



Public Works and Environmental Services Department

**HOUSING AND URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE**

Project Description			
Plat Name:	Miramar Park of Commerce Phase VI	Application Number:	035-MP-07
Application Type:	Non-Vehicular Access Line	Legistar Number:	26-458
Owner/Applicant:	Cleghorn Shoe Corporation, and Sunbeam Development Corporation	Commission District:	7
Authorized Agent:	Greenspoon Marder, LLP	Section/Twn./Range:	30/51/41
Location:	East side of Hiatus Road and Red Road, between Miramar Boulevard/Southwest 25 Street and Miramar Parkway	Folio Number (s):	5141-30-08-0010 5141-30-08-0020 5141-30-08-0030 (Parcel A, B, and C)
Municipality:	City of Miramar	Platted Area:	140.96 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
Meeting Date:	May 26, 2026		

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

The Application is attached (**Exhibit 3**). The Housing and Urban Planning Division (HUPD) 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.

This application is being presented with a companion plat note amendment for the plat.

Plat History and Development Rights			
Plat Board Approval:	March 10, 2009	Plat Book and Page Number:	180-43
Date Recorded:	May 31, 2012	Current Instrument Number:	110789154
Non-Vehicular Access Line (NVAL) Restriction			
Existing NVAL :	<ol style="list-style-type: none"> <li>1. Along the ultimate right-of-way for Red Road Extension (SR 823) except the following:               <ol style="list-style-type: none"> <li>a) An 80-foot opening (the south 80-foot opening) with centerline located approximately 645 feet north of the centerline of Miramar Parkway. This opening is restricted to right turns only.</li> </ol> </li> </ol>		

	<ul style="list-style-type: none"> <li>b) A 100-foot opening with centerline located approximately 1159 feet north of the centerline of Miramar Parkway. Outbound lefts are prohibited.</li> <li>c) An 80-foot opening (the north 80-foot opening) with centerline located approximately 1781 feet north of the centerline of Miramar Parkway. This opening is restricted to right turns only.</li> </ul> <p>A. Along the ultimate right-of-way for Hiatus Road except at the following:</p> <ul style="list-style-type: none"> <li>a) A 100-foot opening with centerline located approximately 1008 feet north of the centerline of Red Road Extension (SR 823).</li> </ul> <p>3. Along the ultimate right-of-way for Miramar Boulevard except at the following:</p> <p>The existing NVAL and access openings are to remain as is.</p> <p>4. Along the ultimate right-of-way for Miramar Parkway except at the following:</p> <ul style="list-style-type: none"> <li>b) A 40-foot opening with centerline located approximately 302 feet east of the centerline of Red Road Extension (SR 823). This opening is restricted to and physically channelized for right turns in only.</li> <li>c) A 100-foot opening with centerline located approximately 760 feet east of the centerline of Red Road Extension (SR823).</li> <li>d) A 100-foot opening with centerline located approximately 1420 feet east of the centerline of Red Road Extension (SR 823).</li> <li>e) A 100-foot opening with centerline located approximately 2041 feet east of the centerline of Red Road Extension (SR 823).</li> </ul>
<p>Proposed NVAL:</p>	<ul style="list-style-type: none"> <li>1. Along the ultimate right-of-way for Red Road Extension (SR 823) except at the following: <ul style="list-style-type: none"> <li>a) Close the existing 80-foot access opening.</li> <li>b) A new 80-foot opening with centerline located approximately 359 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway. This opening is restricted to right turns only.</li> <li>c) A 100-foot opening with centerline located approximately 1095 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway. This opening is restricted to full median opening with signalized intersection.</li> <li>d) An 80-foot opening (the north 80-foot opening) with centerline located approximately 1755 feet from the corner chord at the southeast corner of Red</li> </ul> </li> </ul>

	<p>Road Extension and Miramar Parkway. This opening is restricted to right turns only.</p> <p>2. Along the ultimate right of way for Hiatus Road except at the following:</p> <ul style="list-style-type: none"><li>a) A 100-foot opening with centerline located approximately 860 feet from the corner chord at the northwest corner of Hiatus Road and Red Road Extension (SR823). This opening is to align with the 100-foot opening on the "MIRAMAR TOWN CENTER PLAT" (P.B. 172 PG. 141). This opening is restricted to full access.</li><li>b) A new 80-foot opening with centerline located approximately 393 feet from the corner chord at the northwest corner of Hiatus Road and Red Road Extension (SR 823). This opening is restricted to right turns only.</li></ul> <p>3. Along the ultimate right-of way for Miramar Boulevard except at the following:</p> <p>The existing NVAL and access opening are to remain as is.</p> <p>4. Along the ultimate right-of way for Miramar Parkway except at the following:</p> <ul style="list-style-type: none"><li>a) Close the existing 40-foot access opening.</li><li>b) A 100-foot opening with centerline located approximately 606 feet from the corner chord at the southwest corner of Miramar Parkway and Red Road Extension (SR823). This opening is restricted to right turns only.</li><li>c) A 100-foot opening with the centerline located approximately 1256 from the corner chord of the southwest corner of Miramar Parkway and Red Road Extension (SR823). This opening is restricted to full access.</li><li>d) A 100-foot opening with centerline located approximately 1895 feet from the corner chord at the southwest corner of Miramar Parkway and Red Road Extension (SR823). Aligning with the 80-foot opening on the plat of "MIRAMAR PARK OF COMMENCE PHASE V" (P.B. 170 PG. 161). This opening is restricted to full access.</li></ul> <p>Specific location is shown and described in sketch included with <b>Exhibit 3</b>.</p>
--	---

**1. 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**).

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval

prior to the NVAL recordation. The use of a non-standard agreement will require independent approval by the County Commission.

The property owners of Parcel C (Folio Number 514130080030) must fully execute the Amendment to Nonvehicular Access Lines Agreement (BCF457) and submit it to the Highway Construction and Engineering Division for review and approval.

Additionally, the owner of this plat shall fully execute and deliver a standard Traffic Signalization Agreement (CAF456) and provide security to extend to two (2) years after completion of the total development for the proposed signal at the intersection of Red Road and Hiatus Road.

This project is located on Red Road (SR823). Florida Department of Transportation (FDOT) has issued an Approval Letter with conditions. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." **This determination will expire on June 23, 2026.**

## **2. Municipal Review**

The City of Miramar has submitted a Letter of No Objection dated January 26, 2026, supporting the NVAL Amendment

### **RECOMMENDATIONS**

Based addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings and conditions.

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.

[AO]