



# Broward County

## Legislation Text

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File #: 20-1156, Version: 1

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

**Director's Name:** Leonard Vialpando

**Department:** Environmental Protection

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

### **Information**

#### **Requested Action**

**MOTION TO APPROVE** plat note amendment to the Chapel Trail II (033-MP-81). **(Commission District 8)**

#### **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.

#### **Summary Explanation/Background**

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

This plat is located on the north side of Pines Boulevard, between U.S. 27 and Northwest 184 Avenue, in the City of Pembroke Pines. Parcel G-1 is currently restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom office and commercial uses. The office and commercial uses combined shall not exceed 30% of the total, or 68,844 square feet, plus an additional 3,318 square feet of commercial use, for a total of 72,162 square feet on Parcel G-1. The applicant is requesting to amend the plat note by increasing the commercial use for a total of 113,538 square feet of commercial use.

The Development Review Report is attached as Exhibit 1.

**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.