




TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Sector 1 Boundary Plat (Portion of Parcel B)  
(104-MP-96) City of Weston

DATE: December 30, 2019

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This Plat is restricted to 60,000 square feet of commercial use on a portion of Parcel B.

TO: This Plat is restricted to 94,000 square feet of commercial use on a portion of Parcel B.

The Future Land Use Element of the City of Weston Comprehensive Plan is the effective land use plan for the City of Weston. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. This plat is generally located on the west side of Glades Parkway, between State Road 84 and Parks Boulevard.

Planning Council staff has received written documentation that the "20% Industrial-to-Commercial" flexibility rule was allocated to portions of Parcel B of this plat through Broward County Ordinance 96-19(Z) on December 27, 1996, and City of Weston Ordinance No. 2019-10 on September 23, 2019. Therefore, the proposed commercial use is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan (BCLUP) as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the BCLUP, and is not located adjacent to another municipality.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:CME

cc: Don Decker, City Manager  
City of Weston

Sarah Sinatra Gould, AICP, Director of Development Services  
Calvin, Giordano & Associates, Inc.