



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	West Broward Intermodal Center	Application Number:	016-MP-24
Application Type:	New Plat	Legistar Number:	25-808
Owner/Applicant:	Broward County Board of County Commissioners	Commission District:	9
Authorized Agent:	Premiere Design Solutions, Inc	Section/Twn./Range:	26/49/40
Location:	East side of Red Snapper Road between Panther Parkway/Northwest 136 Avenue and Sawgrass Mills Circle.	Folio Number (s):	4940-26-05-0310; 4940-26-05-0320
Municipality:	City of Sunrise	Platted Area:	10.7 Acres
Previous Plat:	Parcels H-1A and H-1B of Sawgrass Mills (Plat Book 137, Page 13)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until June 29, 2026.		
Meeting Date:	August 21, 2025.		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 5**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	Government, Transit Intermodal Center, and other supporting facility uses.
Plan Designation:	Commercial within a Dashed-Line Area
Adjacent Uses	Adjacent Plan Designations
North: Commercial	North: Industrial
South: Commercial	South: Commercial within a Dashed-Line Area
East: Commercial	East: Commercial within a Dashed-Line Area
West: Commercial	West: Transit Oriented Development

This plat is a replat of Parcel H-1A and H-1B of the Sawgrass Mills plat (Plat Book 137, Page 13/ 016-MP-87) which is currently restricted to 3,343,000 square feet of commercial use, 200,000 square feet of office, a 700-room hotel and 396 high-rise units. It is also located in the Sawgrass Mills Development of Regional Impact DRI. The DRI consists of more than 400 acres encompassing the entire Sawgrass Mills plat which contains the mall and 27 developable out-parcels.

The City of Sunrise adopted Ordinance No. 893-X-24-A on January 9, 2024, amending the active Sawgrass Mills Development of Regional Impact removing Parcel H-1A and H-1B from the DRI.

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Sunrise Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Commercial within a Dashed-Line Area” land use category. The proposed government, transit intermodal center and ancillary supporting uses are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached **(Exhibit 3)**.

2. Trafficways

Trafficways was approved on October 24, 2024 and is valid for 10 months.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum **(Exhibit 4)**. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

4. Concurrency – Transportation

This plat is located in the Sawgrass Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code.

At this time, a transportation concurrency assessment is not applicable. Pursuant to Section 5-182.1(5)(a)(1)(g) of the Land Development Code, the proposed use for a public transit facility within a TCMA is eligible for a Transportation Concurrency Satisfaction Certificate.

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Sunrise	City of Sunrise
Plant name:	Sunrise Sawgrass (04/24)	Sunrise Sawgrass (SSA) (03/25)
Design Capacity:	24.0 MGD	20.0 MGD
Annual Average Flow:	19.16 MGD	12.70 MGD
Estimated Project Flow:	0.046 MGD	0.046 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater

collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

6. Impact Fee

All impact fees (transportation impact fees and administrative fee) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

7. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Contact Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

Should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org. Prior to any alteration to site grading, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org.

B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Drainage 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.

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License.

Landscape material should not include any plants considered to be invasive of South Florida's native plant communities.

Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

This site is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation for this property. Contact the Environmental Permitting Division at 954-519-1483 or at Tree@broward.org for specific code requirements.

D. Clean-Up and Waste Regulation

The Broward County Clean-Up and Waste Regulation Program has no objection to the described plat. Not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump on landfill.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory. However, it is adjacent to protected natural lands Metropica Mitigation Area Level 1 wetlands and Level 2 mixed forest and non-mixed forest. Ensure wetland requirements are met with Aquatic & Wetland section of the Environmental Permitting Division.

8. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

9. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The subject property is within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall contact Rick Ferrer, Historic Preservation Officer, Resilient Environment Department, Urban Planning Division, Historic Preservation Program, at 1 North University Drive, Plantation, Florida 33324 or by phone at (954) 357-9731 for additional information about historical preservation regulations.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med Exam Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

10. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no comments.

11. Notice to Applicant

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.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Sawgrass Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on the face of the plat reading:
 - a. This plat is restricted to Government, Transit Intermodal Center, and other supporting facility uses.
 - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

4. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[NM]