



Public Works Department
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
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MEMORANDUM

DATE: March 28, 2026

TO: Darby Delsalle, Director
Housing and Urban Planning Division

FROM: David (D.G.) McGuire, Manager
Plat Section, Highway Construction and Engineering Division

Jason McKoy, Staff Engineer
Capital Programs Division, Broward County Transportation
Department

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to Non-Vehicular Access Line)
Miramar Park of commerce VI (035-MP-07)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the non-vehicular access line (NVAL) along Miramar Boulevard, Hiatus Road, Red Road, and Miramar Parkway adjacent to the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed NVAL amendment subject to the following:

STAFF COMMENT

RATIONAL NEXUS REVIEW

- 1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 2 The property owners of Parcel C (Folio Number 514130080030) must fully execute the Amendment to Nonvehicular Access Lines Agreement (BCF457) and submit it to the Highway Construction and Engineering Division for review and approval.
- 3 The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
- 4 An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - a. Same legal description as the affected portion of the recorded plat.
 - b. Record owner(s) name(s).
 - c. Mortgage holder(s) name(s) If none, it should so state.
 - d. Date through which records were searched (within 30 days of submittal).
 - e. Original signature and/or seal.
- 5 For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

NON-VEHICULAR ACCESS LINE REQUIREMENTS

- 6 Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non-vehicular access line along Sample Road adjacent to the plat except at the following openings:
 - a. Along the Ultimate right-of-way for Red Road Extension (SR823) except at the following:

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- i. An 80-foot opening with centerline located approximately 359 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway.

This opening shall be labeled and restricted to: RIGHT TURNS ONLY.

- ii. A 100-foot opening with centerline located approximately 1095 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway.

This opening shall be labelled Exhibit C: FULL MEDIAN OPENING, SIGNALIZED INTERSECTION.

- iii. An 80-foot opening (the north 80-foot opening) with centerline located approximately 1755 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway.

This opening shall be labeled and restricted to: RIGHT TURNS ONLY.

- b. Along the ultimate right of way for Hiatus Road except at the following:

- i. A 100-foot opening with centerline located approximately 860 feet from the corner chord at the northwest corner of Hiatus Road and Red Road Extension (SR823). This opening is to align with the 100-foot opening on the "MIRAMAR TOWN CENTER PLAT" (P.B. 172 PG. 141)

This opening shall be labeled and restricted to: FULL ACCESS.

- ii. An 80-foot opening with centerline located approximately 393 feet from the corner chord at the northwest corner of Hiatus Road and Red Road Extension (SR 823).

This opening shall be labeled and restricted to: RIGHT TURNS ONLY.

- c. Along the ULTIMATE right -of way for Miramar Boulevard (as measured along the centerline of Miramar Boulevard) except at the following:

No change

- d. Along the ULTIMATE right-of-way of Miramar Parkway (as measured along the centerline of Miramar Parkway) except at the following:

- i. A 100-foot opening with centerline located approximately 606 feet from the corner chord at the southwest corner of Miramar Parkway and Red Road Extension (SR823).

This opening shall be labeled and restricted to: RIGHT TURNS ONLY.

- ii. A 100-foot opening with the centerline located approximately 1256 from the corner chord of the southwest corner of Miramar Parkway and Red Road Extension (SR823).

This opening shall be labeled and restricted to: FULL ACCESS.

- iii. A 100-foot opening with centerline located approximately 1895 feet from the corner chord at the southwest corner of Miramar Parkway and Red Road Extension (SR823), Aligning with the 80-foot opening on the plat of "MIRAMAR PARK OF COMMENCE PHASE V" (P.B. 170 PG. 161)

This opening shall be labeled and restricted to: FULL ACCESS.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 7 Right-of-way for an eastbound right turn lane on Hiatus Road at the 80-foot opening with 150 feet of storage and 50 feet of transition.
- 8 Right-of-way for an eastbound right turn lane on Hiatus Road at the 100-foot opening with 150 feet of storage and 50 feet of transition.

BY SEPARATE INSTRUMENT

- 9 At this location, Hiatus Road and Miramar Parkway are functionally classified as a city jurisdiction roadway. The applicant should contact the city for copies of standard conveyance documents and instructions for processing. Submittal of the recorded right-of-way document is required prior to recordation of the NVAL Amendment Agreement. The applicant should provide adequate time for the review and approval process.

TRAFFIC CONTROL DEVICE EASEMENT REQUIREMENTS

- 10 Provide a 100-feet wide by 82-feet deep traffic control easement, as measured from the ultimate right-of-way line of Red Road, at the 100-foot opening. Dimensions may be modified to more closely approximate proposed driveway/roadway dimensions. Design of this easement is to be approved by the Highway Construction and Engineering Division, prior to plat recordation.

ACCESS REQUIREMENTS

- 11 The minimum distance from the non-vehicular access line of Miramar Parkway, at any 100-foot openings, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet. If a concrete separator is provided, this shall only apply to the ingress lane(s).
- 12 The minimum distance from the non-vehicular access line of Red Road, at any 80-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 50 feet.
- 13 The minimum distance from the non-vehicular access line of Read Road, at the 100-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 300 feet.
- 14 The minimum distance from the non-vehicular access line of Hiatus Road, at any driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet. If a concrete separator is provided, this shall only apply to the ingress lane(s).
- 15 Any driveway in an 80-foot opening: shall be centered in the opening, shall consist of an egress lane, minimum 12 feet in width, and one 16-foot-wide ingress lane, with minimum entrance radius of 35 feet.
- 16 Any driveway in any 100-foot opening on Hiatus Road: shall be centered in the opening, shall consist of a minimum of two egress lanes, each 12 feet in width, and one 16-foot-wide ingress lane, with minimum entrance radius of 40 feet.
- 17 Any driveway in any 100-foot opening on Red Road: shall be centered in the opening, shall consist of a minimum of three egress lanes, each 12 feet in width, and two 16-foot-wide ingress lane, with minimum entrance radius of 40 feet, or as required by the Florida Department of Transportation.
- 18 Any driveway in any 100-foot opening on Miramar Parkway: shall be centered in the opening, shall consist of a minimum of two egress lanes, each 12 feet in width, and one 16-foot-wide ingress lane, with minimum entrance radius of 40 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 19 The removal of all existing driveways and turn lanes in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 20 Eastbound right turn lane on Hiatus Road at the 80-foot opening with 150 feet of storage and 50 feet of transition.

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- 21 Eastbound right turn lane on Hiatus Road at the 100-foot opening with 150 feet of storage and 50 feet of transition.
- 22 Westbound left turn lane on Hiatus Road at the 100-foot opening with 200 feet of storage and 50 feet of transition.
- 23 Northbound right turn lane on Red Road at the 80-foot openings with 135 feet of storage and 50 feet of transition.
- 24 Northbound right turn lane on Red Road at the 100-foot opening with 135 feet of storage and 50 feet of transition.
- 25 Southbound left turn lane on Red Road at the 100-foot openings with 200 feet of storage and 50 feet of transition.
- 26 Westbound right turn lanes on Miramar Parkway at all openings with 150 feet of storage and 50 feet of transition.
- 27 Eastbound left turn lane on Miramar Parkway at the western 100-foot openings with 200 feet of storage and 50 feet of transition.
- 28 Eastbound left u-turn lane on Miramar Parkway at the eastern 100-foot openings with 100 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 29 Along Hiatus Road adjacent to this plat.
- 30 Along Red Road adjacent to this plat.
- 31 Along Miramar Parkway adjacent to this plat.

SIGNALIZATION IMPROVEMENTS (Secure Construction)

- 32 One Hundred (100) percent of the installation cost of a traffic signal at the intersection of Red Road and the 100-foot opening in the amount of \$1,000,000.
- 33 Any necessary modifications to the existing traffic signal at the intersection of Red Road and Hiatus Road to provide for the required improvements.
- 34 Any necessary modifications to the existing traffic signal at the intersection of Red Road and Miramar Parkway to provide for the required improvements.

- 35 The owner of this plat shall fully execute and deliver a standard Traffic Signalization Agreement (CAF456) and provide security to extend to two (2) years after completion of the total development for the proposed signal at the intersection of Red Road and Hiatus Road. During that time the Traffic Engineering Division will perform the required studies to determine the need for signalization. If no need is determined, the developer may be released from this obligation. Should a traffic signal be warranted, the Traffic Engineering Division will have an additional two (2) years to construct the traffic signal, and the security must be maintained for up to four (4) years.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 36 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum-security amount for pavement markings and signs is \$1,000.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 37 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 38 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.

- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- c. All forms are available on the Highway Construction & Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 39 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.
- 40 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS

- 41 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 42 All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
 - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - 1) State of Florida Department of Transportation:
 - 2) "Roadway and Traffic Design Standards."
 - 3) "Standard Specifications."
 - 4) "FDOT Transit Facilities Guidelines."

- B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- 43 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

RESERVOIR CAPACITY

- 44 Provide sufficient reservoir capacity to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any roadway that intersects the trafficway. The area that provides this reservoir capacity must be EXCLUSIVE of the ULTIMATE right-of-way for the trafficway. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.
- 45 All standard forms are available for downloading from the Highway Construction and Engineering Division's website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>
- 46 The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18-month time frame shall render the approval of this Delegation Request null and void.
- 47 If processed concurrently, no Note Amendment may be recorded at public record until the NVAL agreement has been recorded or they may be recorded concurrently.

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