

MIRASOL TOWN CENTER PRELIMINARY PLAT MODIFICATION PROJECT NARRATIVE

The Mirasol Town Center Plat was recorded on July 23, 2020. Along the southern portion of the property, fronting Laurel Rd, the plat included two tracts (Tract 300 & Tract 301) that were planned to be further subdivided at a future date through a plat modification. This submittal is the first step that that modification.

The only changes proposed by this Preliminary Plat are to the originally platted parcels identified as Lot 6, Tract 300, Lot 9 and Tract 301. There are no changes proposed to any of the other areas of the current plat.

In advance of submitting this modification, the FDOT informed the applicant that the planned right-in/right-out left-in access between Mirasol Boulevard and Monticeto Street would not be permitted due to this roadway not meeting the minimum required spacing requirements from other existing access points. Through the modification of Tract 300, this access point has been eliminated.

In addition, the boundary lines for Lots 6 & 9 were also modified to meet market demand for these lots. The plat modification now includes Lot 6 through 10 in this area. Tract 301 is divided into 3 lots (Lots 11, 12 & 13). To the north of these lots are Tracts 202 & 203, which represent the extension of Serano Way to the east side of the site. The applicant proposes that these 2 tracts are for a future roadway which will be installed and maintained by the developer and Master Association. If Tracts 11, 12 and 13 are sold to a single user, these tracts will be utilized for Future Development.

The lots/tracts included under this modification are owned and controlled by Laurel Road Development, LLC. The Manager of Laurel Road Development, LLC is Vanguard Realtors, LLC. Its Manager is John R. Peshkin, who executed both the original plat as well as this application.