



# Broward County

## Legislation Text

File #: 20-105, Version: 1

### **Broward County Commission Regular Meeting**

**Director's Name:** Henry A. Sniezek

**Department:** Environmental Protection

**Division:** Planning & Development Mgt. (Quasi)

### Information

#### Requested Action

MOTION TO APPROVE New Findings of Adequacy for a plat entitled Ledds Enterprises II Plat (027-UP-89). **(Commission District 2)**

#### Why Action is Necessary

Findings of adequacy for plats approved pursuant to Chapter 5, Article IX of the Broward County Code of Ordinances (The Broward County Land Development Code) expire five years from the approval date. New findings of adequacy must be approved by the Board of County Commissioners before a building permit can be issued.

#### What Action Accomplishes

Approves findings of adequacy for another five years for the plat, subject to staff recommendations and conditions assuring compliance with the standards and requirements of the Broward County Land Development Code.

#### Is this Action Goal Related

No

#### Previous Action Taken

No Previous Action

#### Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE PLANNING AND DEVELOPMENT MANAGEMENT DIVISION RECOMMEND APPROVAL, subject to staff recommendations and conditions which will assure compliance with the standards and requirements of Chapter 5, Article IX of the Broward County Code of Ordinances.

The applicant is requesting approval of an application for new findings of adequacy to develop 4.6 acres of industrial use on Parcel A-3 only. The plat is located on the northside of Northwest 48 Street (Wiles Road), between Southwest 43 Terrace and Southwest 45 Way, in the City of Deerfield Beach. The plat was approved by the Board on December 19, 1989, for 29.6 acres of no development. The restricted note on the plat was subsequently amended and approved by the Board on June 14, 2011. The amended plat note, restricted Parcel A-1 to 300,346 square feet of industrial use and Parcel A-2 to 44,654 square feet of industrial use. On February 14, 2012, the plat note was further amended and Parcel A-1 was subdivided into two parcels (A-1B which is restricted into 283,346 square feet of

industrial use and Parcel A-3 is restricted into 4.62 acres of industrial). Neither a building permit was issued, nor infrastructure installed by June 14, 2016, and in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired on Parcel A-3. See attached Development Review Report.

**Source of Additional Information**

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

**Fiscal Impact**

**Fiscal Impact/Cost Summary**

No Fiscal Impact