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635 Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT

Project Description			
Plat Name:	Miramar Park of Commerce – Phase V	Application Number:	050-MP-99
Application Type:	Note Amendment	Legistar Number:	25-810
Owner/Applicant:	Miramar Park Hotels, LLC	Commission District:	7
Authorized Agent:	Schwebke-Shiskin & Associates, Inc	Section/Twn./Range:	30/51/41
Location:	East side of Red Road, between Miramar Parkway and the Homestead Extension of Florida's Turnpike	Folio Number (s):	5141-30-07-0019 (Parcel A-5 & C-3)
Municipality:	City of Miramar	Platted Area:	144.49 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
Meeting Date:	August 21, 2025		

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

The Application is attached (**Exhibit 4**). 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.

Plat History and Development Rights			
Plat Board Approval:	July 10, 2001	Plat Book and Page Number:	170-161
Date Recorded:	November 29, 2001	Current Instrument Number:	114333017
Plat Note Restriction			
Current Plat Note :	This plat is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC). Parcels A-1 and C-1 (see attached legal descriptions), and the remainder of the plat are restricted to 1,500,000 square feet of business park use which includes industrial, warehouse, office, and vocational school uses; 70,000 square feet of commercial/retail/wholesale/showroom use; and 7,000 square feet of bank use. Parcels A-2, A-4, and C-2 (see attached legal descriptions) are restricted to 122 existing hotel rooms; and Parcel A-3 (see attached legal description) is restricted to 124 hotel rooms. Commercial/retail/wholesale/showroom uses and bank use are permitted within business park use buildings as long as such uses do not exceed the 70,000 square feet		

	limitation and 7,000 square feet limitation respectively.
Proposed Note:	This plat is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC). Parcels A-1 and C-1, and the remainder of the plat are restricted to 1,500,000 square feet of business park use which includes industrial, warehouse, office, and vocational school uses; 70,000 square feet of commercial/retail/wholesale/showroom use; and 7,000 square feet of bank use. Parcels A-2, A-4, and C-2 are restricted to 122 existing hotel rooms; and Parcel A-3 is restricted to 124 hotel rooms. Parcels A-5 and C-3 (see attached legal descriptions) are restricted to 160 hotel rooms. Commercial/retail/wholesale/showroom uses and bank use are permitted within business park use buildings so long as such uses do not exceed the 70,000 square feet limitation and 7,000 square feet limitation respectively.

1. Land Use

Planning Council staff reviewed this application and determined that the City of Miramar Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Regional Activity Center” land use category. The proposed hotel use is in compliance with the permitted uses of the effective land use plan and is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center,” as recorded in Official Record Book 34016, Pages 635-640. Planning Council memorandum is attached (**Exhibit 3**).

2. Municipal Review

The City of Miramar has submitted a Letter of No Objection dated May 22, 2025, supporting the note amendment. Additionally, this request is consistent with the active Development of Regional Impact (DRI) for the area. It does not increase the intensity as the space and use have already been accounted for in the approved DRI.

3. Access

Staff from Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and have no comments regarding the note amendment.

4. Concurrency – Transportation

This plat is located in the South Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in terms of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed use will be an increase of 96 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	2,637	2,733
Difference	2,733 – 2,637 = 96	

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Miramar	City of Miramar
Plant name:	Miramar West Water Treatment Plant (8/24)	Miramar Wastewater Reclamation (MIR) (03/25)

Design Capacity:	17.5 MGD	12.07 MGD
Annual Average Flow:	17.3 MGD	10.16 MGD
Estimated Project Flow:	0.1658 MGD	0.1658 MGD

6. Impact Fee

All impact fees (transportation impact 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 note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, 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 NDDLLicense@broward.org for specific code requirements.

This site does not require a Broward County Surface Water Management License because it is located outside of the jurisdiction of the Broward County Surface Water Management Licensing Program.

B. Aquatic and Wetland Resources

An Environmental Resource License, No. DF01-1072 was issued on 7/24/2001 and expired on 6/24/2006. This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division to authorize the filling of 2.52 acres of wetlands. Mitigation was provided and no wetlands remain on site.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. 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 does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

This site is not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

8. 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 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 in the City of Miramar and 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](mailto: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.

9. Aviation

The Broward County Aviation Department has no objections to this plat note amendment. However, the applicant is advised that the property is within close proximity of Broward County's North Perry Airport (HWO) and may need to be reviewed by Broward County and FAA to determine if the project is a hazard to aviation. The project is subject to compliance with Broward County Code of Ordinance's Chapter 5 (Building Regulation and Land Use) including Sec. 5-182.10 (Airports). The applicant should visit www.FLL.net/airspacereview to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map. This project may also be subject to Federal Aviation Regulation Part 77. To initiate the Broward County Review, please contact AirspaceReview@Broward.org. To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>.

10. Utilities

AT&T has reviewed this application and have no objection to this note amendment. Florida Power and Light (FPL) has 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 South Central 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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **August 21, 2026**.
2. Any structure within this plat must comply with Section 2.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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

[AO]