



Broward County

Legislation Text

File #: 21-1778, 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 Marketplace Partnership Center (076-MP-96).
(Commission District 1)

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.

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

No previous action.

Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT AND THE URBAN PLANNING DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION, subject to staff recommendations and conditions.

This plat is located on 26.4 acres on the north side of Miramar Parkway, between Southwest 148 Avenue and Southwest 145 Avenue in the City of Miramar. The plat is restricted to 285,000 square feet of office use on Parcel A-1, the remainder of the plat is restricted to 140,471 square feet of commercial use.

Commercial/Retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review, and address these uses for increased impacts. This restriction acknowledges the construction of a 4,897 square foot bank on a portion of Parcel A and C. However, for the purposes of impact fee assessment and concurrency review, the bank is vested for commercial use. No additional freestanding banks or banks with drive-thru facilities are permitted on the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to rename Parcel A-1 to Parcel A-1.1 and create Parcel A-1.2, to allow for 250 mid-rise units on Parcel A-1.2. And to delete language regarding freestanding bank or banks with drive-thru requirement. This request is not subject to Affordable Housing Policy 2.16.2.

See attached Exhibit 1 for Development Review Report.

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.