




TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Miramar Central Plaza Plat
(002-MP-14) City of Miramar

DATE: November 13, 2019

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to 43,000 square feet of commercial use on Lot 2, and 210,000 square feet of commercial and 3,500 square feet of bank use on Lot 1.

TO: This plat is restricted to 648 midrise units (192 one-bedroom, 396 two-bedroom, and 60 three-bedroom) and 32,000 square feet of commercial use, including a 5,000 square foot drive-thru restaurant facility.

The Future Land Use Element of the City of Miramar Comprehensive Plan is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the "Miramar Regional Activity Center" land use category. This plat is generally located on the northeast corner of Miramar Parkway and Flamingo Road.

Regarding the proposed residential and commercial uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 34016, Pages 635-640.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PCT 05-4 and PCT 15-4, which were approved by the Broward County Commission on June 28, 2005, and April 26, 2016, respectively, recognizing the following voluntary commitments:

- Payment of cost per student station fees for middle school and high school students generated by PCT 05-4; and
- Amend existing Educational Mitigation Agreement for the additional students generated by PCT 15-4.

Miramar Central Plaza Plat
November 13, 2019
Page Two

Further, Planning Council staff notes that BCLUP Policy 2.16.2 (formerly Policy 1.07.07) was originally adopted by the Broward County Commission on June 27, 2006, and became effective on September 11, 2006; therefore, the proposed dwelling units included in PCT 05-4 were not subject to the Policy. However, the 1,250 additional dwelling units resulting from PCT 15-4 were subject to the Policy, and found to satisfy the same, based on the City's affordable housing methods and programs.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBM

cc: Vernon E. Hargray, City Manager
City of Miramar

Eric B. Silva, AICP, Director, Community & Economic Development Department
City of Miramar

