

STAFF REPORT
Miramar Town Center Plat
042-MP-00

A request to modify conditions of plat approval has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on December 11, 2001, for 172,000 square feet of community center use on 54.2 acres. The property is located on the south side of Miramar Boulevard between Red Road and Hiatus Road, in the City of Miramar. This plat is located within Increment II of the East Miramar Areawide Development of Regional Impact. (DRI).

On August 21, 2012, the County Commission approved a request to revise the note restriction and the plat was recorded on January 28, 2013 (O.R.B. 49455, PG.1007). The current note is currently restricted to 62,795 square feet of community facility, 72,205 square feet of library/institutes of higher learning, 95,000 square feet of government office use, 26,000 square feet of wellness center, 144,155 square feet of commercial use, 51,705 square feet of office use, 6,000 square feet of bank use, 80,000 square feet of police station, 134 townhouse units and 370 mid-rise units.

The applicant is requesting the modify the 100-foot opening on Red Road, 750 feet southeasterly of Miramar Boulevard, from right turns only to right turns and left turn-in from Red Road.

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

The attached comments from the Florida Department of Transportation (FDOT) indicate approval with conditions with this request.

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 from these Divisions, which requests compliance with the adequacy standards of the Broward County Land Development Code.

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.

Finally, 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



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: October 10, 2017

TO: Josie Sesodia, Director
Planning and Development Management Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request to Modify Conditions of Plat Approval
Miramar Town Center Plat (042-MP-00)

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 Access Requirements for the 100-foot opening on Red Road adjacent to the plat. Our review included the information contained in the application, the property survey, the site 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 and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed Modification to the Conditions subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

1. The property owners of Miramar Town Center Plat (Folio Number 514024130021) must fully execute the Amendment to Nonvehicular 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).
 - 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 non-vehicular access line along Red Road adjacent to the plat except at the following openings:
 - a. A 100-foot opening, centered 750 feet east of the centerline of Miramar Boulevard and as currently indicated on the recorded plat. This opening shall be labeled on Exhibit C: RIGHT IN/OUT, LEFT IN TURNS ONLY.

ACCESS REQUIREMENTS

6. The minimum distance from the non-vehicular access line of Red Road, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 80 feet.
7. Any driveway in the 100-foot opening: shall be centered in the opening, shall consist of a minimum of two ingress lanes, each 16-feet in width, and one 12-foot wide egress lane, with minimum entrance radii of 25 feet.

TURN LANE IMPROVEMENTS (Secure and Construct)

8. East bound left turn lane on Red Road at the 100-foot opening with 235 feet of storage and 50 feet of transition.

Median opening design to include acceptable vehicular turning radii. The length of the storage lane is measured from the end of the taper to the point of curvature of the median opening.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

9. Construction of the required improvements shall include installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. 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.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

10. County Commission Policy requires a recordable agreement listing all of the plat required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the NVAL Amendment Agreement. 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.
11. 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://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

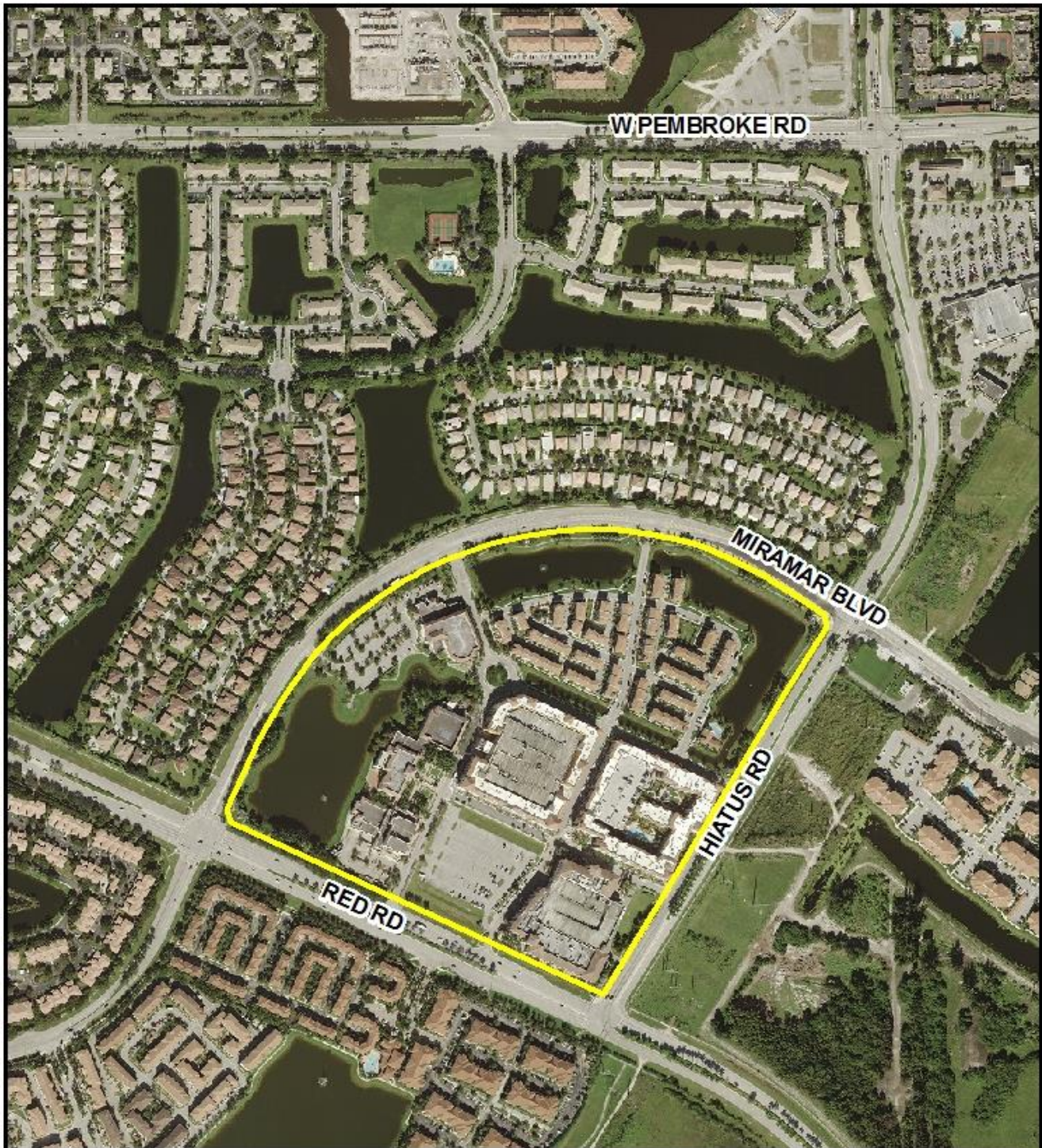
12. Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering

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.

13. 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 REQUIREMENTS

14. The Traffic Engineering Division, the Highway Construction and Engineering Division, and the Office of Transportation recommendations for this Delegation Request may be modified for minor technical conflicts which are identified by details included in submitted construction plans.
15. 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, constructions, studies, etc., shall conform to the applicable sections of the following:
 - United States Department of Transportation: "Manual on Uniform Traffic Control Devices", (MUTCD).
 - State of Florida Department of Transportation:
 - "Design Standards".
 - "Standards Specifications".
 - "Transit Facilities Guidelines"
 - Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction"
 - In addition, all designs for construction shall be certified by a Professional Engineer or Land Surveyor registered in the State of Florida, that they meet the standards included above.
16. The developer shall be responsible for the cost of relocating utilities, drainage facilities, traffic control poles, interconnect cables, and related equipment as necessary to complete required improvements.
17. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
18. 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.



Commission District No. 8
Municipality: Miramar
S/T/R: 24 & 25/51/40



042-MP-00
Miramar Town
Center Plat



0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2017



June 21, 2017

Ms. Jo Sesodia, AICP, Director
Broward County, Planning and Development Management Division
1 North University Drive
Plantation, FL 33324

CITY OF MIRAMAR

An Equal Opportunity Employer

Mayor

Wayne M. Messam

Vice Mayor

Winston F. Barnes

City Commission

Maxwell B. Chambers

Yvette Colbourne

Darline B. Riggs

City Manager

Kathleen Woods-Richardson

Re: Miramar Town Center Plat, Plat Book 172, Page 141
Letter of No Objection to Modify Requirements of the Broward
County Land Development Code

Dear Ms. Sesodia:

The Planning and Engineering staff have reviewed an application to amend the Miramar Town Center Plat, as recorded in Plat Book 172, Page 141 of the Public Records of Broward County Florida. The requested amendment is to change the 100 foot opening from right turns only to right turns and left turn-in movements from Flamingo/Red Road Extension (State Road No. 823) to Miramar Town Center. The subject opening is located at the north right-of-way of Flamingo/Red Road Extension (State Road No. 823), 750 feet southeasterly of Miramar Boulevard, as shown on the Miramar Town Center Plat.

The City of Miramar has no objection to the approval of the subject request. Should you have any questions, please do not hesitate to contact me at (954) 602-3320 or email at bjvempala@miramarfl.gov.

Respectfully,

Bissy Vempala, P.E.
City Engineer

C: Eric Silva, AICP, Community & Economic Development
Department Director
Michael Alpert, AICP, Principal Planner

"We're at the
Center of Everything"

**Construction & Facilities
Management**
2200 Civic Center Place
Miramar, Florida 33025

Phone (954) 602-3300
FAX (954) 602-3522



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

MICHAEL DEW
SECRETARY

July 13, 2017

Juan Calderon, P.E.
Caltran Engineering Group
790 NW 107 Avenue, Suite 200
Miami, FL 33174

Dear Juan Calderon, P.E.:

RE: July 13, 2017 Variance Committee Review to allow for Category C Driveway

Applicant: City of Miramar Broward, (Urban) City of Miramar
State Road: 823 **Section:** 86190500 **MP:** 1.240 **Access Class:** 03 **Posted Speed:** 45 mph **SIS:** N
Site Acreage: 54.168 Acres **Proposed Land Use/Maximum Square Footage:** 62,795 SF of Community Facility, 72,205 SF of Library/Institutes of Higher Learning, 95,000 SF of Government Office, 26,000 SF of Wellness Center, 144,155 SF of Commercial Use, 51,705 SF of Office, 6,000 SF of Bank, 80,000 SF of Police Station, 134 Townhouse Units and 370 Mid-Rise Units
Project Name & Address: Miramar Town Center – 2300 Civic Center Place - Miramar, FL 33025
Date of Pre-application Review: June 15, 2017

Request:

- **Southbound left-turn directional median opening on SR 823/Red Road at Civic Center Place.**

This request is: **Approved with Conditions**

Conditions: / Comments:

A minimum driveway length of 80 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.

Two receiving lanes shall be provided along Civic Center Place and shall extend a minimum of 100 feet.

The proposed southbound left turn lane at SR 823/Red Road at Civic Center Place shall have a minimum length of 285 feet.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

City of Miramar – SR 823/Red Road Directional Median Opening
July 13, 2017

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than 12 months.

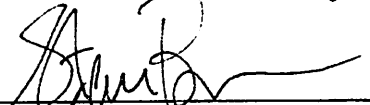
Please submit a copy of this letter with your permit application. Contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding the permit application at telephone number 954-777-4377 or e-mail: geysa.sosa@dot.state.fl.us.

For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.


THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

With the above ruling I


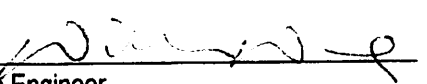
Agree Disagree

Steven C. Braun, P.E. 
District Design Engineer

July 13, 2017

Mark Plass, P.E. 
District Traffic Operations Engineer

July 13, 2017

 Morteza Alian, P.E. 
District Maintenance Engineer

July 13, 2017

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management 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

Plat/Site Plan Name MIRAMAR TOWN CENTER
 Plat/Site Plan Number 042-MP-00 Plat Book - Page 132-141 (If recorded)
 Owner/Applicant CALTRAN Engineering Group, Inc. Phone (786) 456-7700
 Address 790 NW 107 Avenue, Suite 200 City Miami, State FL Zip Code 33172
 Owner's E-mail Address bivempala@miramarfl.gov Fax # (954) 602-3522
 Agent Juan S. Calderon Phone (786) 456-7700
 Contact Person Juan S. Calderon
 Address 790 NW 107 Avenue, Suite 200 City Miami State FL Zip Code 33172
 Agent's E-mail Address jcalderon@caltransgroup.com Fax # (786) 513-0711

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) N/A

Land Development Code citation(s) N/A

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

If yes, indicate name(s), department and date _____

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

To change the 100 foot Opening from (right turn Only) to 100 foot opening (Right and Left turn), located at the North Right-of-Way of Flaming/Red Road Extension (State Road No. 823), 750 feet Southeasterly of Miramar Boulevard, As shown on the Plat of Miramar Town and Center.

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

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about 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.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

OWNER/AGENT CERTIFICATION

State of Florida

County of Miami-Dade

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 27 day of July, 2017

by Juan S. Calderon, P.E. He/she is personally known to me or

Has presented _____ as identification.

Signature of Notary Public Rosinin Rodriguez

Type or Print Name Rosinin Rodriguez



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 9/11/17 Acceptance Date 9/20/17

Comments Due 10/4/17 C.C. Mtg. Date _____ Fee \$ 2,410

Report Due _____ Adjacent City none

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) _____

Title of Request modification from

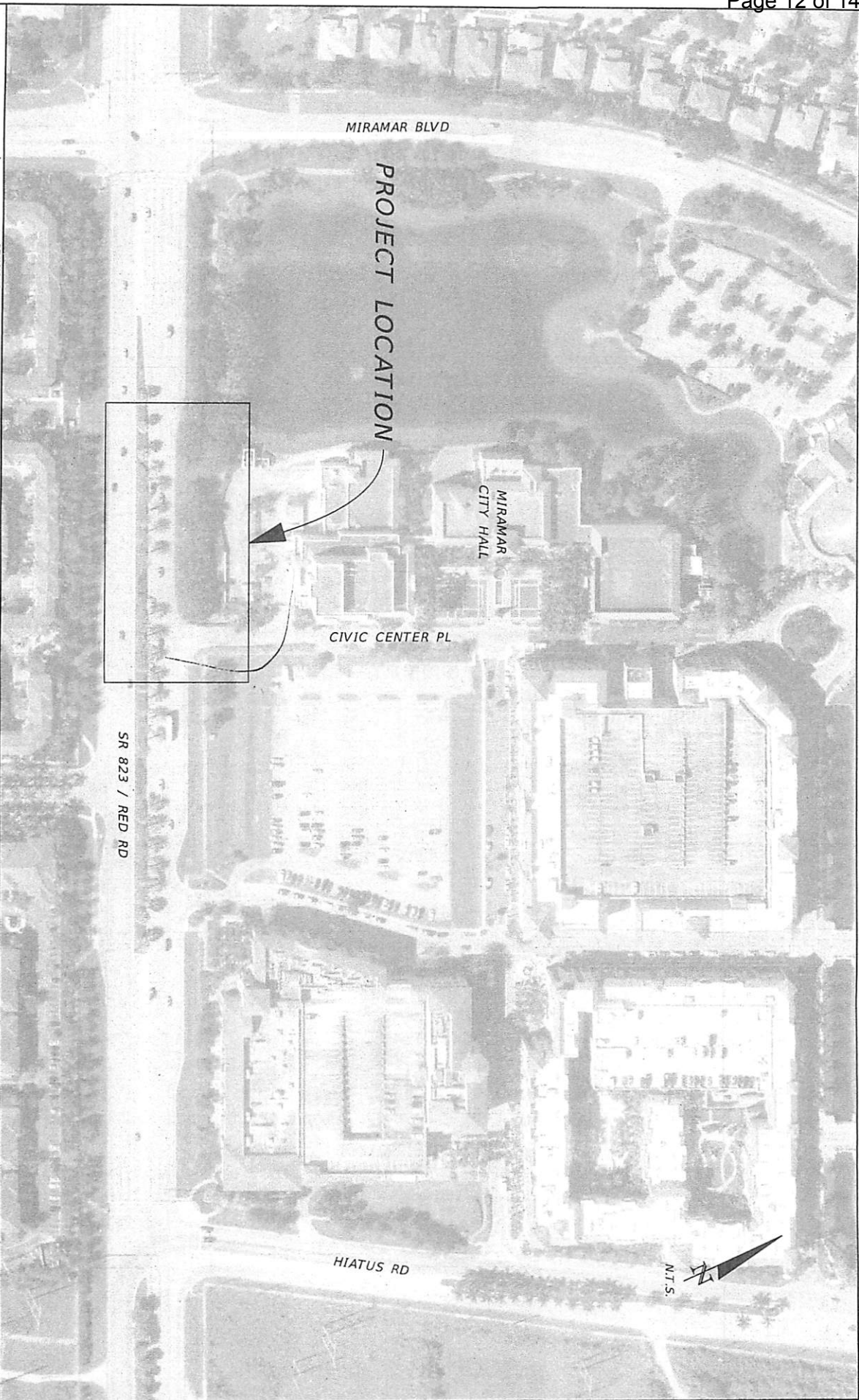
right turn only to right and left turn

Distribute to: Engineering Traffic Engineering Mass Transit

Other _____ Other _____

Comments _____

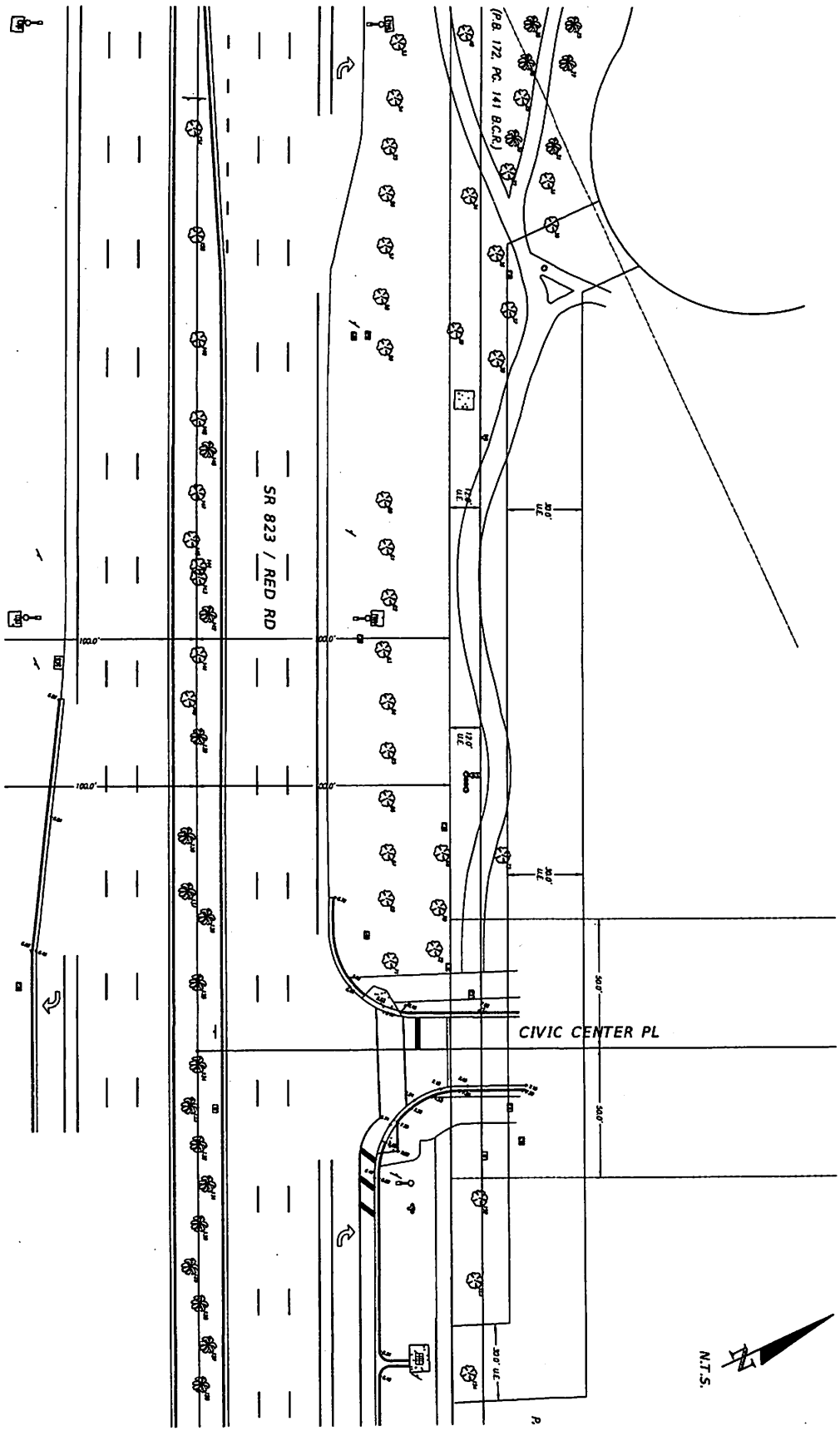
Received by [Signature]



DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION
CALTRAN ENGINEERING GROUP, INC. 780 N. 1ST AVENUE, SUITE 200 P.O. BOX 1810, SUITE 1150 SAN ANTONIO, TEXAS 78201 TEL: 214-222-1100 FAX: 214-222-1101 CA No. 00255119				
CITY OF MIRAMAR		CITY OF MIRAMAR		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
823	BROWARD			
SHEET NO.				
SITES				
SITES				
SITES				

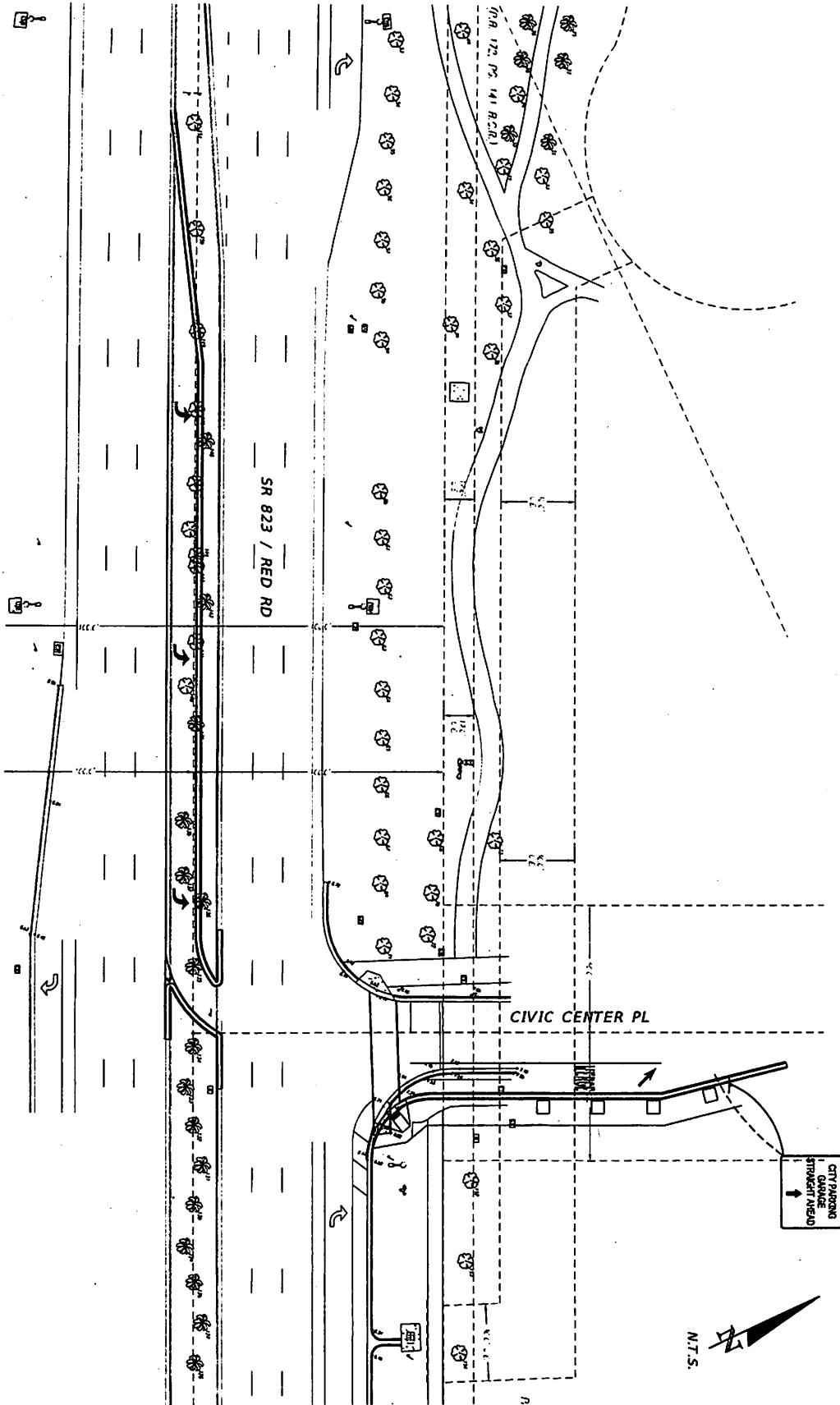
SITE PLAN

N.T.S.



DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION

CALTRANS ENGINEERING GROUP, INC. 1000 EAST 10TH AVENUE, SUITE 200 DENVER, COLORADO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.CALTRANS-ENGINEERING.COM		CITY OF MIRAMAR COUNTY OF BROWARD FINANCIAL PROJECT ID	ROAD NO. 823	SHEET NO.
EXISTING CONDITIONS		SHEET NO.	SHEET NO.	SHEET NO.



DATE		REVISIONS		DESCRIPTION	DATE	DESCRIPTION

CALTRANS ENGINEERING TRUCKEE GROUP, INC., SUITE 200 1400 N. WILSON BLVD. TRUCKEE, CA 96248 TEL: (530) 894-1111 FAX: (530) 894-1112 E-MAIL: INFO@CALTRANS-ENGINEERING.COM				CITY OF MARIKAK COUNTY FINANCIAL PROJECT ID	
ROAD NO. 823		COUNTY BROWARD		FINANCIAL PROJECT ID	
SHEET NO.		DRAWN		DATE	

PROPOSED IMPROVEMENT		SHEET NO.
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