




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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Marketplace Partnership Center (Parcel A-1)
(076-MP-96) City of Miramar

DATE: September 9, 2021

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

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 Parcel A-1 of this plat for the uses permitted in the "Commercial" land use category. Parcel A-1 of this plat is generally located on the north side of Miramar Parkway, between Southwest 145 Avenue and Southwest 148 Avenue.

The existing and proposed office use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed 250 mid-rise dwelling units, Planning Council staff has received written documentation that the City allocated 250 "flexibility units" through Resolution No. 21-158 on September 1, 2021. Therefore, the proposed 250 mid-rise dwelling units are in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility" was not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

Further, regarding affordable housing, allocations of "flexibility" are not subject to Policy 2.16.2.

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.

Marketplace Partnership Center Plat (Parcel A-1)
September 9, 2021
Page Two

BBB:LRH

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

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

