANTATION, FLORIDA; SAID PARCEL OF

REAL PROPERTY DESCRIBED AS A PARCEL OF LAND IN THE SECTION 9, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF TRACTS C AND D, JACARANDA PARCEL 834, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, AT PAGE 28, 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 1600 SOUTHWEST 80 TERRACE; 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.

QUASI-JUDICIAL PROCEEDINGS

QUASI-JUDICIAL PROCEEDINGS: THE CITY CLERK WILL SWEAR IN ALL WITNESSES BEFORE SPEAKING. PLEASE STATE YOUR NAME AND WHETHER YOU HAVE BEEN ADMINISTERED AN OATH. ANY SPEAKER MAY BE CROSS-EXAMINED. IF YOU REFUSE TO BE CROSS-EXAMINED, YOUR TESTIMONY MAY NOT BE CONSIDERED. CROSS-EXAMINATION SHALL BE CONDUCTED IN A COURTEOUS MANNER. THE MATERIAL IN THE CITY CLERK'S AGENDA PACKET WILL BE MADE A PART OF THE RECORD. THE CITY STAFF WILL MAKE THE FIRST PRESENTATION, FOLLOWED BY PRESENTATIONS FROM THE APPLICANT, ANY AFFECTED PARTIES, AND THE PUBLIC. THE ELECTED OFFICIALS MAY SET REASONABLE TIME LIMITS FOR SPEAKERS. THE HEARING WILL THEN BE CLOSED AND THE MATTER DECIDED. THE CITY COUNCIL'S DECISION WILL BE DELINEATED IN ITS MOTION AND RENDERED IN WRITING BY WAY OF A DEVELOPMENT ORDER, RESOLUTION, OR ORDINANCE EVIDENCING ITS DECISION. THE CITY COUNCIL MAY ALSO DECIDE TO CONTINUE THE MATTER TO A DESIGNATED TIME TO ALLOW FOR THE ADDITIONAL RESEARCH OR REVIEW.

CITIZENS THAT WISH TO SPEAK ON QUASI-JUDICIAL AGENDA ITEMS MUST PROVIDE IN-PERSON COMMENTS AT THE MEETING.

QUASI-JUDICIAL ITEMS

22. [PP25-0030: Consideration of a request for conditional use approval for Powerhouse Gym. The property is located at 1801 N. Pine Island and is zoned B-2P \(Central Business\).](#)

Summary

A RESOLUTION APPROVING A 21,053 ± SQUARE FOOT FITNESS CENTER (POWERHOUSE GYM) AS A CONDITIONAL USE TO BE LOCATED IN A B-2P (CENTRAL BUSINESS DISTRICT) ZONING DISTRICT ON PROPERTY LYING IN SECTION 32, TOWNSHIP 49 SOUTH, RANGE 41 EAST AND DESCRIBED AS TRACT A OF PLANTATION CENTER PLAT, AS RECORDED IN PLAT BOOK 102, PAGE 2; OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LOCATED AT 1801-1907 WEST SUNRISE BOULEVARD, AND GENERALLY LOCATED AT THE NORTHWEST CORNER OF SUNRISE BOULEVARD AND PINE ISLAND ROAD; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING A SEVERABILITY SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

23. [PP25-0033: Consideration of a request for conditional use approval for Kiddie Ridge Institute, LLC. The property is located at 7077 W. Broward Boulevard and is zoned B-2P \(Central Business\).](#)

Summary

A RESOLUTION APPROVING A 9,500 ± SQUARE FOOT CHILD DAY CARE CENTER (KIDDIE RIDGE INSTITUTE, LLC) AS A CONDITIONAL USE TO BE LOCATED IN A B-2P (CENTRAL BUSINESS DISTRICT) ZONING DISTRICT ON PROPERTY LYING IN SECTION 03, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND DESCRIBED AS TRACT A OF PLANTATION CENTER PLAT, AS RECORDED IN PLAT BOOK 102, PAGE 2; OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LOCATED AT 7077 WEST BROWARD BOULEVARD, AND GENERALLY LOCATED ON THE NORTH SIDE OF BROWARD BOULEVARD APPROXIMATELY 200 FEET WEST OF NW 70TH AVENUE; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING A SEVERABILITY SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

24. [PP25-0038: Consideration of a request for conditional use approval for Water's Edge. The property is located at 1600 S.W. 80 Terrace and is zoned OP-P \(Office Park Plantation\).](#)

Summary

A RESOLUTION APPROVING A 407-UNIT APARTMENT BUILDING (WATER'S EDGE) AS A CONDITIONAL USE TO BE LOCATED IN A PRD24.7-Q (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) ZONING DISTRICT ON PROPERTY LYING IN SECTION 16, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND DESCRIBED AS A PART OF JACARANDA PARCEL 834, AS RECORDED IN PLAT BOOK 133, PAGE 28; OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING FURTHER DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND LOCATED SOUTHWEST CORNER OF SW 13 PLACE AND SW 78TH AVENUE, APPROXIMATELY ; PROVIDING FOR CONDITIONS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

25. [PP25-0003: Consideration of a request for site plan, elevation, and landscape plan approval for Water's Edge. The property is located at 1600 S.W. 80 Terrace and is zoned OP-P \(Office Park Plantation\).](#)
26. [PP25-0003: Consideration of a request for approval of zoning and landscape waivers for Water's Edge. The property is located at 1600 S.W. 80 Terrace and is zoned OP-P \(Office Park Plantation\).](#)

BOARD/COMMITTEE APPOINTMENTS

27. [Council Appointments/Reappointments to the Affordable Housing Advisory Committee for 2026](#)
28. [Council Appointments/Reappointments to the Educational Advisory Board for 2026](#)
29. [Council Appointments/Reappointments to the Gateway Advisory Board for 2026](#)
30. [Council Appointments/Reappointments to the Library Board for 2026](#)

31. Council Appointments/Reappointments to the Midtown Advisory Board for 2025
32. Council Appointments/Reappointments to the Parks & Recreation Advisory Board for 2026
33. Council Appointments/Reappointments to the Planning & Zoning Board for 2026
34. Council Appointments/Reappointments to the Sustainability & Resiliency Advisory Board for 2026
35. Appointment of a Student Member to the Sustainability and Resiliency Advisory Board (continued from 11/19/25 meeting)

COMMENTS BY THE MAYOR

COMMENTS FROM COUNCILMEMBERS

ADJOURNMENT