



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

FROM: Barbara Blake Boy, Executive Director 

RE: Ledds Enterprises II Plat (Findings of Adequacy for Parcel A-3)  
(027-UP-89) City of Deerfield Beach

DATE: November 19, 2019

The Future Land Use Element of the City of Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates Parcel A-3 of this plat for the uses permitted in the "Industrial" land use category. Parcel A-3 of this plat is generally located north of Wiles Road/Northwest 48 Street, between Southwest 43 Terrace and Southwest 45 Way.

The proposed industrial and ancillary office uses are in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Industrial  
South: Industrial  
East: Industrial  
West: Industrial

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:JMB

cc: David Santucci, Interim City Manager  
City of Deerfield Beach

Eric M. Power, AICP, Director, Planning & Development Services  
City of Deerfield Beach