



# Broward County

## Legislation Text

File #: 22-1526, Version: 1

### **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 note amendment to Central Park of Commerce (052-MP-83).  
**(Commission District 2)**

#### 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 note amendment 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 DEPARTMENT AND THE URBAN PLANNING DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION, subject to staff recommendations and conditions.

This plat is located on 68.1 acres on the southeast corner of Banks Road and Northwest 15 Street, in the City of Margate. The plat is currently restricted to 200,000 square feet of commercial use on Parcel A; Parcel B is restricted to 70,300 square feet of office use (16,609 square existing and 53,691 square feet proposed), a 220-sleeping room (110 dwelling unit equivalents) Special Residential Facility Category (3), and 93,000 square feet of self-storage. Commercial/retail uses and freestanding office buildings are not permitted within the self-storage use without approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have no more than 30% ancillary office per bay or single tenant building; Lots 1, 2 and 3, Block 2 are restricted to 50,572 square feet of church use (43,330 square feet of existing and 7,422 square feet of proposed); 23,881 square feet of existing private school; and 6,277 square feet of existing day care use. Lots 1 and 2, Block 3 to be limited to 24,594 square feet of commercial recreation use; and 133,325 square feet of warehouse on the remainder of the Plat.

The proposed note amendment restricts only Lots 1, 2 and 3, Block 2 to 75,000 square feet of private school (including 20,000 square feet of auditorium) and 7,000 square feet of day care use.

The Development Review Report is attached (see Exhibit 1).

**Source of Additional Information**

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

**Fiscal Impact**

**Fiscal Impact/Cost Summary**

No fiscal impact.