



Broward County

Legislation Details (With Text)

File #: 21-1510 **Version:** 1

Status: Agenda Ready

In control: Broward Municipal Services District

On agenda: 9/21/2021 **Final action:** 9/21/2021

Title: MOTION TO APPROVE Interlocal Agreement between Broward County, the City of Parkland, and TLH SABRA 2, LLC, regarding the acceptance, review, processing, inspection, and approval of zoning and building permit applications related to the property commonly referred to as "Gator Acres", situated in northwesternmost end of the County's urbanized area. (Commission District 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - ILA Gator Acres

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

MOTION TO APPROVE Interlocal Agreement between Broward County, the City of Parkland, and TLH SABRA 2, LLC, regarding the acceptance, review, processing, inspection, and approval of zoning and building permit applications related to the property commonly referred to as "Gator Acres", situated in northwesternmost end of the County's urbanized area. **(Commission District 3)**

Why Action is Necessary

Board approval is required to enter into an Interlocal Agreement.

What Action Accomplishes

Approves a tri-party agreement between the County, the City of Parkland, and TLH SABRA 2, LLC, outlining the responsibility for zoning and building permit applications during the pendency of a proposed annexation of the "Gator Acres" property into the City of Parkland.

Is this Action Goal Related

No

Previous Action Taken

None taken.

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

The “Gator Acres” property (Property) is in the Broward Municipal Services District and is located at the northwesternmost end of the County’s urbanized area. The City of Parkland (City), which borders the Property on its south and east sides, will consider adopting an ordinance on September 13, 2021, for its voluntary annexation. If annexed, the Property will become part of the City effective September 15, 2022. While annexation is pursued, the Owner, (TLH SABRA2, LLC), desires to seek all required zoning and building permit approvals necessary for development of the Property and the City desires to be part of that development review process.

This Interlocal Agreement (ILA) facilitates the Owner’s request by defining agency responsibility (County or City) for each application type (Exhibit 1). Under the ILA, the County retains authority over variances, rezoning applications, and land use plan amendments, until such time that the annexation is effective. In addition, the County agrees not to consider enactment of any rezoning until such time that City has reviewed and approved such a request.

Under the ILA, the City performs site plan approval, inspection, plan review, and building official services associated with building permits and engineering work permits (excluding the review of engineering permits for County-road improvements, which will continue to be processed by the Broward County Highway Construction and Engineering Division). Also, the City shall perform inspections, building official services, and issue development permits (with the exception of development permits in connection with rezoning). The City will enforce the Building Code upon issuance of any certificate of occupancy.

The City of Parkland will consider approval of this ILA by resolution on September 13, 2021. If approved, the resolution will be added to this agenda item as additional material prior to the September 21, 2021 Board meeting.

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.