

STAFF REPORT  
Miramar Regional Park Replat  
019-MP-99

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Board of County Commissioners on January 18, 2000, for a park on Parcels A, B, and L and 185,000 square feet of commercial use on Parcels C, D, E, and F. The 194.5 acres property is located on the north side of Miramar Parkway and east of Southwest 172 Avenue, in the City of Miramar. The plat was recorded on January 31, 2001 (Plat Book 169, Page 87).

The current note, which was approved by the Board of County Commissioners on August 13, 2013, restricts the plat as follows:

This plat is restricted to 171.89 acres of park on Parcels A, B and L; **186,800 square feet of commercial use on Parcels C, E and F**; and a service station with convenience store, carwash and 20 fueling positions on Parcel D.

The applicant is requesting to add 13,200 square feet of commercial use on Parcels C, E and F which is located at the southwest corner of the plat adjacent to Miramar Parkway. The proposed note reads as follows:

This plat is restricted to 171.89 acres of park on Parcels A, B and L; **200,000 square feet of commercial use on Parcels C, E and F**; and a service station with convenience store, carwash and 20 fueling positions on Parcel D. Freestanding banks and/or banks with drive-thru facilities are not permitted without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

This request was evaluated by the Reviewing Agencies.

Planning Council staff notes that this parcel was the subject of Broward County Land Use Plan amendment PC 98-11, which amended the future land use designation from "Estate (1) Residential" to "Commercial." The amendment was adopted by the Broward County Commission on June 23, 1998 subject to compliance with a Voluntary Regional Transportation Network Agreement, recorded in Official Records Book 28549, Page 291 that required the developer to construct improvements to the intersection of Miramar Parkway and Dykes Road. It should be noted that at the time of plat approval, this Voluntary Agreement was incorporated into a Traffic Concurrency Agreement (Official Records Book 30614, Page 1213 and subsequently amended in Official Records Book 31232, Page 213 and Official Records Book 32528, Page 326). The obligations of these agreements have been satisfied.

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

This application has been reviewed by Highway Construction and Engineering Division staff who has no objections to this request.

The Service and Capital Planning staff of the Transit Division notes that this plat is currently served BCT Routes 28 and 106 on SW 172 Avenue and an existing bus stop with ID#5640.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has indicated that the property is located within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction or the use of construction cranes must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located in the City of Miramar and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Miramar, Community and Economic Development at 954-602-3254 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

The Broward County Parks and Recreation Division has reviewed this application and has no objections to this request, provided that the additional 13,200 square feet of commercial use does not impact the adjacent Miramar Regional Park.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 44 PM peak hour trip. The plat is located within the Southwest Transportation Concurrency Management Area, and this application satisfies the regional road network concurrency requirement of Section 5-182(a)(5)a) of the Broward County Land Development Code.

This plat is located within the Southwest Standard Transportation Concurrency District, and this application satisfies the concurrency requirements for the regional road network specified in Section 5-182(a)(5)b) of the Broward County Land Development Code.

Road impact fees were paid for 186,800 square feet of commercial use on Parcels C, E and F. The additional 13,200 square feet of commercial use proposed by this request will be subject to road impact and administrative fees which will be assessed and paid in accordance with the fee schedule specified in accordance to the Land Development Code, amendments adopted April 26, 2005, during the review of construction plans submitted for County environmental review approval. The applicant is advised that road impact fees are subject to an annual adjustment on October 1.

Staff recommends **APPROVAL** of this request provided the applicant accomplishes the following:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **February 27, 2019**.

The amended note must also include language stating the following:

Any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- A) If a building permit for a principal building on **Parcels C, E and F** and first inspection approval are not issued by **February 27, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed on **Parcels C, E and F** by **February 27, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

In addition, staff recommends that the Board authorize 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

Continued

by a state or federal agency or undertakes actions that result in a violation of state or federal law.


*KDL*

Continued





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Miramar Regional Park Replat (Parcels C, E and F)  
(019-MP-99) City of Miramar

DATE: July 6, 2017

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: Parcels C, E and F are restricted to 186,800 square feet of commercial use.

TO: Parcels C, E and F are restricted to 200,000 square feet of commercial use.

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 Parcels C, E and F of this plat for the uses permitted in the "Commercial" land use category. This parcel is generally located on the north side of Miramar Parkway, between Southwest 160 Avenue and Southwest 172 Avenue.

Planning Council staff notes that this parcel was the subject of Broward County Land Use Plan (BCLUP) amendment PC 98-11, which amended the future land use designation from "Estate (1) Residential" to "Commercial." Said amendment was adopted by the Broward County Commission on June 23, 1998, subject to the following voluntary restriction:

- Voluntary Transportation Network Agreement.

The existing and proposed commercial uses on Parcels C, E and F are in compliance with the permitted uses of the effective land use plan.

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.

**Miramar Regional Park Replat (Parcels C, E and F)**  
**July 6, 2017**  
**Page Two**

BBB:PMS

cc: Kathleen Woods-Richardson, City Manager  
City of Miramar

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





## 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

**"We're at the  
Center of Everything"**

**Community & Economic  
Development**  
2200 Civic Center Place  
Miramar, Florida 33025

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

May 22, 2017

Thuy Turner, AICP, Planning Section Supervisor  
Broward County Environmental Protection and Growth Management  
Department, Planning & Development Management Division  
1 North University Drive, Suite 102A, Plantation, FL 33324

**RE: Plat Note Amendment to amend the Restrictive Note on the  
Miramar Regional Park Replat as Recorded in Plat Book 169,  
Page 87, for ABC Fine Wine & Spirits**

Dear Ms. Turner:

The City of Miramar has received a request from Dunay, Miskel and  
Backman, LLP, on behalf of ABC Liquors, Inc., to amend the note on the  
referenced plat.

- **From:** "This plat is restricted to 171.89 acres of park on Parcels A, B and L; 186,800 square feet of commercial use on Parcels C, E and F; and a service station with convenience store, carwash and 20 fueling positions on Parcel D."
- **To:** "This plat is restricted to 171.89 acres of park on Parcels A, B and L; 200,000 square feet of commercial use on Parcels C, E and F; and a service station with convenience store, carwash and 20 fueling positions on Parcel D. Freestanding banks and/or banks with drive-thru facilities are not permitted within Parcels C, E, and F without approval from the Board of County Commissioners who shall review and address these uses for increased impacts."

On May 11, 2017, the City's Development Review Committee recommended approval with conditions of the site plan for an ABC Fine Wine & Spirits store and therefore, 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@miramarfl.gov](mailto:malpert@miramarfl.gov), if you have any questions or concerns.

Sincerely,

Michael Alpert, AICP, Principal Planner  
Community & Economic Development Department



**ENVIRONMENTAL REVIEW AND COMMENTS REPORT  
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

**Application:** Request to amend the note to add 13,200 square feet of commercial use.  
**File Number:** **019-MP-99**  
**Project Name:** **Miramar Regional Park Replat**  
**Comments Due:** **July 11, 2017**  
**Development Type:** **Park** (171.89 Acres on Parcels A, B and L), **Commercial** (200,000 Square Feet), and **Service Station / Convenience Store** (20 Fueling Positions on Parcel D)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

**Surface Water Management**

This plat is located in the City of Miramar and is in the South Broward Drainage District. Surface water management plans for this plat must meet the criteria of the Drainage District. A surface water management permit must be obtained from this District prior to any construction.

**Potable Water Review**

This plat will be served by the City of Miramar's Water Treatment Plant which has a capacity of 17.450 MGD and a maximum daily flow of 15.400 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

**Wastewater Review**

Wastewater Treatment Plant:	<b>Miramar</b>
Flow Data:	<b>As of 10/17</b>
EPGMD Licensed Capacity	<b>12.7000 MGD</b>
12 Month Average Flow:	<b>9.9400 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.4190 MGD</b>
Total Committed Flow:	<b>10.3590 MGD</b>
Estimated Project Flow:	<b>0.0305 MGD</b>

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

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019-MP-99 MIRAMAR REGIONAL PARK REPLAT

**Natural Resources Preservation**

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Miramar if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory; however, it is adjacent to Miramar Regional Park which does contain the Miramar Regional Park Mitigation Area, which is included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which

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019-MP-99 MIRAMAR REGIONAL PARK REPLAT

provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

**Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project**

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.

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Be advised that approval of a delegation request does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



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

**Application to Amend or Revise Level of Approved Development**

**INSTRUCTIONS**

This form is used to apply for amendments or revisions to the current level of development previously approved. 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 required documentation attached. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat Name Miramar Regional Park Replat

Plat Number 019-MP-99 Plat Book - Page 169/87 (If recorded)

Owner/Applicant ABC Liquors, Inc. Phone 407-448-0395

Address 9001 S. Orange Avenue City Orlando State FL Zip Code 32824

Owner's E-mail Address rexw@abcfws.com Fax # \_\_\_\_\_

Agent Dunay, Miskel and Backman, LLP Phone 561-405-3322

Contact Person Heather Jo Allen, Esq.

Address 14 SE 4th Street, Suite 36 City Boca Raton State FL Zip Code 33432

Agent's E-mail Address hallen@dmbblaw.com Fax # 561-409-2341

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat See attached.

Proposed note for entire plat See attached.

**PLEASE ANSWER THE FOLLOWING QUESTIONS**

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  
 Yes  No  Don't Know  
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?  Yes  No  
 If YES, provide LUPA number: \_\_\_\_\_

Does the note represent a change in TRIPS?  Increase  Decrease  No Change  
 Does the note represent a major change in Land Use?  Yes  No

Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
City of Miramar

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
City of Miramar

Are on-site wells for potable water currently in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 77 spaces

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) See attached narrative.

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

**Please see reverse side 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.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

*School Concurrency Submission Requirements*

- RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft. or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Commercial	182,740 SF	Currently occupied	Yes	No	No

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

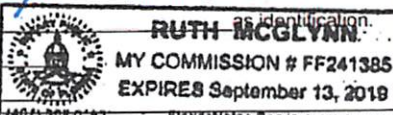
**OWNER/AGENT CERTIFICATION**

State of Florida  
 County of Palm Beach

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 Heather Jo Allen  
 Sworn and subscribed to before me this 13<sup>th</sup> day of June, 2017  
 by Heather Jo Allen  He/she is personally known to me or as identification.

Has presented  
 Signature of Notary Public Ruth McGlynn  
 Type or Print Name Ruth McGlynn



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time Application Date 06/15/17 Acceptance Date 06/26/2017  
 Comments Due 07/10/17 C.C. Mtg. Date 08/22/17 Fee \$ 2370

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments(Describe) \_\_\_\_\_  
 Title of Request note amendment

Distribute to:  Full Review  Planning Council  School Board  Land Use & Permitting

Health Department (on septic tanks and/or wells)  Zoning Code Services (unincorporated area only)  
 Planning & Redevelopment (unincorporated area only)  Other \_\_\_\_\_

Adjacent City none Received by KJG



Gary Dunay  
Bonnie Miskel  
Scott Backman

Hope Cathoun  
Dwayne Dickerson  
Ele Zachariades

Christina Bilenki  
Heather Jo Allen  
Andrea Keiser

**Miramar Regional Park Replat  
16901 Miramar Parkway  
Miramar Florida  
Plat Note Amendment**

ABC Liquors, Inc. ("Petitioner") is the owner of the outparcel identified by folio number 5140 29 09 0060 ("Outparcel"), which is located within the Super Target Shopping Center located at 16901 Miramar Parkway ("Property"). The Property is generally located on the north side of Miramar Parkway east of Southwest 172<sup>nd</sup> Avenue in the City of Miramar. The Property has been developed with an 182,740-square foot Super Target. A City of Miramar development application is currently being processed to develop a second outparcel within the Property with a 3,907-square foot restaurant. Petitioner proposes to develop a 12,512-square foot ABC Fine Wine & Spirits on the Outparcel ("Project").

The Property was platted as Parcels C, E and F of the Miramar Regional Park Replat as recorded in Plat Book 169, Page 87 ("Plat") of the Public Records of Broward County. Petitioner seeks to add commercial square footage to allow for the Project on the Property by amending the restrictive note on the Plat as follows:

From:

*This plat is restricted to 171.89 acres of park on Parcels A, B and L; 186,800 square feet of commercial use on Parcels C, E and F; and a service station with convenience store, carwash and 20 fueling positions on Parcel D.*

To:

*This plat is restricted to 171.89 acres of park on Parcels A, B and L; 200,000 square feet of commercial use on Parcels C, E and F; and a service station with convenience store, carwash and 20 fueling positions on Parcel D. Freestanding banks and/or banks with drive-thru facilities are not permitted within Parcels C, E, and F without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.*

Petitioner respectfully requests that the County approve this delegation request to amend the note on the face of the Plat as described above. Please contact Heather Jo Allen, Esq. at (561) 405-3322 should you have any questions or need additional information to process this request.