



Off-Site Improvements Associated with Merrick Square Townhomes

The proposed Merrick Square Plat has brought forth required and recommended transportation infrastructure improvements outside of the subject development site.

The Broward County Planning and Development Management Division has provided a Development Review Report outlining the requirements and recommendations tied to the proposed development. As it relates to seven of the recommended improvements, the applicant has provided the County a letter requesting revisions to the design details which is in discussion.

Below is a summary of the off-site improvements on Pines Boulevard and SW 172nd Avenue.

Pines Boulevard:

- Extend the existing eastbound right turn lane (into Merrick Square) to store more vehicles
- Construct an eastbound bus bay and relocate the bus shelter to line up with the new bus bay
- Bus landing pad (expanded sidewalk) at the bus bay
- Sidewalk improvements at driveway access points

SW 172nd Avenue:

- Extend the dual northbound, left turn lanes to store more vehicles turning left (westbound) onto Pines Boulevard
- Extend the southbound, left turn lane (into Merrick Square)
- Modify the median to accommodate the extended turn lanes
- Sidewalk and crosswalk improvements at driveway access points
- Removal of existing driveway not consistent with approved openings in the development