

STAFF REPORT 20-518
Miramar Central Plaza Plat
002-MP-14

A request to amend a platted non-vehicular access line 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 modify conditions of plat approval.

The applicant is requesting to amend the non-vehicular access line ("NVAL") along Miramar Parkway to relocate 40-foot access opening and eliminate 80-foot access opening on Flamingo Road.

The attached letter dated September 12, 2019 from the City of Miramar indicates no objection to the requested amendment.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Land Development Code at the time of permit.

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