

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	ALTMAN DEVELOPMENT MIRAMAR	Number:	030-MP-17
Applicant:	Cleghorn Shoe Corp	Comm. Dist.:	8
Agent:	Sun-Tech Engineering, Inc.	Sec/Twp/Rng:	25/51/40
Location:	Northwest Corner of Miramar Parkway and Red Road	Platted Area:	30.72 Acres
City:	Miramar	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Miramar
Proposed Use:	320 Garden Apartment Units, 330 Mid-Rise Units, and 50,000 Sq. Ft. Commercial	Plan Designation:	Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Vacant	North:	Regional Activity Center
South:	Commercial, Office	South:	Regional Activity Center
East:	Vacant	East:	Regional Activity Center
West:	Vacant	West:	Regional Activity Center
Existing Zoning:	RL	Proposed Zoning:	MU

RECOMMENDATION (See Attached Conditions)

APPROVAL; Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 09/13/18  
Action Deadline: 10/23/18  
Deferral Dates:

Prepared: HWC  
Reviewed:  
Approved:

SERVICES

Wastewater Plant:	Miramar (03/18)	Potable Water Plant:	Miramar (09/17)
Design Capacity:	12.7000 MGD	Design Capacity:	17.450 MGD
12-Mo. Avg. Flow:	9.8200 MGD	Peak Flow:	15.630 MGD
Est. Project Flow:	0.1675 MGD	Est. Project Flow:	0.232 MGD

Comments: Sufficient capacity exists at this time.      Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS			Land Dedication	Impact Fee	Admin. Fee
Dwelling Units	Impact Fee	Local:	County conducts no local review within municipalities	N/A	N/A
650	*	Regional:	3.51 Acres	*	*

\* See Staff Comment No. 4

\* See Finding No. 2

\* See Staff Recommendation No. 37

\* See Staff Comment No. 5

\* See Finding No. 4

\* See Staff Recommendation No. 37

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
South Central			
Res. Uses:	321	*	N/A
Non-Res. Uses:	397	*	N/A
Total:	718	*	N/A

\* See Staff Comment No. 3

\* See Finding No. 1

\* See Staff Recommendation No. 36 and 37

ALTMAN DEVELOPMENT MIRAMAR  
030-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 320 garden apartment units, 330 mid-rise units and 50,000 square feet of commercial. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.

In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

- 2) Trafficways approval is valid for 10 months. Approval was received on January 25, 2018.
- 3) This plat is located in a Transportation Concurrency Management Area. It is also located within Increment II of the East Miramar Areawide Development of Regional Impact (DRI). On April 19, 2005, the County Commission adopted Resolution No. 2005-274 (attached) finding that compliance with the conditions of the DRI Development Order satisfies the provisions of the Regional Transportation Network of the Land Development Code for plats within the DRI.

If documentation is received from the City of Miramar confirming that the proposed uses on this plat are consistent with the DRI Development Order, then this plat will not be subject to transportation concurrency fees. If no documentation is received, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.

- 4) The attached School Capacity Availability Determination (SCAD) issued by the Broward County School Board indicates that this request represents a net increase of 157 students to the public school. This plat falls within the boundary of Land Use Plan Amendment PCT 05-4, and PCT 15-4 for Regional Activity Center land use designation that is subject to the mitigation stated in the Tri-party Agreement between, the City, School Board and County (see Staff Comment 22). In accordance with the Tri-Party Agreement, either school impact fees under the current fee schedule or student station costs, the greater thereof, shall be paid at the time of Development and Environmental Review. Additionally, the Tri-Party Agreement is in the process of being amended to accommodate additional units proposed in LUPA PCT 15-4. School Board staff determined that this project is vested for public school concurrency requirements per Section per Section 8.11(b)(1) of the Second Amended Interlocal Agreement for Public School Facility.
- 5) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 320 garden apartment units and 330 mid-rise units will be paid in

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accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.

- 6) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 7) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 8) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
- 9) See the attached Conceptual Dredge and Fill Review Report. A Jurisdictional Wetland Determination, WD01-16842, was issued for a 236.1-acre site which included this approximate 30-acre parcel on September 18, 2001. An application for an Environmental Resource License was received on December 11, 2003, and an Environmental Resource License was issued May 9, 2005 for development of the whole 236.1-acre site. The development of the site proceeded in phases with mitigation done concurrently with impacts. There have been no impacts of the 30 acres parcel and mitigation has not been initiated for the licensed impacts. The license currently expires on April 19, 2019. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the filling of acres of wetlands.
- 10) The Water and Environmental Licensing Section of the Environmental Engineering and 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 Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

- 11) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 12) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Miramar. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 13) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 14) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 15) Note that Environmental Engineering and Permitting Division records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer must contact Sunshine State On-Call at 1-800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).
- 16) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 17) This property is within 20,000 feet of North Perry Airport. Any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

- 18) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The archaeologist notes that this property is located in the City of Miramar and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Miramar Community and Economic Development Department at 954-602-3254 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner of State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).
- 19) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 20) This site is currently serviced by BC Transit Route 28 on Miramar Parkway and bus stop ID # 4907.
- 21) 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." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 22) This plat is subject to the recorded Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center as recorded in O.R. Book 34016, Pages 635-640, B.C.R. Section 2.1 of the Agreement requires the City to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center. Also, the plat is located within an area that was the subject of Broward County Land Use Plan Amendment, PCT 05-04, approved by the Broward County Commission on June 28, 2005 with the following
  - Voluntary restriction for payment of cost per student station fees for middle school and high school students.

Staff further notes that the proposed dwelling units are not subject to Policy 2.16.2 regarding affordable housing units, since the policy was adopted by Broward County Commission on June 27, 2006 and became effective on September 11, 2006. See the attached comments received from the Broward County Planning Council.

- 23) 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.

- 24) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 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(a)(5)a)9) of the Land Development Code. This plat is also located within Increment II of the East Miramar Areawide Development of Regional Impact (DRI). If documentation is received from the City of Miramar confirming that the proposed uses for this plat are consistent with the current DRI Development Order, traffic concurrency requirements will have been satisfied through the DRI.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

### RATIONAL NEXUS REVIEW

- 5) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ultimate right-of-way for Flamingo/Red Road Extension (SR 823) except at the following:
  - A) A 50-foot opening with centerline located approximately 457 feet north of the south plat limits.

This opening is restricted to right turns only.
  - B) A 100-foot opening with centerline located approximately 1,035 feet north of the south plat limits.

This opening is restricted to right turns in/out and left turns in only.
  - C) A 20-foot opening with centerline located approximately 1532 feet north of the south plat limits.

This is an emergency-only exit and the opening is restricted to right turns out only.

Said non-access line will include a corner chord and extend along Miramar Parkway for a minimum of 100 feet.
  
- 2) Along the ultimate right-of-way for Miramar Parkway except at the following:
  - A) A 50-foot opening with centerline located approximately 315 feet west of the east plat limits.

This opening is restricted to right turns only.
  - B) A 100-foot opening with centerline located approximately 746 feet west of the east plat limits.
  - C) A 20-foot opening with centerline located approximately 1,425 feet west of the east plat limits.

This is an emergency-only exit and the opening is restricted to right turns out only.
  
- 3) The openings on Flamingo/Red Road Extension (SR 823) are subject to the approval of FDOT.

#### RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4) Right-of-way for a corner chord based on a 35-foot radius at the intersection of Flamingo/Red Road Extension (SR 823) and Miramar Parkway.
- 5) Right-of-way for a westbound right turn lane on Miramar Parkway at the 50-foot opening with 150 feet of storage and 50 feet of transition.



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- 6) Right-of-way for a westbound combination bus bay/right turn lane on Miramar Parkway at the 100-foot opening with 200 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 7) A 3-foot wide x 40-foot long paved bus landing pad (8 foot total expanded sidewalk) on Miramar Parkway commencing 84 feet west of the east plat limit and continuing west for 40 feet.

BUS SHELTER EASEMENT (Dedicate)

- 8) An 8-foot wide x 20 feet long bus shelter easement on Miramar Parkway commencing 104 feet west of the east plat limit and continuing west for 20 feet.

ACCESS REQUIREMENTS

- 9) The minimum distance from the non-vehicular access line, at the 100-foot access driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 10) The minimum distance from the non-vehicular access line, at the 50-foot access driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 50 feet.
- 11) For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.
- 12) For the two-way driveway that will be centered in the 100-foot opening shall be centered in the opening, shall consist of a minimum of two ingress lanes, each 16 feet in width, and one egress lane, 12-foot in width, with minimum entrance radii of 40 feet.
- 13) Alternate pavement width or entrance radii on any access on Flamingo/Red Road Extension (SR 823) may be approved if acceptable to the Florida Department of Transportation.
- 14) The applicant shall consult with the Permit Section of The Florida Department of Transportation regarding the design elements of this connection. They can be reached at (954-777-4383).

TURN LANE IMPROVEMENTS (Secure and Construct)

- 15) Southbound right turn lane on Flamingo/Red Road Extension (SR 823) at the 100-foot opening with 150 feet of storage and 50 feet of transition.
- 16) Southbound right turn lane on Flamingo/Red Road Extension (SR 823) at the 50-foot opening with 150 feet of storage and 50 feet of transition.
- 17) Westbound right turn lane on Miramar Parkway at the 100-foot opening with 150 feet of storage and 50 feet of transition.

- 18) Westbound combination bus bay/right turn lane on Miramar Parkway at the 50-foot opening with 200 feet of storage and 50 feet of transition. Design is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.
- 19) Westbound left turn lane on Miramar Parkway at the 100-foot opening with 200 feet of storage and 100 feet of transition.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 20) Along Miramar Parkway adjacent to this plat.
- 21) Along Flamingo/Red Road Extension (SR 823) adjacent to this plat.

#### SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 22) An 8-foot wide x 40-foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Miramar Parkway commencing 100 feet west of the east plat limit and continuing west for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

#### SIGNALIZATION (Secure)

- 23) The developer shall be responsible for replacement of communication conduit/interconnect and signalization that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Miramar Parkway and Flamingo/Red Road Extension (SR 823) shall be determined by the Traffic Engineering Division.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 24) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 25) 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 (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required

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improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- C) All forms are available on the Highway Construction & Engineering Division's web page at:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 26) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

27) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.

- B) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners.
- C) Identify the location of the FD. P.R.M. LB6791 at the apparent northeast corner of PARCEL "E"/ southeast corner of PARCEL "D" per P.B. 175, PG. 84, B.C.R.
- D) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the following website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
- E) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
- F) Explain the inclusion of P.C. on the drawing and in the list of abbreviations. It is not called for in the description.
- G) Address the following in DETAIL "A":
  - 1. Show the S01°45'39"E, 35.90' dimension on the east end of the additional right-of-way.
  - 2. Show distance dimensions to the west end of the additional right-of-way.
  - 3. Remove the "PROPOSED R/W" label.

28) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.
- B) Depict the entire right-of-way width of Miramar Parkway and State Road 823 adjacent to the plat. Label the Right-of-Way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the submitted Adjacent Right-of-Way Report.
- C) Obtain and provide a copy of the latest FDOT Right-of-Way map for Flamingo Road/Red Road adjacent to the plat. The latest date of revision shown on the drawing does not match the latest date of revision in the legal description. Review and revise.
- D) All proposed easements must be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City – but not to any

specific utility company). Utility easements created by the plat should not be located within any road right-of-way. Fill in the recording information for the vacation of the 60' storm water runoff retention easement located along the south plat boundary.

29) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title certificate or an attorney's opinion of title shall be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar shall be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent shall be executed with the proper acknowledgements.
- B) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) All mortgagees must execute the plat with original signatures, seals and witnesses.
- D) Acknowledgments and seals are required for each signature.

30) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Show a label for **PORTION OF TRACT 2.**
- C) Remove the dashed line west of and perpendicular to the west plat boundary in TRACTS 29 and 30.

31) SIGNATURE BLOCKS

- A) The plat must include proper dates for signatures.

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32) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Miramar– Transmit scanned copy of mylar for review.  
Bissy Vempala           bjvempala@ci.miramar.fl.us           954-602-3320  
Salvador Zuniga       sezuniga@ci.miramar.fl.us           954-602-3323

NOTES:

- 1) The applicant may request a copy of the FS 177 check print by calling Jason Espinosa at 954-577-4593.
- 2) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 33) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 34) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
  - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
  - B) State of Florida Department of Transportation:
    - 1) Roadway and Traffic Design Standards.

- 2) Standard Specifications.
  - 3) FDOT Transit Facilities Guidelines.
- C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- 35) In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.
- 36) Unless documentation is received from the City of Miramar confirming that the proposed uses on this plat are consistent with the DRI Development Order, the applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Impact fee amounts are subject to adjustment each October 1.
- 37) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 38) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 39) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

40) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **September 13, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **September 13, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

41) Place a note on the face of the plat reading:

This plat is restricted to 320 garden apartment units, 330 mid-rise units and 50,000 square feet of commercial. Freestanding or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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.

Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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





**Commission District No. 8**  
**Municipality: Miramar**  
**S/T/R: 25/51/40**



**030-MP-17**  
**Altman Development**  
**Miramar**



0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division  
Date Flown: January 2018







**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

August 13, 2018

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – **August 13, 2019**  
THIS LETTER IS NOT A PERMIT APPROVAL

\*\*\* Letter is extended on August 13, 2018.

Ryan Thomas  
Thomas Engineering Group LLC  
1000 Corporate Drive, Suite 250  
Fort Lauderdale, FL 33334

Dear Ryan Thomas:

RE: **August 13, 2018** - Pre-application Meeting for **Category F Driveway** Date of Pre-application Meeting: **August 31, 2017**  
Broward County - City of Miramar, Urban; SR 823; Sec. # 86190; MP: 0.800  
Access Class - 03; Posted Speed - 45 mph; SIS - N; Ref. Project:  
Request: **Access points along SR 823/Red Road:**

- **Driveway 1: Right-in/right-out driveway, located approximately 450 feet north of Miramar Parkway.**
- **Driveway 2: Right-in/left-in/right-out driveway, located approximately 550 feet north of Driveway 1.**
- **Driveway 3: Right-out only emergency access only, located approximately 450 feet north of Driveway 2.**

**SITE SPECIFIC INFORMATION**  
Project Name & Address: **Master Development - Miramar Parkway & Red Road, Miramar**  
Applicant/Property Owner: **Cleghorn Shoe Corp** Parcel Size: **6.65 Acres**  
Development Size: **650 Apartments, 11,500 SF General Retail, 22,000 SF Grocery Store, 5,000 SF Restaurant, 7,600 SF Fast Food Restaurant without Drive-thru, 3,800 SF Coffee Shop with Drive-thru**

**WE APPROVE YOUR REQUEST**

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

**Conditions:**

- **A minimum driveway length of 50 feet and 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at Driveway 1 and 2 respectively.**
- **Driveway 3 shall be stabilized grass and gated.**
- **Right turn lanes are required and must meet FDOT design standards and include space for bicycle lane.**
- **Two inbound lanes and one outbound lane are required at Driveway 2.**

**Comments:**

- **Broward County Transit should assess the far-side bus stop on Miramar Parkway.**
- **Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).**
- **The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,**
- **All driveways not approved in this letter must be fully removed and the area restored.**
- **Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.**

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

Ashok Sampath  
District Access Management Manager

cc: Roger Lemieux

File: \\156.75.49.3\shared\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-08-31\1. 86190 MP 0.800 SR 823\_Master Development\86190 MP 0.800 SR 823\_Master Development\_Extension.docx

The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**PLAT**  
**SBBC-2336-2017**  
**County No: 030-MP-17**  
**Altman Development Miramar Plat**

**July 3, 2018 2:35:28**



**Growth Management**  
**Facility Planning and Real Estate Department**  
**600 SE 3rd Avenue, 8th Floor**  
**Fort Lauderdale, Florida 33301**  
**Tel: (754) 321-2177 Fax: (754) 321-2179**  
**[www.browardschools.com](http://www.browardschools.com)**

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: July 3, 2018 2:36:28 PM	Single-Family:	50,000 SF Commercial	Elementary: 71
Name: Altman Development Miramar Plat	Townhouse:		Middle: 40
SBBC Project Number: SBBC-2336-2017	Garden Apartments: 320		
County Project Number: 030-MP-17	Mid-Rise: 330		High: 46
Municipality Project Number:	High-Rise:		
Owner/Developer: Cleghorn Shoe Corp.	Mobile Home:		Total: 157
Jurisdiction: Miramar	Total: 650		

**Comments**

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this application that preliminarily vests the project for public school concurrency. Staff reviewed the plat utilizing 2016/17 school year data for 320 (three or more bedroom) garden apartments and 330 (two or more bedroom) mid-rise units, which were determined to generate 157 (71 elementary, 40 middle, and 46 high school) students to Coconut Palm Elementary, New Renaissance Middle and Everglades High Schools.

This plat falls within the boundary of Land Use Plan Amendment (LUPA) PCT 05-4, and PCT 15-4 for a Regional Activity Center (RAC) land use designation that is subject to the mitigation stated in a recorded Tri-Party Agreement between the City of Miramar, the School Board and Broward County. As such, this project is vested for public school concurrency requirements per Section 8.11(b)(1) of the Second Amended Interlocal Agreement for Public School Facility Planning.


The preliminary determination (for a maximum of 320 (three or more bedroom) garden apartments and 330 (two or more bedroom) mid-rise units) was due to expire on July 9, 2018. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination is valid for a one-time extension of an additional 180 days from the original expiration date (July 9, 2018) and shall expire on January 4, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to January 4, 2019, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code


SBBC-2336-2017 Meets Public School Concurrency Requirement:  Yes  No

7/3/15  
Date

Reviewed By:   
Signature  
Lisa Wight  
Name  
Planner  
Title



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Altman Development Miramar  
(030-MP-17) City of Miramar

DATE: December 12, 2017

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 "Miramar Regional Activity Center" land use category. This plat is generally located on the northwest corner of Red Road and Miramar Parkway.

Regarding the proposed uses, this plat 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 staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan amendment, PCT 05-4, which was approved by the Broward County Commission on June 28, 2005, recognizing the following voluntary restriction:

- Payment of cost per student station fees for middle school and high school students.

Further, Planning Council staff notes Policy 2.16.2 was adopted by the Broward County Commission on June 27, 2006, and became effective on September 11, 2006; therefore, the proposed dwelling units are not subject to the Policy.

The effective land use plan shows the following land uses surrounding the plat:

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center
West:	Regional Activity Center

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.

**Altman Development Miramar**  
**December 12, 2017**  
**Page Two**

BBB:DBT

cc: Kathleen Woods-Richardson, City Manager  
City of Miramar

Eric Silva, AICP, Director, Community & Economic Development Department  
City of Miramar

