



## **STAFF REPORT**

CAMINO REAL – (REVISED MASTER PLAN)

### **Summary**

This is an application for a Revised Master Plan approval for an approximately fifteen (15) acre site. The subject property is generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), excluding the gas station, billboard site and day care center, as shown on the location map.

Concurrently, the applicant is proposing to construct a hotel on the existing vacant parcel located on the eastern portion of the subject site and in a future phase redevelop portions of the rest of the shopping center as a mixed-use development with residential, commercial and office uses. The property is currently zoned B-2 (Community Business District) and designated Commercial on the City's Future Land Use Map. The applicant has also applied for and is seeking approval of a Development of Regional Impact (DRI) amendment since the site is located within the 84 South DRI, to rezone the subject area to a Planned Development District (PDD), and a Development Agreement for the subject site. In addition, the applicant has applied for site plan approval for a hotel on the vacant land. The proposed Revised Master Plan requires City Commission approval as per Section 16-109 of the Land Development Code.

### **General Information**

The subject site's original master plan and phase I site plan was approved on April 27, 1987 via Resolution No. 87-90 and subsequently approvals for other phased buildings were approved.

The site includes a commercial shopping center, known as Indian Trace Shopping Center, which includes retail, restaurant, a movie theater, a five (5) story office building, and vacant undeveloped land on the eastern section of the site. The vacant undeveloped land was originally approved and planned to be office/showroom; however, this revised master plan provides for the vacant land to be a seven (7) story, 174 room hotel.

An existing billboard parcel is located within the proposed revised master plan site, however that portion is excluded from the master plan, as well as a future portion of land that will increase the billboard parcel. In addition, the existing gas station and day care center were not included in the original master plan and is not part of the current revised master plan. Two vehicular access points exist from SW 160 Avenue.

Surrounding property uses include I-75 to the east, a hotel south across SW 14 Street within the Town of Davie, a gas station with a B-2 (Community Business District) zoning designation and a shopping center within the City of Weston across SW 160 Avenue on the west. To the north of the site is a day care center with a B-2 (Community Business District) zoning designation, a canal with a R-OS (Recreation-Open Space) zoning designation and a single family residential community with RS-3 (Low Density Single-Family Residential District).

### **Project Description**

The overall proposed development program for this Revised Master Plan is divided into two phases.

Phase 1 includes the development of a seven (7) story, 174 room hotel on the vacant parcel (Parcel 1), excluding the existing and proposed billboard parcels. Phase 1 also includes main entry improvements (south entrance). Improvements to this main entry include the addition of pavers, striping enhancement, entry feature landscaping, the addition of public art, and a new monument sign. New dedicated pedestrian paths will also be added to provide connectivity from the hotel parcel to the shopping center. The development program for Phase 1 includes:

- Proposed seven (7) story, 174 room hotel
- Existing 29,000 sq. ft. of Office
- Existing 100,776 sq. ft. of Commercial

The future Phase 2 will include redevelopment of portions of the existing shopping center to provide for a mixed-use development, with the introduction of residential uses. The proposed Master Plan does not include entitlements or account for mitigation of impacts from future approved residential entitlements, which will be done within 12 months of approval of phase 1. At time of the redevelopment entitlement request, the PDD guidelines will be amended:

Increase PDD open space

- Request allocation of residential units
- Amend the 84 South DRI for allow multi-family residential uses as necessary

### **Public Art**

The applicant is proposing to pay for, install, and maintain two (2) art displays. One art display will be located south of the main entrance along SW 160 Avenue, and a second art display will be installed in front of the proposed hotel.

### **Landscaping Along I-75**

As part of the surrounding roadway improvements, the Florida Department of Transportation (FDOT) is currently designing landscape enhancements along the I-75

corridor. The Applicant is proposing additional landscaping beyond FDOT's original plan to further enhance the area, specifically eight (8) additional trees to be installed by FDOT as part of larger FDOT project. ~~To implement these enhancements, the Applicant will enter into an agreement with the City, through which the Applicant will pay the City for the cost of the additional landscaping. The City will forward those funds to FDOT so the improvements can be included in FDOT's overall plan.~~

### **Staff Evaluation**

Staff finds the applicant has addressed the criteria established in Section 16-109 of the Land Development Code for approval of a PDD Master Plan.

### **Staff Recommendation to the Planning and Zoning Board, December 4, 2025**

Staff finds this application meets the DRI development order and all applicable Land Development Code requirements for the approval of the PDD Revised Master Plan. Therefore, Staff recommends approval subject to the following conditions:

1. City Commission approval of the associated DRI Development Order (DRI-000507-2025) amendment and Development Agreement (DEVAG-000209-2025).
2. Approval of associated plat note amendment (PLAT-AMEND-000228-2025).
3. ~~Prior to final Master Plan approval through the Community Development Department, applicant must receive FDOT approval for additional buffer landscaping located within the State Right-of-Way along I-75 adjacent to the subject site's vacant land. Prior to building permit, applicant must submit bond for the cost of the eight (8) mitigation trees proposed within FDOT right-of-way. Such trees must be planted prior to issuance of certificate of occupancy. If FDOT does not install such trees by the time of certificate of occupancy, applicant may request payment into the tree fund if approved by City staff.~~
4. Prior to final Master Plan approval through the Community Development Department, the applicant shall provide legal documents to constitute evidence of the unified control of the entire area within the proposed PDD address all outstanding Development Review Committee comments.
5. Prior to final Master Plan approval through the Community Development Department, the applicant shall correct the appropriate sheets in the Master Plan set and address the outstanding comments of the Development Review Committee.
6. Prior to final Master Plan approval through the Community Development Department, the applicant shall update appropriate sheets to include the required striping and signage in compliance with the Manual of Uniform Traffic Control Devices (MUTCD) and the egress shall be revised to provide a shared through left turn lane and a separate right turn lane consistent with the City's traffic consultants comments.

7. Prior to final Master Plan approval through the Community Development Department, applicant shall provide a boundary survey of the comprehensive PDD area.
8. Comply with all conditions within associated PDD Development Agreement (DEVAG-000209-2025).
9. Applicant shall provide additional bicycle racks within the existing developed area of the proposed PDD.
10. Applicant shall provide one additional shade tree along SW 160 Avenue, south of the primary entrance drive, and enhance existing entry feature landscaping as approved by the Urban Forester.
11. Applicant is voluntarily committing to pay for, install, and maintain two (2) art displays within the project at its sole cost and expense. The cost and expense associated with the art displays will be documented within the project's development agreement/design guidelines. One art display will be located south of the main entrance along SW 160 Avenue, and a second art display will be installed in front of the proposed hotel.

#### **Planning and Zoning Board Recommendation, December 4, 2025**

At its meeting on December 4, 2025, the Board approved Staff's recommendation subject to the conditions listed above.

#### **Final Staff Recommendation to the City Commission, January 13, 2026**

The staff report, specifically the Project Description and Staff Recommendation Sections, have been updated as shown in strikethrough and underline to account for additional information provided. The referenced changes are not substantial. Staff recommends the approval of this application subject to the conditions listed above.

Planner: Sylvia Miller/Jim Koeth  
File No: MP-000303-2025

**Location Map**

