

STAFF REPORT 20-544
Miramar Central Plaza
002-MP-14

A request to modify conditions of plat approval has been filed with the Planning and Development Management Division. This plat was approved by the Board on April 28, 2015 for 210,000 square feet of commercial and 3,500 square feet of bank uses on Lot 1; and 43,000 square feet of commercial use on Lot 2. The property is located on 29 acres on the northeast corner of Miramar Parkway and Flamingo Road, in the City of Miramar. The plat was recorded on March 8, 2016 (Plat Book 182, Page 80). The plat is also located within Increment II of the East Miramar Areawide Development of Regional Impact (DRI).

Two additional requests are being submitted concurrently for consideration by the Board to amend plat note and amend a non-vehicular access line.

The Board approved the non-vehicular access line conditions on April 28, 2015. Conditions contained in the attached memorandum from the Highway Construction and Engineering Division. Applicant requested to modify Staff Recommendations number 3 from right-of-way requirements, however it has already been platted and it is inapplicable to this request. The applicant is requesting to eliminate conditions related to the construction of the northbound left turn lane, specifically, recommendation nos. 1A, 2B, 3, 10 and 13 as enumerated below:

NON-VEHICULAR ACCESS LINE REQUIREMENTS

1. Condition 1) A) which states:

1) Along the ULTIMATE right-of-way for Flamingo Road except at the following:

A) An 80-foot opening with centerline located approximately 115 feet south of the north plat limits. This opening is restricted to RIGHT TURNS ONLY.

2. Condition 2) B) which states:

2) Along the ULTIMATE right-of-way for Miramar Parkway except at the following:

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B) A 40-foot opening with centerline located approximately 740 feet west of the east plat limits. This opening is restricted to and physically channelized for RIGHT TURNS IN ONLY.

* * *

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

3. Condition 3) which states:

3) Right-of-way for a northbound right turn lane on Flamingo Road at the 80-foot opening with 150 feet of storage and 50 feet of transition.

* * *

ACCESS REQUIREMENTS

4. Condition 10) which states:

10) The driveway in the 80-foot opening on Flamingo Road: shall be centered in the opening, shall consist of one egress lane, 12 feet in width, and one 16-foot wide ingress lane, with minimum entrance radius of 35 feet.

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TURN LANE IMPROVEMENTS (Secure and Construct)

5. Condition 13) which states:

13) A northbound right turn lane on Flamingo Road at the 80-foot opening with 150 feet of storage* and 50 feet of transition.

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The attached letter from the City of Miramar indicates no objection to this request.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** in accordance with the conditions described on attached memorandum.

The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed modifications of the site are subject to the conditions and comments contained therein. The applicant is advised to contact Ashok Sampath, FDOT Access Management, at 954-777-4363 or ashok.sampath@dot.state.fl.us.

In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

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.

KDL