

Section 1 of Ordinance No. C-98-24 is proposed to be amended to read as follows:

SECTION 1. CONSOLIDATION, AMENDMENT AND RESTATEMENT OF DEVELOPMENT ORDER.

- A. The legal description of the property to be developed pursuant to this Development Order is attached hereto and made a part hereof as Exhibit A (“Property”).
- B. The development shall be known as “Spectrum Business Park” (“Project”).
- C. The Developer of the Project is the Spectrum Business Park Association, Inc.
- D. The authorized agents of the Developer are Mr. Dale Chynoweth, Kennan Development Group, and ~~Donald R. Hall, Gunster, Yoakly, Valdes Fauli & Stewart, P.A.~~ Mr. Robert B. Lochrie III, Esq., Lochrie & Chakas, P.A.
- E. The Property consists of 60.05 acres ±. The uses which are approved for and which may be constructed on the Property are 1,109,960 square feet of office uses, a 261,000 square foot garage, and light manufacturing and high technology/research uses. There may be developed, in lieu of 125,000 square feet of office facilities which are to be located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way in the area of the Property approved for office related uses, a hotel and freestanding, quality sit down restaurant. The hotel may consist of 175 rooms in lieu of 89,000 square feet of office space and a free standing, quality sit down restaurant with a maximum gross floor area of 10,000 square feet in lieu of 36,000 square feet of office space. Additionally, on Tract G of the Property, up to 15,261 square feet of office use may be converted to a senior citizen center use as defined by the City of Fort Lauderdale’s Unified Land Development Regulations Section 47-18.30 effective at the time of site plan application. The owner of Tract G reserves the right to convert the senior citizen center use back to office use in the future, subject to the requirements in the City’s Unified Land Development Regulations, Code of Ordinances, and all other requirements in this Development Order. The exact size of the buildings, their exact utilization and their location on the Property will be determined at site plan approval.

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Section 5 of Ordinance No. C-98-24 is proposed to be amended in part to read as follows:

SECTION 5. DEVELOPMENT APPROVAL.

The Project, as described in this Development Order, and as represented in the ADA, is hereby approved subject to the following conditions, stipulations and requirements:

- A. The Applicant, its successors and assigns, jointly or severally shall:
 - 1. Incorporate the following into the Project design and operation:
 - a. Actively encourage and promote ridesharing by establishing a car and

van pool information program;

- b. Encourage transit use by ~~provision of bus shelters~~, development of turnout lanes, or provision of other amenities to increase ridership, and provide transit route and schedule information, as available, in convenient locations throughout the Project;
- c. Provide on-site bicycle storage facilities to encourage use of alternative modes of transportation; and
- d. Regularly schedule vacuum sweeping of all parking lots of eleven or more parking spaces, runways and roadways serving the parking lots.

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Section 11 of Ordinance No. C-98-24 is proposed to be amended to read as follows:

SECTION 11. APPROVAL OF ~~DEVIATIONS~~ CHANGES FROM THE DEVELOPMENT ORDER.

- ~~1. All proposed deviations from the requirements of this development order shall be presented to the City Commission, after review and recommendation of the Planning and Zoning Board, for review and determination with respect to whether one or more of the proposed deviations constitute a substantial deviation within the meaning of Section 380.06(19), Florida statutes (1987).~~
- ~~2. In considering whether a proposed deviation constitutes a substantial deviation, the City Commission shall consider all relevant information, including the presumptions set forth in Section 380.06(19) (b), Florida statutes, as it may be amended from time to time.~~
- ~~3. If the City Commission determines that a proposed deviation does not constitute a substantial deviation, the City Commission may permit such proposed deviation by amendment to this development order. Upon approval of an amendment to this development order not involving a substantial deviation, the City shall transmit to the Council and the State Department of Community Affairs a copy of the amendment to this Development Order which shall include the City's findings with respect to the presumptions contained in Section 380.06(19) (b), Florida statutes (1987).~~
- ~~4. If the City Commission determines that a proposed deviation constitutes a substantial deviation, said proposed deviation shall be subject to further review pursuant to the requirements of Section 380.06, Florida Statutes (1987).~~

All proposed changes from the requirements of this development order shall be reviewed pursuant to the requirements of Section 380.06(7), Florida Statutes (2022).

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