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Department**
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September 29, 2021

Josie P. Sesodia, AICP, Director
Broward County Environmental Protection & Growth Management Department
Planning and Development Management Division
One North University Drive, Suite 102
Plantation, Florida 33324

Re: Marketplace Partnership Center Plat Note Amendment

Dear Ms. Sesodia:

Maple Multi-Family Land SE, L.P. ("Applicant"), submitted a request for consideration of a plat note amendment related to the Marketplace Partnership Center Plat. The Marketplace Partnership Center plat note currently restricts the uses on the property as follows:

The plat is restricted to 285,000 square feet of office use on Parcel A-1 (see attached legal description). 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 bank or banks with drive-thru bank facilities are permitted on the plat without approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The Applicant requested an amendment to the plat note restriction as follows:

The plat is restricted to 285,000 square feet of office use on Parcel A-1.1 (see attached legal description) and 250 midrise units on Parcel A-1.2 (see attached legal description). The remainder of the plat is restricted to 140,471 square feet of commercial use. 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.

The City has reviewed this proposed amendment and has no objections.

Feel free to contact me with any additional questions.

Sincerely,

Eric Silva, AICP
Director

Cc: Cynthia A. Pasch, AICP - Greenspoon Marder LLP