



Broward County

Legislation Details (With Text)

File #: 20-323 **Version:** 1

Status: Agenda Ready

In control: QUASI-JUDICIAL HEARING

On agenda: 3/31/2020 **Final action:** 3/31/2020

Title: MOTION TO APPROVE New Findings of Adequacy for a plat entitled Plantation 441 (068-MP-07). (Commission District 9)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Staff Report, 2. Exhibit 2 - Location Map, 3. Exhibit 3 - School Capacity Availability Determination Letter, 4. Exhibit 4 - FDOT Letter, 5. Exhibit 5 - Highway Construction and Engineering Division Memorandum, 6. Exhibit 6 - Planning Council Memorandum, 7. Exhibit 7 - Municipal Approval Letters, 8. Exhibit 8 - Applicant's Letter of Intent, 9. Exhibit 9 - Adjacent City Letter, 10. Exhibit 10 - BMSD Response, 11. Exhibit 11 - FOA Application

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

Director's Name: Henry A. Snizek

Department: Environmental Protection

Division: Planning & Development Mgt. (Quasi)

Information

Requested Action

MOTION TO APPROVE New Findings of Adequacy for a plat entitled Plantation 441 (068-MP-07). (Commission District 9)

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 a new findings of adequacy to develop an assisted living facility (ALF) with 124 sleeping room (111 dwelling unit equivalents) on approximately 5.8 acres located on the north side of Peters Road, between State Road 7 and Northwest 42 Avenue, in the City of Plantation. The plat was approved by the Broward on November 13, 2008, for 217,800 square feet of warehouse/office which permits up to 50% of ancillary office warehouse use. At the time of plat approval, it included a replat of "PLANTATION SEVEN PLAT" (Plat Book 151, Page 20), which was approved for 30,000 square feet of commercial use. The new findings of adequacy required that either a building permit be issued or infrastructure for development be substantially completed by November 13, 2013. However, neither was a building permit issued nor infrastructure installed, and in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired.

In addition, the applicant requests to amend the nonvehicular access line (NVAL) to have two 25-foot openings, the first 168 feet south of the north plat limits and the second 280 feet south of the north plat limits.

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