

STAFF REPORT  
Miramar Wastewater Reclamation Facility  
057-MP-94

A request to amend the platted non-vehicular access line has been filed with the Planning and Redevelopment Division. The plat was approved by the County Commission on August 8, 1995, for 41.38 acres of utility use. The property is located at the southeast corner of Pembroke Road and Southwest 145 Avenue, in the City of Miramar. The plat was recorded on May 13, 1996 (P.B. 161, PG. 1).

The petitioner, representing the City of Miramar, is requesting to amend the non-vehicular access line (NVAL) along the south side of Pembroke Road adjacent to the plat by adding a 30-foot opening centered approximately 704 feet west of the northeast corner of the plat. This opening will be restricted to outbound right turns only. Access for this plat is currently provided only through an existing 80-foot opening centered 172 feet west of the northeast corner of the plat which will remain as constructed.

This application modifies the petitioner's original request for a new 40-foot opening with centerline located approximately 510 feet east of the west plat limits. Staff had recommended an alternate driveway location, including turn lane improvements, which shifted the opening further east to align with an existing 80-foot opening on the north side of Pembroke Road (adjacent plat of PEMBROKE PINES PUBLIC SERVICES MAINTENANCE FACILITY, Plat Book 141, Page 19). These staff recommendations ensured compliance with the access to Trafficways standards of Section 5-195(b)(11)4)a)2 of the Land Development Code. In addition, the adjacent City of Pembroke Pines had previously expressed concern about the proposed 40-foot driveway because of its location in relation to the City's Waste Water Treatment Plant on the north side of Pembroke Road, and its impacts on the intersection of Southwest 145 Avenue and Pembroke Road upon completion of the Pembroke Road overpass over I-75.

This item was deferred from the March 11, 2014 County Commission meeting, at the applicant's request, to allow for further discussion with County staff regarding the proposed access. If this request is approved, the applicant must pay the deferral fee of \$166.00 (or the deferral fee amount in effect at the time of payment) prior to recordation of the Non-Vehicular Access Line Agreement.

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

This request has been reviewed by the Highway Construction and Engineering Division and the Mass Transit Division, and staff recommends approval of this modified request, subject to compliance with the conditions contained in the attached memorandum from these divisions. 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.

Further, 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

Continued

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.

*smh*



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: May 23, 2014

TO: Henry Sniezek, Director  
Planning and Redevelopment Division

FROM: David Huizenga, Engineer III  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transit Division, Service Development

SUBJECT: Delegation Request: Amendment to Non-Vehicular Access Line  
MIRAMAR WASTEWATER RECLAMATION FACILITY (057-MP-94)

The Highway Construction and Engineering Division and the Transit Division have reviewed the request to amend the non-vehicular access line (NVAL) along Pembroke Road adjacent the plat and staff recommends **APPROVAL** of the proposed NVAL amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

- 1) The property owners of Parcel A (Folio Number 514022030010) must fully execute the Amendment to Non-Vehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
- 2) The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
- 3) 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).

Continued

- E) Original signature and/or seal.
- 4) 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

- 5) Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new NVAL along Pembroke Road adjacent to the plat except at the following openings:
  - A) An 80-foot opening centered 172 feet west of the northeast corner of the plat. (This opening is unchanged from the recorded plat.)
  - B) A 30-foot opening centered 704 feet west of the northeast corner of the plat. This opening shall be restricted and channelized for outbound right turns only and shall be labeled on Exhibit C: OUTBOUND RIGHT TURNS ONLY.

ACCESS REQUIREMENTS

- 6) The channelized driveway(s) constructed within the new 30-foot opening shall be centered in the opening with a pavement width of 15 feet and inside entrance radius of 50 feet.

GENERAL REQUIREMENTS

- 7) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this delegation request may be modified for minor technical conflicts which are identified by details included in submitted construction plans.
- 8) Standard forms are available for downloading from the Highway Construction and Engineering Division's web page.
- 9) 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.**

dhh

Continued







## CITY OF MIRAMAR

An Equal Opportunity Employer

### Mayor

Lori C. Moseley

### Vice Mayor

Yvette Colbourne.

### City Commission

Winston F. Barnes

Alexandra P. Davis

Wayne M. Messam

### City Manager

Kathleen Woods-Richardson

"We're at the  
Center of Everything"

Community Development  
2200 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3264  
FAX (954) 602-3448

May 6, 2014

Ms. Evangeline Kalus, Senior Planner, Broward County  
Development and Environmental Regulation Division  
1 University Drive, Suite 102  
Plantation, FL 33324

**RE: Request to Amend the Non-Vehicular Access Line (NVAL)  
Plat Book 161, Page 1 / Plat No. 057-MP-94  
Miramar Wastewater Reclamation Facility Plat  
Building "N"  
13900 Pembroke Road, Miramar, FL 33027**

### **Request 13-DEL-04**

Dear Ms. Kalus:

Staff has reviewed the referenced Delegation Request submitted by Munson Design & Consulting, Inc. on behalf of the City of Miramar. The request is to amend the Non-Vehicular Access Line for the subject property in order to add a new 30-foot opening and an outbound driveway along Pembroke Road as shown on the submitted legal descriptions and sketches of the existing and proposed NVAL.

The City has no objection to the proposed change.

Thank you for assistance with this matter and please feel free to contact me at (954) 602-3246 or at [malpert@ci.miramar.fl.us](mailto:malpert@ci.miramar.fl.us), if you have any questions or concerns.

Sincerely,

Michael Alpert, AICP, LEED AP  
Senior Planner

cc: Harold C. Zombek, AICP, Community Development Director  
Lorri Hall, Senior Planner

Enc.: Updated surveys



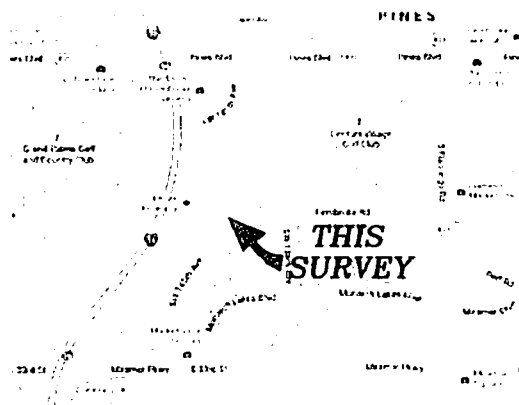
**MUNSON DESIGN AND  
CONSULTING, INC.**

8910 N.W. 21 COURT  
CORAL SPRINGS, FL. 33071  
PHONE: 954-340-5291  
FAX: 954-340-9479  
LB # 7958

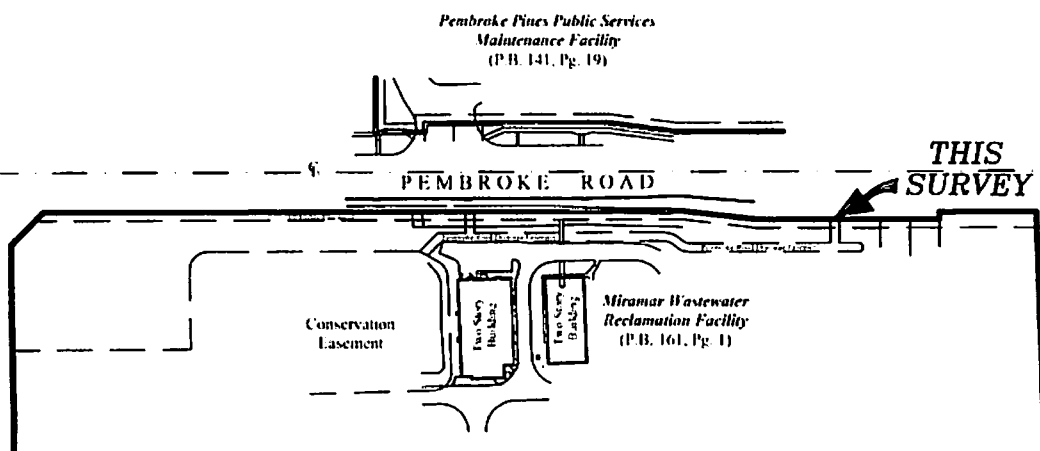
**PROJECT ADDRESS:**  
13900 PEMBROKE ROAD  
MIRAMAR, FL

**CITY OF MIRAMAR  
EXISTING NVAL**

**Sheet 1 of 3**



**LOCATION SKETCH** NTS



**SURVEYOR'S NOTES:**

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the recorded plat.
2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.
3. All recordings shown hereon are referenced to the Public Records of Broward County, Florida.

No.	REVISIONS	DATE

**NOT VALID WITHOUT THE  
SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF  
A FLORIDA LICENSED  
SURVEYOR AND MAPPER**

*Dennis J. Gabriele*  
01/09/14  
DENNIS J. GABRIELE  
Professional Surveyor and Mapper  
NO. LS 5709  
State of Florida

**JOB NO. 13-0612    DRAWN BY: MRK    QC: DJG    SCALE: NTS**



**MUNSON DESIGN AND  
CONSULTING, INC.**

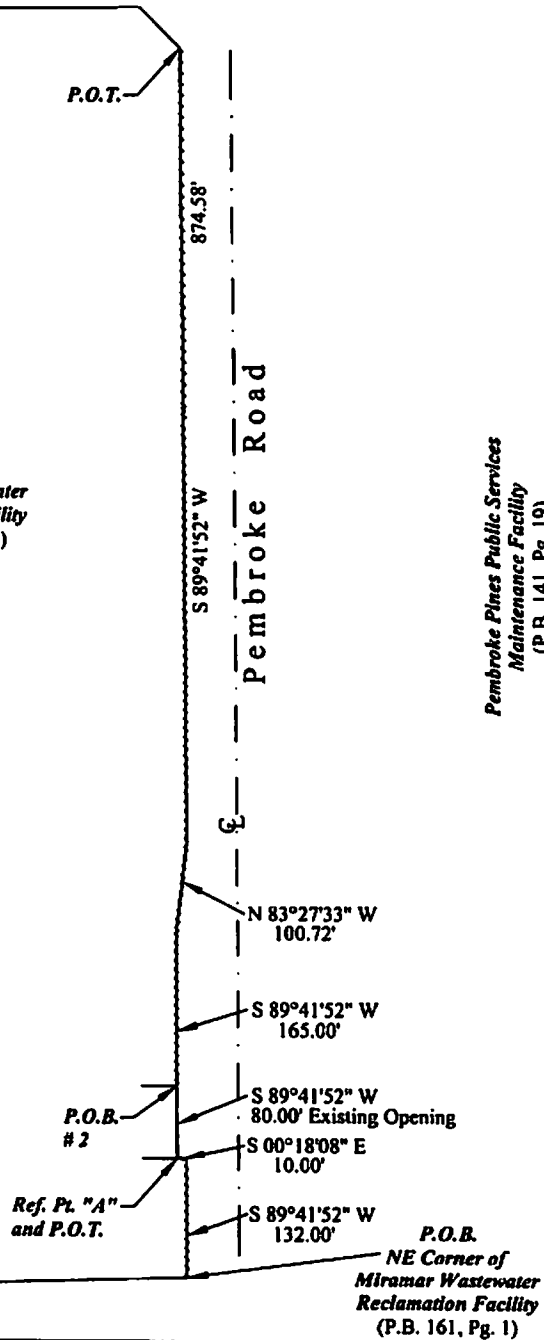
8810 N.W. 21 COURT  
CORAL SPRINGS, FL. 33071  
PHONE: 954-340-5291  
FAX: 954-340-9479  
LB # 7858

PROJECT ADDRESS:  
13900 PEMBROKE ROAD  
MIRAMAR, FL

Sheet 2 of 3

*Miramar Wastewater  
Reclamation Facility  
(P.B. 161, Pg. 1)*

*Pembroke Pines Public Services  
Maintenance Facility  
(P.B. 141, Pg. 19)*



**Legend**

P.O.B. = Point of Beginning  
P.O.T. = Point of Termination  
P.B. = Plat Book  
Pg. = Page

B.C.R. = Broward County Records  
----- = Non Vehicular Access Line  
Ref. Pt. = Reference Point





**MUNSON DESIGN AND  
CONSULTING, INC.**

8910 N.W. 21 COURT  
CORAL SPRINGS, FL. 33071  
PHONE: 954-340-5281  
FAX: 954-340-9479  
LB # 7858

**Sheet 3 of 3**

## **LEGAL DESCRIPTION**

A NON-VEHICULAR ACCESS LINE, AS SHOWN ON THE PLAT OF "MIRAMAR WASTEWATER RECLAMATION FACILITY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT;  
THENCE, SOUTH 89°41'52" WEST, A DISTANCE OF 132.00 FEET;  
THENCE, SOUTH 00°18'08" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION AND REFERENCE POINT "A";

TOGETHER WITH:

COMMENCING AT SAID REFERENCE POINT "A" THENCE, SOUTH 89°41'52" WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING NUMBER 2;  
THENCE, CONTINUE SOUTH 89°41'52" WEST, A DISTANCE OF 165.00 FEET;  
THENCE, NORTH 83°27'33" WEST, A DISTANCE OF 100.72 FEET;  
THENCE, SOUTH 89°41'52" WEST, A DISTANCE OF 874.58 FEET TO THE POINT OF TERMINATION.

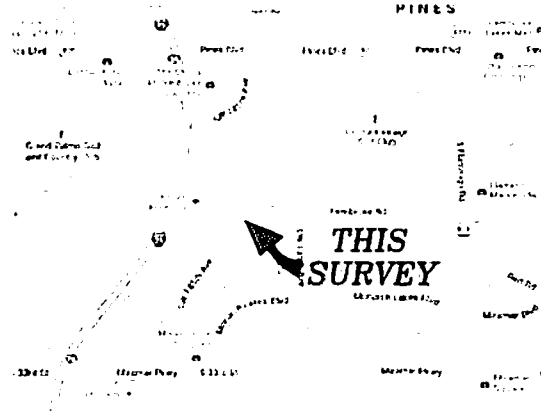
SAID LANDS LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.



LB # 7958

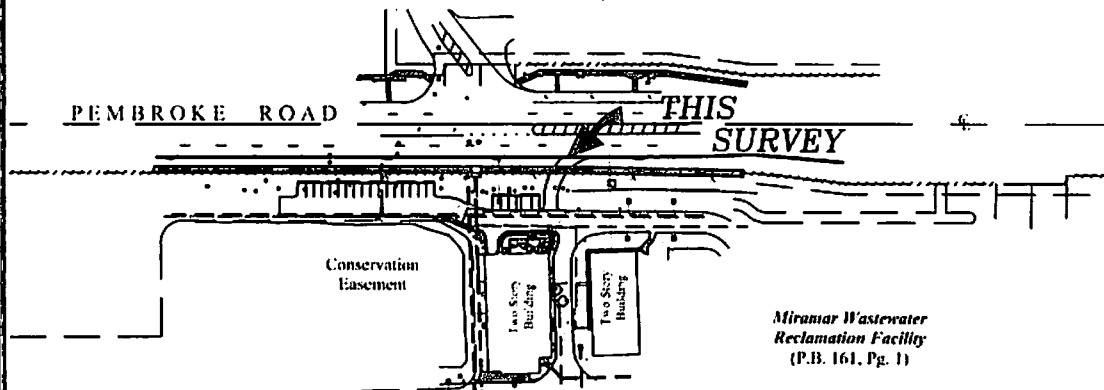
# CITY OF MIRAMAR PROPOSED NVAL

**Sheet 1 of 3**



LOCATION SKETCH NTS


**Pembroke Pines Public Services  
Maintenance Facility  
(P.B. 141, Pg. 19)**

**SURVEYOR'S NOTES:**

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the recorded plat.
2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.
3. All recordings shown hereon are referenced to the Public Records of Broward County, Florida.

<b>No.</b>	<b>REVISIONS</b>	<b>DATE</b>

**NOT VALID WITHOUT THE  
SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF  
A FLORIDA LICENSED  
SURVEYOR AND MAPPER**

  
04/25/2014  
DENNIS J. GABRIELE  
Professional Surveyor and Mapper  
NO. LS 5709  
State of Florida

JOB NO. 13-0612	DRAWN BY: MRK	QC: DJG	SCALE: NTS
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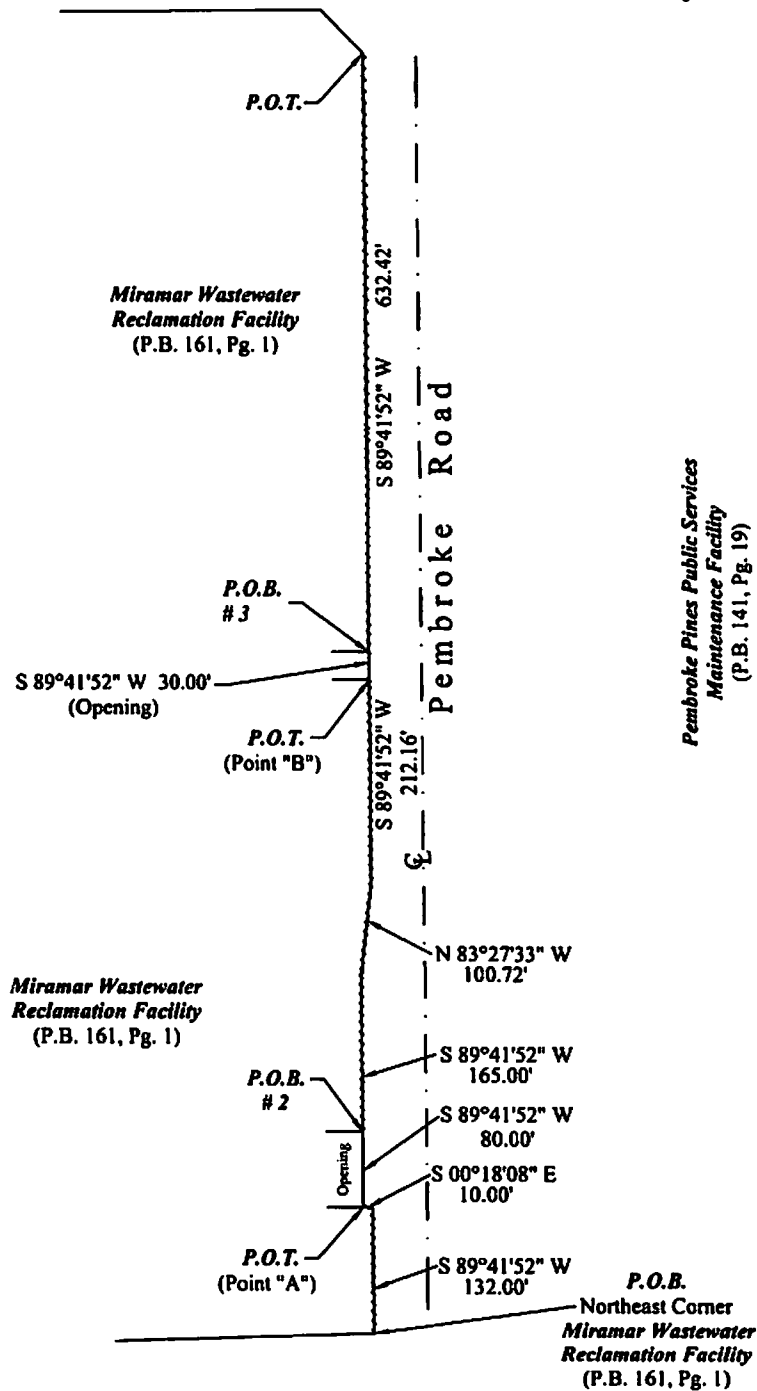


# MUNSON DESIGN AND CONSULTING, INC.

8910 N.W. 21 COURT  
CORAL SPRINGS, FL. 33071  
PHONE: 954-340-5291  
FAX: 954-340-9479  
LB # 7958

PROJECT ADDRESS:  
13900 PEMBROKE ROAD  
MIRAMAR, FL

Sheet 2 of 3



## Legend

P.O.B. = Point of Beginning  
P.O.T. = Point of Termination  
P.B. = Plat Book  
Pg. = Page

B.C.R. = Broward County Records  
----- = Non Vehicular Access Line  
Ref. Pt. = Reference Point



**MUNSON DESIGN AND  
CONSULTING, INC.**

8910 N.W. 21 COURT  
CORAL SPRINGS, FL. 33071  
PHONE: 954-340-5291  
FAX: 954-340-9479  
LB # 7958

**Sheet 3 of 3**

## **LEGAL DESCRIPTION**

A NON-VEHICULAR ACCESS LINE BEING A PORTION OF *MIRAMAR WASTEWATER RECLAMATION FACILITY*, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE NORTHEAST CORNER OF SAID PLAT;  
THENCE, SOUTH 89°41'52" WEST, A DISTANCE OF 132.00 FEET;  
THENCE, SOUTH 00°18'08" EAST, A DISTANCE OF 10.00 FEET TO THE *POINT OF TERMINATION*  
(POINT "A");

**TOGETHER WITH:**

**COMMENCING** AT SAID POINT "A";  
THENCE, SOUTH 89°41'52" WEST, A DISTANCE OF 80.00 FEET TO *POINT OF BEGINNING #2*;  
THENCE, CONTINUE SOUTH 89°41'52" WEST, A DISTANCE OF 165.00 FEET;  
THENCE, NORTH 83°27'33" WEST, A DISTANCE OF 100.72 FEET;  
THENCE, SOUTH 89°41'52" WEST, A DISTANCE OF 212.16 FEET TO THE *POINT OF TERMINATION*  
(POINT "B");

**TOGETHER WITH:**

**COMMENCING** AT SAID POINT "B";  
THENCE, SOUTH 89°41'52" WEST, A DISTANCE OF 30.00 FEET TO *POINT OF BEGINNING #3*;  
THENCE, CONTINUE SOUTH 89°41'52" WEST, A DISTANCE OF 632.42 FEET TO THE *POINT OF TERMINATION*;

SAID LANDS SITUATED IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Redevelopment Division  
**Application to Change or Waive Requirements  
of the Broward County Land Development Code**

**INSTRUCTIONS**

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

**ROADWAY RELATED**

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

**NON-ROADWAY RELATED**

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in black ink.

**PROJECT INFORMATION**

Plot/Site Plan Name MIRAMAR WASTEWATER RECLAMATION FACILITY  
Plot/Site Plan Number 057-MP-94 Plot Book - Page 161 / 1 (If recorded)  
Owner/Applicant CITY OF MIRAMAR / LUIS LOPEZ Phone (954) 602-3316  
Address 2200 CIVIC CENTER PL. CITY MIRAMAR State FL Zip Code 33025  
Owner's E-mail Address LLOPEZ@ci.miramar.fl.us Fax # (954) 602-3599  
Agent MUNSON DESIGN & CONSULTING INC. Phone (954) 340-5291  
Contact Person SHANE MUNSON, PE  
Address 8910 NW 21ST City CORAL SPRINGS State FL Zip Code 33071  
Agent's E-mail Address indcengineers@bellsouth.net Fax # (954) 340-9479

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) \_\_\_\_\_

Land Development Code citation(s) \_\_\_\_\_

Have you contacted anyone in County Government regarding this request? ☒ Yes ☐ No

If yes, indicate name(s), department and date Susanne Henderson of Urban

Planning & Redevelopment Dpt, Development Management Division / 8-28-2013

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary)

REQUEST TO VACATE THE EXISTING NVAL &  
RECREATE A NEW NVAL TO MATCH OUR PROJECTS  
NEW DRIVEWAY CONNECTION TO PEMBROKE ROAD. 30' WIDE  
OPENING PER SKETCH FOR OUTBOUND TRAFFIC ONLY

Please see the reverse side of this form for Required Documentation  
and Owner/Agent Certification

**REQUIRED DOCUMENTATION** - All copies of plats, site plans, surveys or drawings must be lodged to a size approximately 11" x 17"

All requests listed on the reverse side of this form must include the following:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request. **ATTACHED**
- Six (6) folded copies of the approved, or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with PER Division Staff). **ATTACHED**
- A check made payable to the Broward County Board of County Commissioners for the application fees (if applicable). Please consult the Development Permit Application Fee Schedule. **PREVIOUS/PAID**

For **ROADWAY RELATED** items (1 through 5) listed under **INSTRUCTIONS** on the reverse side of this form, the following additional documents are requested:

- Six (6) folded copies of the proposed site plan which shows at a minimum the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). If the site plan has not been prepared, six (6) folded copies of a drawing which clearly illustrates the proposed change(s) may be accepted, if, in the judgement of staff, the drawing demonstrates the rationale for the request. The site plan or drawing must provide relevant dimensions and must be drawn to scale. **ATTACHED**
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the state. **CITY MAINTAINED ROADWAY**

For **NON-ROADWAY RELATED** items (6 through 12) listed under **INSTRUCTIONS** on the reverse side of this form, please consult with Planning & Redevelopment Division (PRD) staff for a determination of any additional required documentation.

**OWNER/AGENT CERTIFICATION**

State of \_\_\_\_\_

County of \_\_\_\_\_

*orig. to be submitted*

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent \_\_\_\_\_

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_ ☐ He/she is personally known to me or  
☐ Has presented \_\_\_\_\_ as identification.

Signature of Notary Public \_\_\_\_\_

Type or Print Name \_\_\_\_\_

**FOR PLANNING & REDEVELOPMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 5/13/14 Acceptance Date 5/14/14  
Comments Due 05/23/14 C.C. Mtg. Date 06/24/14 Fee \$ \_\_\_\_\_  
Report Due \_\_\_\_\_ Adjacent City \_\_\_\_\_  
☒ Plats ☒ Site Plans/Drawings ☒ City Letter ☐ FDOT Letter  
☐ Other (Describe) \_\_\_\_\_

Title of Request amend NVAL

Distribute to: ☒ Engineering ☒ Traffic Engineering ☒ Mass Transit  
☐ Other \_\_\_\_\_ ☐ Other \_\_\_\_\_

Comments This is a REVISED application for item deferred from 03/11/14 (#25)  
Received by SMH



Environmental Protection and Growth Management Department

**PLANNING AND REDEVELOPMENT DIVISION**

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

May 14, 2014

**Municipal Planner  
City of Pembroke Pines  
10100 Pines Blvd  
Pembroke Pines, FL 33026**

**NOTE: A revised application has been submitted requesting an amended location on Pembroke Road.**

RE: Municipal notification of a delegation request to amend the non-vehicular access line and/or modify plat conditions on a plat adjacent to the city limits:

**Plat Name: Miramar Wastewater Reclamation Facility  
Plat No.: 057-MP-94**

**Written comments must be received on or before May 23, 2014.**

Dear Planner:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding the attached copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Redevelopment Division on or before the above-referenced date. Please send your comments via e-mail to Sue Henderson at [shenderson@broward.org](mailto:shenderson@broward.org).

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Sue Henderson at 954-357-6627.

Sincerely,

Henry Sniezek, Director  
Planning and Redevelopment Division