



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLATTED NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Sunset Lakes	Number:	093-MP-95
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	21-1454
Applicant:	GL Homes of Sunset Lakes Association, Inc.	Commission District:	8
Agent:	Cordova Rodriguez and Associates, Inc.	Section/Twn./Range:	25/51/39
Location:	Northeast corner of Miramar Parkway and Southwest 186 Avenue	Platted Area:	1,255.8 Acres
Municipality:	City of Miramar	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	October 5, 2021		

A location map showing this Plat is attached as **Exhibit 2**.

The application is attached as **Exhibit 5**. The Planning and Development Management Division (PDMD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	September 24, 1996	Plat Book and Page Number:	163-20
Plat Recorded:	July 23, 1997	Current Instrument Number:	103113388
Plat Note Restriction			
Current Plat:	This plat is restricted to Parcel A public elementary school; Parcel B 30,035 square feet of public safety facilities (fire station and police substation) and park; Parcel C 100,000 square feet of commercial use; and Parcel P 30,665 square feet of church use, 21,144 square feet of private school and 8,680 square feet of private preschool.		
Existing NVAL:	Parcel P – 40-foot full access opening located approximately 310 feet north of the centerline of Miramar Parkway to remain as existing.		
Proposed NVAL:	Parcel P – Add a 26-foot opening with centerline located approximately 80 feet north of the end of the northern corner chord at Miramar Parkway, restricted to and physically channelized for right turns out only and marked as “Emergency Egress Only”.		
Specific locations are shown and described in sketches included with Exhibit 5 .			

1. Access

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum in **Exhibit 4**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

2. Municipal Review

The City of Miramar has no objection to this request, see **Exhibit 3**.

RECOMMENDATIONS

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings and conditions.

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DP