



Broward County

Legislation Details (With Text)

File #: 21-1142 **Version:** 1

Status: Agenda Ready

In control: Public Works and Environmental Services - Housing and Urban Planning Division

On agenda: 9/9/2021 **Final action:** 9/9/2021

Title: A. MOTION TO APPROVE Termination of Installation of Required Improvements Agreement related to the Comrock plat (Plat Book 95, Page 47). (Commission District 1)

ACTION: (T-10:43 AM) Approved.

VOTE: 7-0. Commissioner Bogen was out of the room during the vote. Commissioner Ryan was not present.

ACTION: (T-11:13 AM) Through Mayor Geller, Commissioners Bogen and Ryan requested being shown voting in the affirmative.

VOTE: 9-0.

B. MOTION TO AUTHORIZE Director of Highway Construction and Engineering Division, or their designee, to release the Installation of Required Improvements Agreement (Official Records Book 37034, Page 1243) and the related cash bond, in the amount of \$14,514.

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Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Application, 2. Exhibit 2 - Location Map, 3. Exhibit 3 - Termination of Installation of Required Improvements Agreement

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

Director's Name: Leonard Vialpando

Department: Environmental Protection

Division: Planning & Development Management

Information

Requested Action

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Why Action is Necessary

Section 5-184(d) of the Broward County Land Development Code requires Board approval of agreements to guarantee the installation of improvements associated with development permits.

What Action Accomplishes

Releases the Installation of Required Improvements Agreement and cash bond for an annulled portion of a plat.

Is this Action Goal Related

No

Previous Action Taken

None.

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE PLANNING AND DEVELOPMENT MANAGEMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTIONS.

In 2004, the developer of Comrock plat (Plat Book 95 Page 47) entered into a Security/Lien Agreement for Installation of Required Improvements (Official Records Book 37034, Page 1243). The developer posted security, in the amount of \$14,514, for the construction of the improvements. However, the property was not developed as planned, and the improvements were not constructed.

On November 15, 2019, the Board approved a replat of "Tract A" of the Comrock plat as the Tamarac Circle plat (Plat Book 183, Page 406). A new Security/Lien Agreement for Installation of Required Improvements for the Tamarac Circle plat has replaced and superseded the prior plat requirements (Instrument No. 116644671). Therefore, Gaddis Properties, LLC, the current owner, is requesting that the Board terminate the agreement associated with Comrock plat and release the cash bond security.

The Highway Construction and Engineering Division has reviewed the Termination of Installation of Required Improvements Agreement (Exhibit 3) and has no objection to this request; it has also been reviewed and approved as to form by the Office of the County Attorney.

Source of Additional Information

Josie P. Sesodia, AICP, Director, Planning and Development Management Division, 954-357-6602.

Fiscal Impact

Fiscal Impact/Cost Summary

There is no fiscal impact to releasing the \$14,514 cash bond (because it secures improvements that are no longer required to be constructed).