



# Broward County

## Legislation Details (With Text)

**File #:** 23-334      **Version:** 1

**Status:** Agenda Ready

**In control:** QUASI-JUDICIAL HEARING

**On agenda:** 3/14/2023      **Final action:** 3/14/2023

**Title:** MOTION TO APPROVE plat modification removing a notation requiring a 70-foot building setback line along State Road 7/US 441 from the plat, Lauderhill Shoppes No. Three (Plat Book 82, Page 3). (Commission District 9)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 - Location Map, 2. Exhibit 2 - City of Lauderhill Resolution, 3. Exhibit 3 - Adjacent City Letter, 4. Exhibit 4 - Highway Construction and Engineering Memorandum, 5. Exhibit 5 - Application

Date	Ver.	Action By	Action	Result
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### Broward County Commission Regular Meeting

**Director's Name:** Leonard Vialpando

**Department:** Resilient Environment      **Division:** Urban Planning Division (Quasi)

### Information

#### Requested Action

MOTION TO APPROVE plat modification removing a notation requiring a 70-foot building setback line along State Road 7/US 441 from the plat, Lauderhill Shoppes No. Three (Plat Book 82, Page 3). (Commission District 9)

#### Why Action is Necessary

Chapter 5, Article IX of the Broward County Code of Ordinances (“Land Development Code”) requires changes to previously approved or recorded plats to be approved by the Board of County Commissioners.

#### What Action Accomplishes

Approves a plat modification subject to staff recommendations and conditions assuring compliance with the standards and requirements of the Land Development Code.

#### Is this Action Goal Related

No

#### Previous Action Taken

None taken.

#### Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT AND THE URBAN PLANNING DIVISION

RECOMMEND APPROVAL OF THE ABOVE MOTION, subject to staff recommendations and conditions.

The Lauderhill Shoppes No. Three plat was recorded into Public Records of Broward County on January 30, 1974 (Plat Book 82, Page 3), is located west of State Road 7, between Northwest 21 Street and Northwest 19 Street, and includes a notation requiring 70-foot building setback. The applicant is requesting to remove that notation in order to develop a mixed-use project that will include 245 residential units and commercial uses. On December 12, 2022, the City of Lauderhill adopted Resolution No. 22R-12-183 approving the removal of the 70-foot building setback line (Exhibit 2).

Staff has reviewed this request and recommends APPROVAL subject to compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances. In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

**Source of Additional Information**

Josie P. Sesodia, AICP, Director, Urban Planning Division, (954) 357-6602.

**Fiscal Impact**

**Fiscal Impact/Cost Summary**

No fiscal impact.