

EXHIBIT 4

SECTION I

AMENDMENT REPORT

BROWARD COUNTY LAND USE PLAN

PROPOSED AMENDMENT PCT 21-1

(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 21-1)

(MIRAMAR)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

January 19, 2021

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. Planning Council Transmittal Recommendation

January 28, 2021

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous: 17-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio)

III. County Commission Transmittal Recommendation

March 9, 2021

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments

April 14, 2021

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-1

INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The City of Miramar is proposing to establish an Activity Center land use designation for 83.2 acres of land generally located on both sides of Miramar Parkway, between Florida's Turnpike and Hibiscus Place/Southwest 67 Avenue. This proposed text amendment corresponds to Broward County Land Use Plan (BCLUP) proposed map amendment PC 21-1.

The list of uses permitted within the proposed Miramar Activity Center is included in Attachment 1.

As indicated by the analysis provided in the corresponding Broward County Land Use Plan map amendment PC 21-1, Planning Council staff finds the proposal is generally in compliance with the BCLUP policies concerning the Activity Center land use designation, noting that the subject area proposes a mix of residential, commerce, office, community and recreation and open space uses that is bifurcated by Miramar Parkway, which is an arterial, and bound by Southwest 68 Avenue, which is a collector.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-1

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment PCT 21-1

ATTACHMENT 1

Miramar Innovation and Technology Activity Center

Acreege: Approximately 83.2 acres

General Location: On both sides of Miramar Parkway, between Florida's Turnpike and Hibiscus Place/Southwest 67 Avenue

Density and Intensity of Land Uses:

Residential Land Uses: 450 multi-family dwelling units*

Commercial Land Uses: 300,000 square feet

Public School Uses: 276,000 square feet

Office Land Uses: 200,000 square feet

Municipal Facility Uses: 160,000 square feet

Recreation and Open Space: 10.23 acres minimum

*At least 67 (15%) of the multi-family dwelling units will be affordable at the "moderate-income" (up to 120% of the median income) level to achieve sufficient supply of affordable housing for a period of 30 years, subject to a legally enforceable mechanism.

Remarks:

- Development shall provide for compatibility with and adequate transition to the adjacent single-family residential neighborhoods, in order to protect the character and integrity of these neighborhoods.
- Development shall incorporate buildings that front the street and may offer zero to minimal setbacks, as well as internal streets that discourage isolation and provide connectivity.
- The City shall coordinate with Broward County Transit to plan for an integrated transit hub within the Activity Center, in order to reduce reliance on automobile travel.
- Development shall incorporate vehicle parking strategies that encourage transit usage, as well as design features that prioritize pedestrian mobility, including connectivity to the transit hub.
- Development shall include ADA-compliant pedestrian and bicycle paths, as well as greenways to accomplish fully-connected routes to all destinations within the Activity Center; said paths to be spatially defined by buildings, trees and lighting, incorporate designs that minimize conflicts with motorized traffic and discourage high speed traffic, and offer opportunities for shelter from elements.
- Park land, public plazas, recreational areas, urban open space or green space/pocket park uses that are accessible to the public; as well as any amenities, such as clocks, fountains, sculptures and drinking fountains, which could be incorporated into these publicly accessible areas, shall be provided as an integrated component within the Activity Center.

Note: Underlined words are proposed additions.