




TO: Darby Delsalle, AICP, Director  
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Miramar Park of Commerce Phase VI  
(035-MP-07) City of Miramar

DATE: March 16, 2026

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Miramar Comprehensive Plan is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the “Regional Activity Center (RAC)” land use category. This plat is generally located on the east side of Hiatus Road and Red Road, between Miramar Boulevard/Southwest 25 Street and Miramar Parkway.

The proposed hotel, office, commercial, and park uses are in compliance with the effective land use plan and subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in “Regional Activity Center” (ILA), as recorded with Instrument Number 102371911.

Regarding the existing and proposed 3,174 residential dwelling units, based on information provided by the City of Miramar, 2,518 dwelling units are subject to said ILA and are in compliance with the permitted uses and densities of the effective land use plan, subject to the affordable housing voluntary commitment to restrict the additional RAC dwelling units to require either a 15 percent set aside or a \$500 per dwelling unit affordable housing contribution.

In addition, the City allocated 156 “flexibility units” and 500 “redevelopment units” to this plat on November 20, 2024 (Resolution No. 25-56). Planning Council staff notes that this allocation of flexibility and redevelopment units is not subject to Policy 2.10.1 of the Broward County Land Use Plan (BCLUP), as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality. It is further noted that the allocation of “flexibility units” is not subject to BCLUP Policy 2.16.2 regarding affordable housing.

Therefore, the proposed development of 3,174 dwelling units are in compliance with the permitted uses and densities of the effective land use plan.

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The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:HHA

cc: Dr. Roy Virgin, City Manager  
City of Miramar

Nixon Lebrun, AICP, Director, Building, Planning & Zoning  
City of Miramar

