



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT

Project Description			
Plat Name:	Miramar Park of Commerce Phase VI	Application Number:	035-MP-07
Application Type:	Note Amendment	Legistar Number:	26-457
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:	APPROVAL		
Meeting Date:	May 26, 2026		

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

The application is attached (**Exhibit 4**). 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 non-vehicular access line (NVAL) 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
Plat Note Restriction			
Current Plat Note:	<p>This plat, which is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC), is restricted to an utility easement on Parcel "A"; a surface water drainage, flowage and storage easement on Parcel "B"; 600,000 square feet of business park use, which includes industrial, warehouse, office and vocation school uses; 100,000 square feet of commercial, retail, wholesale and showroom use; and 10,000 square feet of bank use on Parcel "C"; and 300 garden apartments on Parcel "D"; commercial, retail, wholesale and showroom uses and bank use are permitted</p>		

	<p>within business park use buildings, so long as such uses do not exceed the 100,000 square feet limitation and 10,000 square feet limitation, respectively.</p>
<p>Proposed Note:</p>	<p>This plat, which is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC), is restricted to a utility easement and 10 acres of park on Parcel “A”; a surface water drainage, flowage and storage easement and conservation easements (Instrument: 115428783, ORB 25622, PG 401, ORB 49213, PG 841, ORB 43814, PG 133) on Parcel “B”; 2,299 mid-rise units, 374 high-rise units, 201 townhomes, 338,000 square feet of commercial use (Gross Leasable Area), 149,000 square feet of office use, and a 185-room hotel on Parcel “C”; and 300 garden apartments on Parcel “D”.</p>

In accordance with the Land Development Code, mid-rise units are defined as four (4) or more attached dwellings units in a building with four (4) to eight (8) stories (exclusive of parking levels).

This plat is located within the East Miramar Areawide Development of Regional Impact (DRI). The City of Miramar has confirmed that the proposed development is consistent with the DRI.

1. Land Use and Affordable Housing

Planning Council staff has 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 (RAC)” land use category.

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. Planning Council memorandum is attached (**Exhibit 3**).

2. Municipality Review

The City of Miramar has submitted a Letter of No Objection dated April 13, 2026, supporting the note amendment.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and have no objection to this plat note amendment.

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.**

4. Concurrency – Transportation

This plat is located in the South Central 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. The proposed generates an increase of 1,272 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	171	1,341
Non-residential	1,607	1,709
Total	1,778	3,050
Difference	1,272	

The plat was recorded with a note requiring development to occur before five (5) years from the date of the plat approval. This note is no longer required by the Land Development code.

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	Miramar Wastewater Reclamation WWTP
Design Capacity:	17.75 MGD	12.7 MGD
Annual Average Flow:	16.9 MGD	10.06 MGD
Available Plant Capacity	0.850 MGD	To be calculated at permitting
Estimated Project Flow:	1.073 MGD	1.073 MGD

Sufficient capacity exists at this time to serve the proposed development. Approval of Florida Department of Health’s review is contingent on letter dated April 13, 2026 from the City of Miramar.

Approval of this Plat Note Amendment 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. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	15.52
Local	0

7. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 2299 mid-rise units, 374 high-rise units, 201 townhomes and 300 garden apartments will generate 281 (117 elementary, 58 middle, 106 high school) students. This project falls within the Land Use Plan Amendment (LUPA) PCT 05-4 (amended by PCT 15-4, as amended by 19-7) pertaining to a Regional Activity Center (RAC). It operates under a Tri-Party Agreement and is subject to the mitigation outlined in the agreement between the City, the School Board, and the County. The unit mix has been recently modified from the existing mix specified in the Tri-Party Agreement, it continues to comply with the maximum limit of 1,009 students. The project was determined to satisfy public school concurrency on the basis that there was adequate school capacity anticipated to be available to support the development as proposed in this application.

Written correspondence from the agent dated May 12, 2025, notified District staff that the City of Miramar City Commission gave final approval to the site plan application on November 20, 2024. City Staff has confirmed that the site plan does not have an expiration date. Therefore, this application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements for the units contained herein. Also, based on the City's final approval, the students associated with this development are vested for public school concurrency purposes. This determination is valid and is being implemented concurrently with the City's site plan approval.

8. Impact Fee

All impact fees (park impact fees, transportation impact fees and administrative fee) will be calculated by Housing and 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.

9. 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 NDDLICENSE@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

Aquatic and Wetland Resources has no objection to the plat note amendment. This parcel was part of a larger Miramar Park of Commerce phased project originally licensed under Environmental Resource License DF96-1018. The license was issued to Sunbeam Properties on 10/30/1996 and expired on 10/30/2001. It authorized filling of 38.19 acres of wetlands and required 22.85 acres of mitigation with a Conservative Easement granted to the County and South Florida Water Management District (SFWMD). Environmental Resource Licenses (ERLs) issued (DF99-1043, DF01-1072 & DF04-1019) for other phases of the overall project also provided mitigation in the area across the canal and granted Conservation Easements (CEs) to the County. The ERLs did not authorize boardwalks within the mitigation areas, and the CEs prohibit structures within the wetland mitigation areas. These structures should be removed from all plan/plat documents, and the Conservation Easements should be added to all documents.

DF96-1018 Joint Form Deed of Conservation Easement - OR 25622 Pg 0401 recorded 11/7/1996, 15.52 acres + 7.36 acres = 22.88 acres, Folio # 514130060010 and a portion of Folio # 514130080020

DF99-1043 0.2 acres of mitigation were added to the DF96-1018 CE area

DF01-1072 Joint Deed of Conservation Easement - Instrument # 115428783 recorded 11/5/2018, 5.12 acres of mitigation, Southern portion of Folio # 514130080020

DF04-1019 Joint Deed of Conservation Easement Instrument # 111100039 recorded 11/2/2012, 8.26 acres of mitigation, Portion of Folio # 514130080020 & 514130060060

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

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or EAR@broward.org.

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 (SRRRA) 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.

10. 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.

11. 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 site is within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). The applicant is advised to contact Rick Ferrer, Historic Preservation Officer, Public Works and Environmental Services Department, Broward County at 1 North University Drive, Plantation, FL 33324 or by phone at (954) 357-9731 for additional information.

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.

12. Aviation

Broward County Aviation Department has no objection. This property is within close proximity to North Perry Airport (HWO) and may need to be reviewed by Broward County Aviation Department (BCAD) and/or the Federal Aviation Administration (FAA) to determine if the project is a hazard to air navigation. The project is subject to compliance with 14 Code of Federal Regulations (CFR) Part 77 and Broward County Code of Ordinances Section 5-182.10 - Airports. The applicant should visit www.fl.net/airspacerreview to determine if the proposed project penetrates protected airspace surfaces by using the Composite Airspace Map. If the project penetrates protected airspace surfaces, please contact airspacerreview@broward.org. The applicant should visit oeaaa.faa.gov to determine if the proposed project is required to file an FAA 7460-1 by using the Pre-Screening Tool. If the project was determined to penetrate the protected airspace surfaces using the Composite Airspace Map as described above, the project will be required to file a 7460-1 with the FAA.

13. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application. FPL did not provide a response and AT&T provided no objections.

14. 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 Housing and 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 was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
3. 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. For water, approval of Florida Department of Health's review is contingent on letter dated April 13, 2026, from the City of Miramar regarding capacity.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 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 **May 26, 2027**.
2. Delete the plat note that references expiration of the Findings of Adequacy.

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

[AO]