



Application Number 042-MP-00

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Owner/Applicant/Petitioner Name RD Manor Miramar, LLC			
Address 315 South Biscayne Boulevard	City Miami	State FL	Zip 33131
Phone N/A	Email N/A		
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Marla Neufeld, Esq.	
Address 200 E. Broward Boulevard, Suite 1800	City Fort Lauderdale	State FL	Zip 33301
Phone (954) 761-2929	Email marla.neufeld@gmlaw.com		
Plat/Site Plan Name Miramar Town Center Plat			
042-MP-00		Plat Book - Page (if recorded) 172/141	
Folio(s) 514025080010, 514025080020, 514025080030, 514025080040, 514025080050, AND SEE ATTACHED.			
Location northwest corner <u> </u> side of <u>Hiatus Road</u> at/between/and <u>and Red Road</u> and/of <u> </u> <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)
Please check all that apply (use attached Instructions for this form).
<input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)
<input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>) <ul style="list-style-type: none"> <input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205) <input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29) <input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
<input type="checkbox"/> Vacation (<i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> if needed)



Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number 042-MP-00	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Miramar Town Center Plat		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
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 for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Miramar Regional Activity Center	Land Use Plan Designation(s) n/a
Zoning District(s) Traditional Neighborhood Design	Zoning District(s) n/a

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? Yes No

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?
See attached chart			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*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 id defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
See proposed plat note		See proposed plat note	

NOTARY PUBLIC: Owner/Agent Certification

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

Owner/Agent Signature

Date

7.7.20

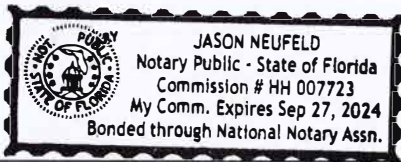
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 7 day of July, 2020, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date

7/20/2020

Acceptance Date

7/21/2020

Fee

\$2,090.00

Comments Due

8/11/2020

Report Due

8/25/2020

CC Meeting Date

T.B.D.

Adjacent City or Cities

None

Plats

Surveys

Site Plans

Landscaping Plans

Lighting Plans

City Letter

Agreements

Other:

FDOT letter, SCAD letter

Distribute To

Full Review

Planning Council

School Board

Land Use & Permitting

Health Department

Zoning Code Services (BMSD only)

Administrative Review

Other:

Received By

M. Randino

EXISTING LAND USE TABLE

21		
22		Constructed
23	Apts.	370
24	Townhomes	134
25	Retail	115,755
26	Office	46,083
27	Wellness/Fitness**	0
28	Police Station	66,019
29	Government Office	86,759
30	Library/Education	72,205
31	Cultural Center	45,200



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Direct Fax: 954.333.4129
Email: marla.neufeld@gmlaw.com

August 6, 2020

Josie P. Sesodia, Director
Planning and Development Management Division
Broward County
One North University Drive, Suite 102
Plantation, Florida

Re: Miramar Town Center Plat – Plat Note Amendment Narrative

Dear Jo:

On behalf of RD Manor Miramar, LLC (the “Applicant”), please accept this request for consideration of the proposed plat note amendment as described below. The Miramar Town Center Plat was recorded on June 12, 2003 and a subsequent plat note amendment was approved and recorded on January 28, 2013. The Miramar Town Center plat note restricts the uses on the property as follows:

This Plat is restricted to 62,795 square feet of community facility and 72,205 square feet of library/institutes of higher learning use, 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 use; 134 townhouse units; 370 midrise units; Commercial/retail uses are not permitted within office square footage without the approval of Board of County Commissioners who shall review and address the use for increased impacts.

The Applicant has submitted site plan applications to the City of Miramar proposing to develop the property with 393 dwelling units in a multi-family midrise structure with approximately 27,000 square feet of ground floor commercial use. The dwelling units will consist of 7 townhome units and 386 midrise apartment style units. As such, the Applicant proposed to amend the plat note restriction to read as follows:

This Plat is restricted to 62,795 square feet of community facility and 72,205 square feet of library/institutes of higher learning use, 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

Josie P. Sesodia
August 6, 2020
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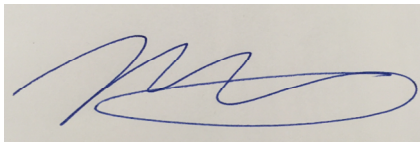
square feet of bank use; 80,000 square feet of police station use; 134 townhouse units; 370 midrise units on Parcel A, and 7 townhouse units and 386 midrise units on Parcel A-1.

We respectfully request that you consider this proposed plat note amendment.

Please contact me at (954) 761-2929 should you have any questions related to this request.

Sincerely,

GREENSPOON MARDER LLP



Marla Neufeld, Esq.