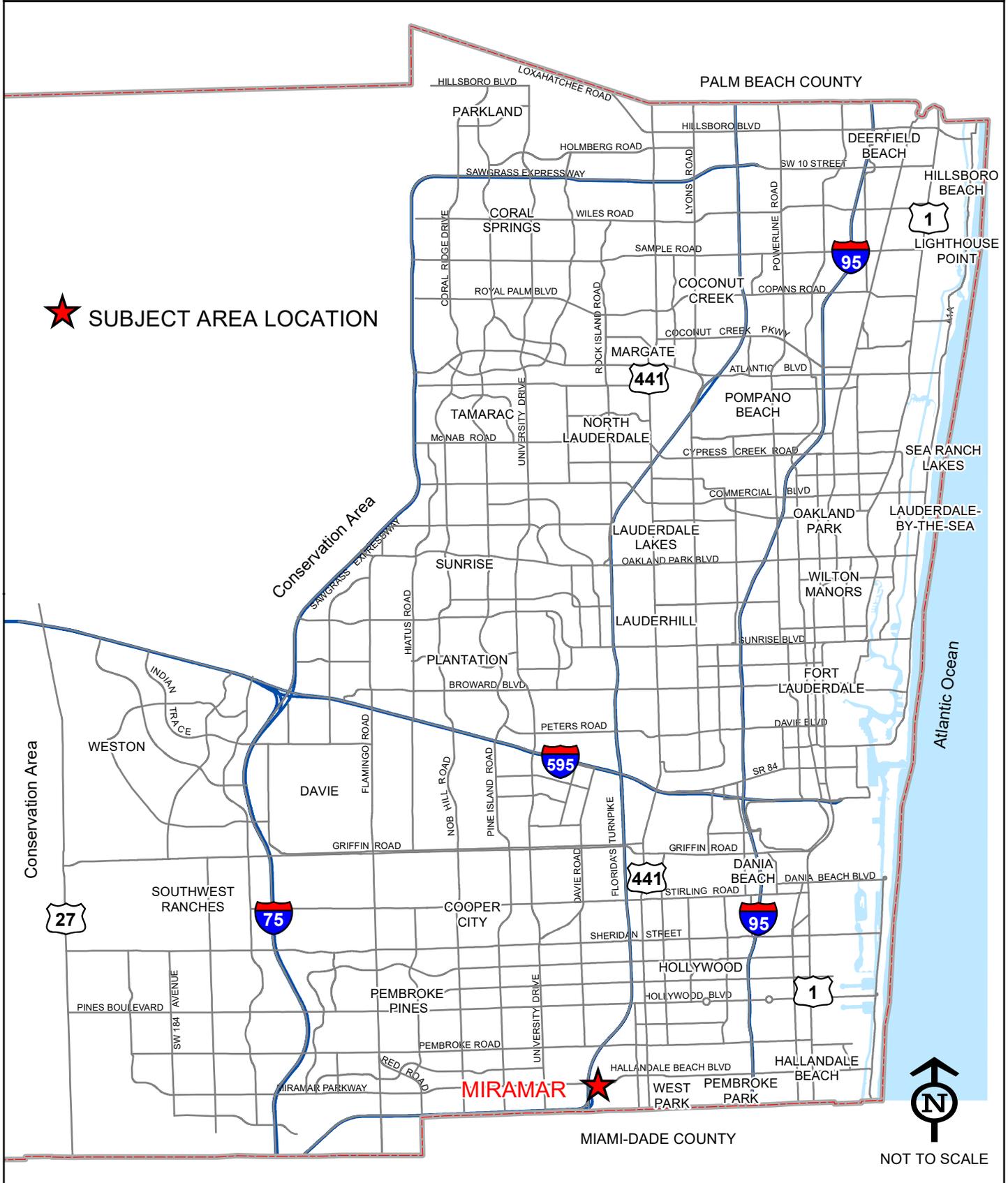


# EXHIBIT 2

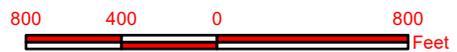
## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 21-1



**MAP 1**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**AERIAL PHOTOGRAPH**  
**AMENDMENT PC 21-1**



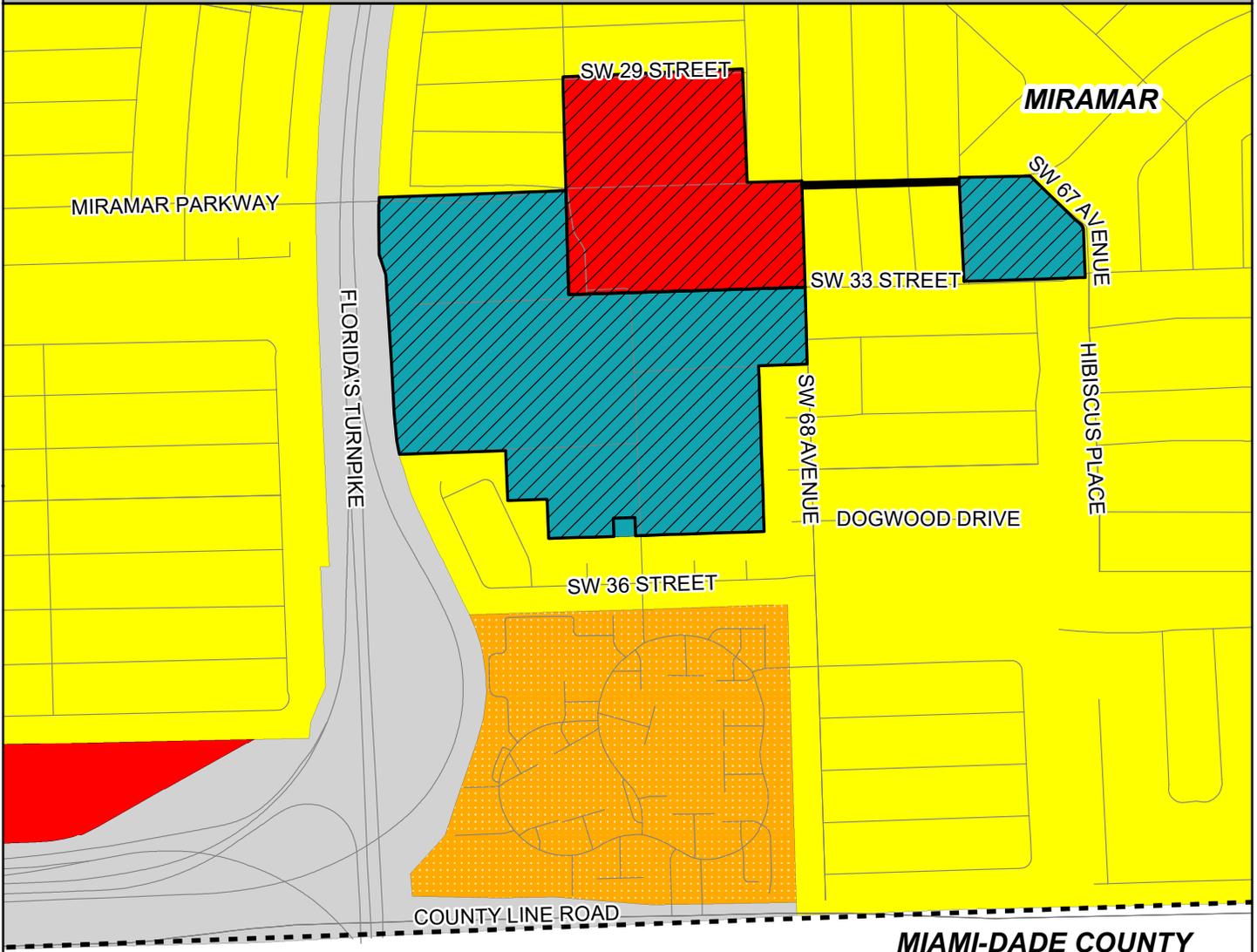
**MIAMI-DADE  
COUNTY**



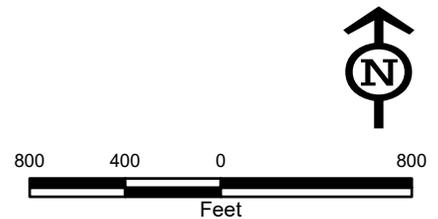
**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 21-1**

**Current Land Uses:** 59.1 acres of Community and 24.1 acres of Commerce

**Gross Acres:** Approximately 83.2 acres



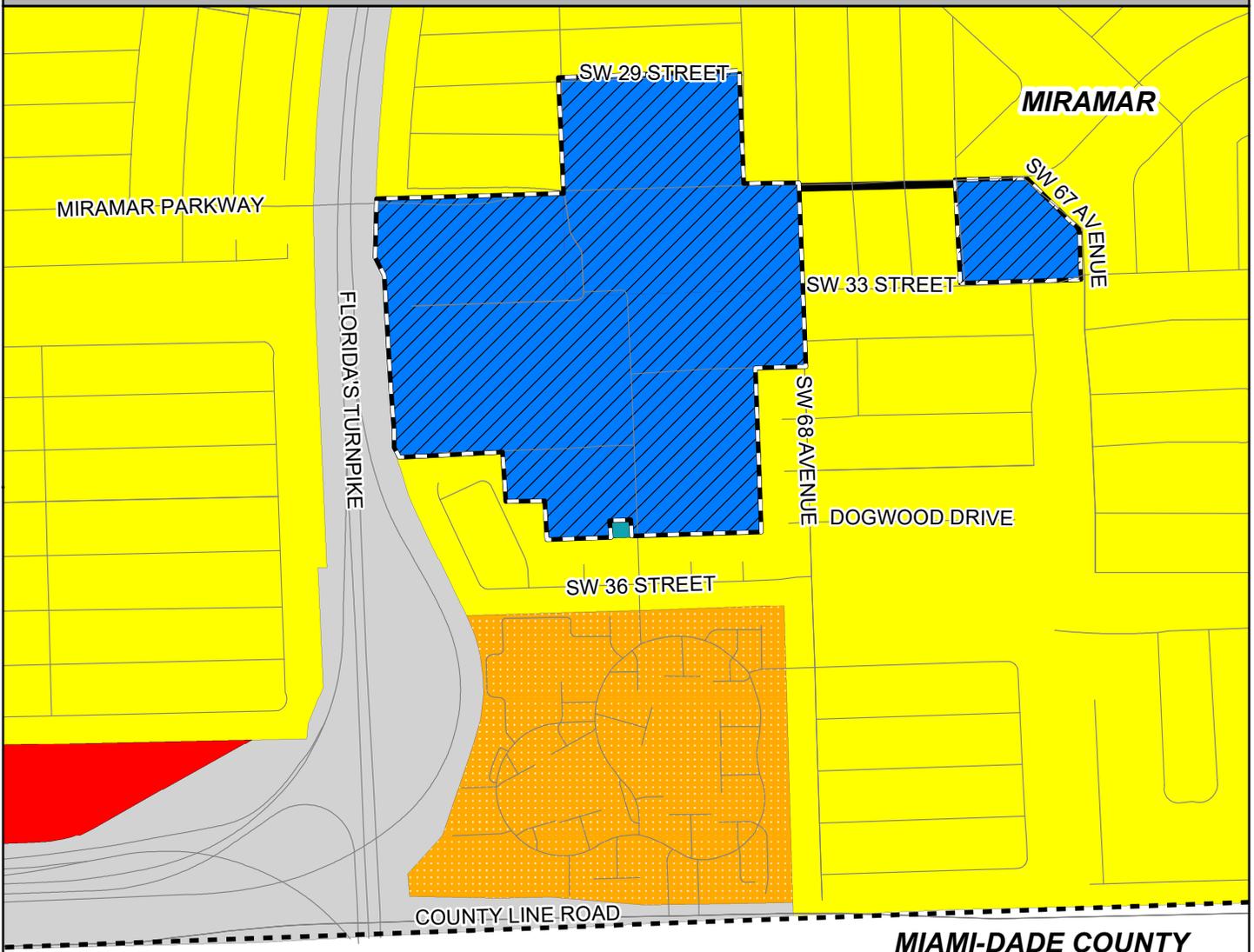
- |   |  |
|---|--|
|  Site                        |  Commerce       |
|  Municipal Boundary          |  Community      |
|  Low (5) Residential         |  Transportation |
|  Low-Medium (10) Residential |  |



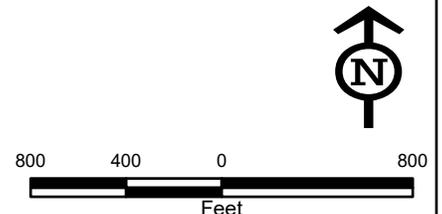
**MAP 3**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 21-1**

**Proposed Land Use:**      **Activity Center**

**Gross Acres:**              **Approximately 83.2 acres**



- |   |   |
|---|---|
|  Site                        |  Commerce        |
|  Municipal Boundary          |  Community       |
|  Low (5) Residential         |  Activity Center |
|  Low-Medium (10) Residential |  Transportation  |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED 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)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-1**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Site Characteristics
- A. Size: Approximately 83.2 acres
- B. Location: In Section 26, Township 51 South, Range 41 East; generally located on both sides of Miramar Parkway, between Florida's Turnpike and Hibiscus Place/Southwest 67 Avenue.
- C. Existing Uses: Retail, municipal facilities, educational facilities, park and recreation.
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 59.1 acres of Community  
24.1 acres of Commerce
- B. Proposed Designation: Activity Center consisting of:  
450 multi-family dwelling units  
300,000 square feet of commercial uses  
276,000 square feet of public school uses  
200,000 square feet of office uses  
160,000 square feet of municipal facility uses  
10.23 acres of recreation and open space uses
- C. Estimated Net Effect: **Addition** of 450 dwelling units  
**Addition** of 59,000 square feet of commercial uses  
**Addition** of 200,000 square feet of office use  
**Addition** of 10.23 acres of recreation and open space uses  
**Reduction** of 155,000 square feet of community uses



## **INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

### **VIII. Applicant's Rationale (continued)**

The site of the proposed Miramar Innovation and Technology Activity Center (amendment area) is located in the heart of Historic Miramar and is one of four catalytic sites identified in the Plan to lead in the revitalization efforts for the area. The amendment area is envisioned as a walkable urban center with a synergistic mix of housing, employment, retail, and cultural and educational clusters, with a primary orientation toward a multimodal transportation. The goal is to transform the area into a true innovation district where leading-edge anchor institutions and companies can cluster and connect with start-ups, business incubators and accelerators to: (1) co-invent and co-produce new discoveries for the market; (2) expand employment and educational opportunities to the area's low- and moderate-income residents; and (3) achieve denser residential and employment patterns.

The amendment area includes multiple parcels under both private and public ownerships, featuring a hodgepodge of land use designations (Commercial, Institutional & Public Facilities and Recreation & Open Space). Taken together or separately, these designations do not offer the regulatory framework needed to carry out the vision articulated in the plan for the area. As a result, the City is amending its Comprehensive Plan, the City Future Land Use Map, as well as the Broward County Land Use Plan, to create a new land use designation for the amendment area, which is proposed to be called Miramar Innovation and Technology Activity Center, or simply MITAC. The Activity Center designation will provide more flexibility for the City and property owners to create an economically productive and socially inclusive walkable urban center.”

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-1**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

*I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space*

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

The City of Miramar currently has 868.22 acres in its parks and open space inventory, which includes the 10.23 acres which will be preserved by this proposed amendment. The City has partnered with the School Board of Broward County to allow the City to transfer recreational activities and improve the park and open space acreage within the amendment area. See Attachment 9.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Miramar adopted its 10-year Water Supply Facilities Work Plan on May 20, 2015.

*II. Transportation and Mobility*

The proposed amendment from the Commerce and Community land use designations to establish the Miramar Information and Technology Activity Center is projected to **increase** the net number of p.m. peak hour vehicle trips on the regional transportation network at the long term-planning horizon by approximately 13 p.m. peak hour trips. However, the increase of p.m. peak hour trips to the roadway network results in no segment being significantly impacted greater than three (3) percent or degrading a level of service from acceptable to unacceptable; therefore, per Policy 2.14.9, no significant or adverse impacts to the regional transportation network are projected. See Attachment 2. Planning Council staff notes that the Activity Center land use designation reflects a mixed-use development pattern more supportive of transit and internalized traffic patterns. Therefore, a standard 7% credit for such transit/internalized traffic patterns within these designations is applied to the transportation analysis.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Miramar Parkway**, between University Drive and State Road 7, which is projected to operate at an unacceptable level of service (LOS) "F," with or without the proposed amendment; and
- **Southwest 68 Avenue**, between Pembroke Road and County Line Road, which is projected to operate at an acceptable LOS "D," or without the proposed amendment.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation and Mobility (continued)**

The Broward County Transit Division (BCT) report states that current and planned transit fixed-route county service, as well as community shuttle service, is provided within a quarter mile of the proposed amendment area. In addition, the BCT report identifies planned Penny Surtax transit improvements to the county routes serving the amendment area, including shorter headways and increased span of service. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and future bus stops. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) report identifies Miramar Parkway as the primary corridor providing connectivity to the proposed amendment area. The PDMD staff recommends that the City of Miramar consider extending dedicated bicycle lanes along Miramar Parkway, east of Southwest 68 Avenue. The PDMD report also notes that redevelopment within the amendment area should be designed to include safe and convenient connections to the surrounding transportation network and recommends that amenities such as pedestrian-scale lighting, shade trees, bicycle racks/lockers and bicycle repair stations be considered as well as provision of electric vehicle charging stations. See Attachment 4.

The City has committed to incorporate ADA-compliant pedestrian and bicycle paths, as well as greenways, to accomplish fully connected routes to all destinations within the amendment area. See Attachment 5.

### **III. Public Schools**

The School Board of Broward County staff report states that the proposed amendment would generate 193 additional students into Broward County Public Schools, consisting of 87 elementary school students, 51 middle school students and 55 high school students. The report further states that Miramar and Annabel C. Perry Elementary, New Renaissance Middle and Miramar High schools are all under-enrolled in the 2019-2020 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2021-2022 school year. In addition, the School Board report indicates that there is one (1) charter school located within a two-mile radius of the proposed amendment area. See Attachment 6.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 6.

**REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

*III. Public Schools (continued)*

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "F," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 6.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-1**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment area does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 7.

*II. Wetlands*

The EPGMD report indicates that the proposed amendment area does not contain wetlands within its boundaries. See Attachment 7.

*III. Sea Level Rise*

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 7.

*IV. Other Natural Resources*

The EPGMD report states that the subject area contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Miramar. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 7.

The EPGMD report indicates that the proposed amendment area is within wellfield zones of influence zones 1, 2 and 3. Special restrictions apply under Broward County's Wellfield Protection regulations for zones 1 and 2 regarding handling, storing, using or generating any materials with regulated substances; however, no special restrictions apply to zone 3. See Attachment 7. The City has stated that no development activity will be permitted in the amendment area which would require the handling, storing, using or generating of any materials with regulated substances. See Attachment 5.

## **REVIEW OF NATURAL RESOURCES (continued)**

### **V. Historical/Cultural Resources**

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not adversely impact any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. The PDMD staff recommends that known resources be evaluated for local significance such as the Miramar Water Tower (located within the amendment area) and the Miramar Oaks Site and Miramar Oaks North Site, both of which are located within one-half mile outside of the amendment area. Further, the PDMD staff report notes that the amendment area is located outside the jurisdiction of the Broward County Historic Preservation Ordinance, therefore, the City oversees project compliance with local historic preservation regulations. See Attachment 4.

The City has indicated that the Miramar Water Tower is an integral part of Historic Miramar and will not be affected by the redevelopment of the amendment area. Any other resource that may be deemed historically significant will also be preserved to the best extent possible. See Attachment 5.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-1**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 450 dwelling units to be permitted by the BCLUP. Since the proposed amendment is to establish a new activity center, Policies 2.4.6 and 2.4.7 are also applicable.

The City of Miramar has incorporated language into the proposed land use plan text amendment, PCT 21-1, reiterating its commitment to set aside at least 15% (i.e. 67 dwelling units) of the proposed 450 dwelling units as affordable housing units at the “moderate-income” level (up to 120% of median income) for a period of 30 years, subject to a legally enforceable mechanism. See Attachment 1 of corresponding text amendment PCT 21-1. The Broward County Planning and Development Management Division (PDMD) staff has determined that the proposed amendment meets the requirements of BCLUP Policy 2.16.2 and Article 5.4 of the *Administrative Rules Document: BrowardNext* and is generally consistent with BCLUP Policies 2.4.6 and 2.4.7 which address affordable housing provisions for proposed new or revised Activity Centers. See Attachment 4.

*II. BrowardNext - Broward County Land Use Plan Policies*

The proposed amendment is found to be generally consistent with the policies of the BrowardNext- Broward County Land Use Plan. In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BCLUP regarding activity centers. See Attachment 8.

*III. Other Pertinent Information*

The City of Miramar conducted several community outreach meetings to present the proposed plan to the neighboring residents and other interested stakeholders such as the Historic Miramar Advisory Board. See Attachment 9 for a detailed summary of the virtual, in-person and amendment area meetings and tours.

Regarding public notification, Broward County Planning Council staff sent approximately 433 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

**Update: January 28, 2021:** Correspondence from an interested party has been received regarding the proposed amendment. See Attachment 12.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-1**

**PLANNING ANALYSIS**

The City of Miramar is proposing to establish the Miramar Innovation and Technology Activity Center consisting of 450 multi-family dwelling units, 300,000 square feet of commercial uses, 276,000 square feet of public school uses, 200,000 square feet of office uses, 160,000 square feet of municipal facility uses and 10.23 acres of recreation and open space. The proposed Activity Center is primarily surrounded by single-family residential including pockets of multi-family uses to the north, east and south and abuts Florida's Turnpike to the west. The proposed Activity Center is located within Historic Miramar, an area that the City has been actively revitalizing and envisions as a walkable urban center with a mix of housing, employment, retail, and cultural and educational clusters, with a primary orientation toward multi-modal transportation. The City's goal is to transform the area into an innovation district where leading-edge anchor institutions and companies can connect with start-ups and business incubators to co-invent and co-produce new discoveries for the market, expand employment and educational opportunities and achieve higher density residential and employment patterns.

In addition, the City is partnering with Broward County Transit to include a transit hub in the proposed amendment area. This transit hub would increase overall transit ridership and mobility, while supporting economic opportunities and enhancing both resident's and student's commutes. The City has also partnered with the School Board of Broward County to allow the City to transfer recreational activities from the Wellman Field to the underutilized 7.8-acre football field of the Henry D. Perry Education Center, as well as make improvements. See Attachment 9.

Planning Council staff review indicates that the amendment is generally consistent with the Broward County Land Use Plan (BCLUP) policies concerning the Activity Center designation, noting the area proposes a mix of residential, community, office and commerce uses along a primary transportation corridor with several multi-modal transportation opportunities.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, and solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, staff's analysis finds that the proposed amendment is not projected to significantly or adversely impact the operating conditions of the **regional transportation network**. See Attachment 2.

Regarding impacts to **natural resources**, the Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment area is within wellfield zones of influence zones 1, 2 and 3. See Attachment 7. The City has stated that no development activity will be permitted in the amendment area which would require the handling, storing, using or generating of any materials with regulated substances. See Attachment 5.

### **PLANNING ANALYSIS (continued)**

Regarding impacts to **historical resources**, the Broward County Planning and Development Management Division (PDMD) staff recommends that known resources be evaluated for local significance such as the Miramar Water Tower (located within the amendment area) and the Miramar Oaks Site and Miramar Oaks North Site, both of which are located within one-half mile outside of the amendment area. See Attachment 4. The City has indicated that the Miramar Water Tower is an integral part of Historic Miramar and will not be affected by the redevelopment of the amendment area. Any other resource that may be deemed historically significant will also be preserved to the best extent possible. See Attachment 5.

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate 193 additional students into Broward County Public Schools, consisting of 87 elementary school students, 51 middle school students and 55 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment is located within School District Planning Area "F," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. See Attachment 6.

Regarding **affordable housing**, the proposed amendment is subject to BCLUP Policy 2.16.2, as it proposes 450 dwelling units to be permitted by the BCLUP. Since the proposed amendment is to establish a new activity center, Policies 2.4.6 and 2.4.7 are also applicable. The City of Miramar has committed to set aside at least 15% (i.e. 67 dwelling units) of the proposed 450 dwelling units as affordable housing units at the "moderate-income" level (up to 120% of median income) for a period of 30 years, subject to a legally enforceable mechanism. See Attachment 1 of corresponding text amendment PCT 21-1. The PDMD staff has determined that the proposed amendment meets the requirements of BCLUP Policy 2.16.2 and Article 5.4 of the *Administrative Rules Document: BrowardNext* and is generally consistent with BCLUP Policies 2.4.6 and 2.4.7 which address affordable housing provisions for proposed new or revised Activity Centers. See Attachment 4.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, as the area proposes a mix of residential and non-residential uses that will be served by access to transportation and transit options, as well as lay the groundwork for economic opportunities, while maintaining and promoting educational resources. Therefore, it is recommended that the proposed amendment be approved.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 21-1**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of December 2020
2. Broward County Planning Council Traffic Analysis of December 16, 2020
3. Broward County Transit Division Report of September 3, 2020
4. Broward County Planning and Development Management Division Report of January 5, 2021
5. Correspondence from Nixon Lebrun, AICP, CFM, Development and Capital Management Coordinator, Community and Economic Development Department, City of Miramar, to Leny Huaman, Planner, Broward County Planning Council, dated November 10, 2020
6. School Board of Broward County Consistency Review Report of October 13, 2020
7. Broward County Environmental Protection and Growth Management Department Report dated December 29, 2020
8.
  - A. BrowardNext - Broward County Land Use Plan Policies, "Activity Center," Planning Council Staff Review Comments
  - B. Map – Amendment area within ¼ mile of transit routes
  - C. City of Miramar Adopted Future Land Use Element Excerpt
9. Correspondence from Eric B. Silva, Director, Community and Economic Development Department, City of Miramar, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated December 15, 2020
10. Broward County Parks and Recreation Division Report of September 21, 2020
11. Broward County Water Management Division Report of August 25, 2020

**Update: January 28, 2021:**

12. Email correspondence from Wayne Ramnarine, Resident, City of Miramar, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated January 25, 2021

# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 21-1

Prepared: December 2020

#### **POTABLE WATER**

The proposed amendment area will be served by the Miramar East Water Treatment Plant, which has a current capacity of 5.7 million gallons per day (mgd), with a proposed future expansion to 6.0 mgd. The current and committed demand on the treatment plant is 3.7 mgd, with 2.0 mgd available. The wellfield serving the amendment area has a permitted withdrawal of 5.0 mgd, with 1.3 mgd available, which expires on March 14, 2036. The proposed amendment will result in a net increase of 0.17 mgd on the projected demand for potable water. Planning Council staff utilized a level of service of 325 gallons per day (gpd) per dwelling unit, 0.2 gpd per square foot for office and community uses and 0.1 gpd per square foot for commercial uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

#### **SANITARY SEWER**

The proposed amendment area will be served by the Miramar Wastewater Reclamation Facility, which has a current capacity of 12.7 mgd, with a proposed future expansion to 16.0 mgd. The City of Miramar also has a large user agreement with the City of Hollywood for 1.5 mgd of additional capacity at the Hollywood Southern Regional Wastewater Treatment Plant, for a combined capacity of 14.2 mgd. The current and committed demand on the treatment plants is 11.1 mgd, with 3.1 mgd available. The proposed amendment will result in a net increase of 0.16 mgd on the projected demand for sanitary sewer. Planning Council staff utilized a level of service of 300 gpd per dwelling unit, 0.2 gpd per square foot for office and community uses and 0.1 gpd per square foot for commercial uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment area.

#### **SOLID WASTE**

The proposed amendment area will be served by the Wheelabrator Waste to Energy Facility, which has a current capacity of 821,250 tons per year (TPY) and a current and committed demand of 547,500 TPY, with 273,750 TPY available. Yard waste, recovered materials and construction and demolition debris are sent to the Oaks Road facility located in the Town of Davie, which has a capacity of 11,000 cubic yards per day. Any residual waste is sent to the JED/OMNI Landfill in Saint Cloud, Florida, which has a current capacity of 81.7 million cubic yards and a current demand of 22.5 million cubic yards. The proposed amendment will result in a net increase of 12,405 pounds (lbs.) per day (6.2 tons per day) on the projected demand for solid waste. Planning Council staff utilized a level of service of 8.9 lbs. per day per dwelling unit, 5 lbs. per 100 square foot per day for commercial uses and 1 lb. per 100 square foot per day for office and community uses. Sufficient solid waste capacity will be available to serve the proposed amendment area.

#### **DRAINAGE**

The proposed amendment area is located within the C-9 East Drainage Basin and under the jurisdiction of Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from EPGMD will be required prior to any construction.

#### **PARKS AND OPEN SPACE**

The City of Miramar has 868.22 acres in its parks and open space inventory, which includes the 10.23 acres proposed by this amendment. The 2045 projected population (153,145) requires approximately 459.44 acres to meet the Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in an increase of 4.4 acres on the projected demand for local parks. The City of Miramar continues to meet the community parks acreage requirement of the BCLUP of 3 acres per one thousand persons population.

# ATTACHMENT 2

## TRAFFIC ANALYSIS PC 21-1

Prepared: December 16, 2020

### INTRODUCTORY INFORMATION

Jurisdiction: City of Miramar  
Size: Approximately 83.2 acres

### TRIPS ANALYSIS

#### Potential Trips – Current Land Use Designations

Current Designations: 59.1 acres of Community  
24.1 acres of Commerce  
Potential Development: 591,000 square feet of community uses  
241,000 square feet of commercial uses  
Trip Generation Rates: “ITE Equation (733) Government Office Complex”\*  
“ITE Equation (820) Shopping Center”  
Total P.M. Peak Hour Trips:  $2,122 + 1,063 = 3,185$  peak hour trips

#### Potential Trips – Proposed Land Use Designation

Proposed Designation: Activity Center  
Potential Development: 450 multi-family dwelling units  
300,000 square feet of commercial uses  
276,000 square feet of public school uses\*\*  
200,000 square feet of office uses  
160,000 square feet of municipal facility uses\*\*  
10.23 acres minimum of recreation and open space  
Trip Generation Rates: “ITE Equation (220) Multifamily Housing (Lowrise)”  
“ITE Equation (820) Shopping Center”  
“ITE Equation (733) Government Office Complex”\*\*  
“ITE Equation (710) General Office Building”  
“ITE Equation (411) Public Park”  
Total P.M. Peak Hour Trips:  $280 + 1,175 + 1,456 + 265 + 22 = 3,198$  peak hour trips\*\*\*

Net P.M. Peak Hour Trips + 13 peak hour trips

## **PLANNING COMMENTS**

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 13 p.m. peak hour trips at the long-range planning horizon. However, the increase of p.m. peak hour trips to the roadway network results in no segment being significantly impacted greater than three (3) percent or degrading a level of service from acceptable to unacceptable; therefore, per Policy 2.14.9, no significant or adverse impacts to the regional transportation network are projected.

Notes:

\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

\*\*For this traffic analysis, the Trip Generation Rate of ITE Equation (733) Government Office Complex was utilized for both the public school and municipal facility uses.

\*\*\*Reflects an internal capture rate of 7% consistent with the ITE guidelines.

# ATTACHMENT 3



Transportation Department

## TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

### VIA EMAIL

September 3, 2020

Leny R. Huaman  
Planner  
Broward County Planning Council  
115 South Andrews Ave, Room 307  
Fort Lauderdale, FL 33301



RE: PC & PCT 21-1 – Miramar Innovation and Technology Activity Center LUPA

Dear Ms. Huaman:

Broward County Transit (BCT) has reviewed your correspondence dated August 20, 2020 regarding the Land Use Plan Amendment (LUPA) of the Miramar Innovation and Technology Activity Center in the City of Miramar for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT Route 28 and the City of Miramar Community Shuttle Green Route and Yellow Route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
28	Weekday Saturday Sunday	5:35a – 11:58a 5:35a – 11:58p 8:25a – 9:22p	30 minutes 30 minutes 41 minutes
Miramar Community Shuttle Green Route (BCT Route 704)	Weekday	6:30a – 6:30p	65-80 minutes
Miramar Community Shuttle Yellow Route (BCT Route 702)	Weekday	7:00a – 7:00p	72-74 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 28. Planned improvements within the next 10-



Transportation Department

**TRANSIT DIVISION- Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

years of the surtax plan include the truncation of the western segment of Route 28 at Miramar Town Center and the discontinuation of segments to be served by a realigned Route 23.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and proposed future bus stops.

Please feel free to call me at 954-357-8387 or email me at [Dimunoz@broward.org](mailto:Dimunoz@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Diego B. Munoz".

Diego B. Munoz  
Service Planner  
Service and Strategic Planning

## ATTACHMENT 4



Environmental Protection and Growth Management Department

### PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

**DATE:** January 5, 2021

**TO:** Barbara Blake Boy, Executive Director  
Broward County Planning Council



**FROM:** Josie P. Sesodia, AICP, Director  
Planning and Development Management Division

A handwritten signature in blue ink that reads "Josie P. Sesodia".

**SUBJECT:** Broward County Land Use Plan  
*Review of Proposed **Revised** Amendment – Miramar PC/PCT 21-1*

The Broward County Planning and Development Management Division (PDMD) staff reviewed proposed revised amendment PC 21-1. The subject site is located in Miramar involving approximately 83.2 acres. The amendment proposes:

*Current Designations:* 59.1 acres of Community  
24.1 acres of Commerce

*Proposed Designation:* Activity Center consisting of:  
450 multi-family dwelling units  
300,000 square feet of commercial uses  
276,000 square feet of public school uses  
200,000 square feet of office uses  
160,000 square feet of municipal facility uses  
10.23 acres of open space recreation

*Estimated Net Effect:* Addition of 450 dwelling units  
Addition of 200,000 square feet of office use  
Addition of 159,000 square feet of commercial uses  
Addition of 10.23 acres of open space use  
Reduction of 155,000 square feet of community uses

#### Item 7 – Analysis of Natural and Historic Resources

- A. Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined that the proposed project will not adversely impact any known historical or archaeological resources or areas of archaeological or paleontological sensitivity of national concern. However, it is recommended known resources be evaluated for local significance.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The 66 structures and two resource groups identified by the FMSF within 1,000 feet are all evaluated as Not Eligible for the NRHP by the State Historic Preservation Office (SHPO).

However, these sites have not been evaluated for local significance and the municipality may consider reviewing these resources.

2. Miramar Water Tower (BD04211) is within the Amendment Area. It is recommended this resource be evaluated for local significance prior to development and/or redevelopment.
3. The Application to Amend the City of Miramar Land Use Plan and the Broward County Land Use Plan identifies two Local Areas of Particular Concern with the BCLUP, Miramar Oaks site (BD01867) and Miramar Oaks North Site (BD02112). These sites are within one half mile of the Amendment Area, but not within or adjacent to the Amendment Area.
4. The subject property is located within the City of Miramar outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Historic Preservation  
Community and Economic Development  
City of Miramar  
2200 Civic Centre Place  
Miramar, Florida 33025  
Tel.: (954) 602-3254

- C. In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, 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 or State Archaeologist."

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: Med\_Exam\_Trauma@broward.org  
Website: <http://www.broward.org/MedicalExaminer>

#### Item 8 - Affordable Housing

The PDMD staff reviewed this application and determined that it meets the requirements of BCLUP Policies 2.16.2, 2.4.6, and 2.4.7 and Administrative Rules Document, Article 5.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of zero (0) residential units are currently permitted under the existing Land Use Plan and **this request represents an increase of 450 dwelling units; therefore, Policy 2.16.2 applies to this project. Additionally, since the proposed project will be creating a new Activity Center, LUP Policies 2.4.6 and 2.4.7 also apply.**

According to the City of Miramar, the purpose of this amended application is to mitigate anticipated adverse impacts to the regional transportation network (i.e., SW 68<sup>th</sup> Avenue) by developing a transit hub and reducing the number of traffic trips.

A previously submitted LUPA application for this site was reviewed by PDMD staff who issued comments to the Planning Council on September 14, 2020. At that time, it was determined that the proposed residential component satisfied BCLUP Policy 2.16.2 through the City's affordable housing funding, programs and policies which encourage all income, mixed use housing, and alternative residential types within proposed developments.

It was further determined to be generally consistent with BCLUP Policies 2.4.6 and 2.4.7 which address affordable housing provisions for proposed new or revised Activity Centers, as the Proposed Text Amendment language provided for 15% of the total dwelling units in the Miramar Innovation and Technology Activity Center (MITAC) to be developed as affordable housing. Planning Council staff has confirmed that this voluntary commitment is still valid, as show in Attachment 1:

*At least 67 (15%) of the multi-family dwelling units will be affordable at the "moderate-income" (up to 20% of the median income) level to achieve sufficient supply of affordable housing for a period of 30 years, subject to a legally enforceable mechanism.*

Staff recommends that approval of this amended application be subject to the following:

- A) The proposed text amendment, as shown in Attachment 1, regarding the affordable housing voluntary commitment be included within the text amendment language for the new MITAC; and
- B) Execution and recordation of a legally enforceable agreement, deemed acceptable by the Broward County Attorney's Office, restricting 15 percent (or 67) of the dwelling units in the MITAC to affordable housing for a period of 30 years.

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

The proposed amendment site is not adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

cc: Leonard Vialpando, Director, Environmental Protection and Growth Management Department  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division  
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division  
Susanne Carrano, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division  
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/smc

# **An Affordable Housing Market Assessment in the City of Miramar, Florida**

RECEIVED  
4/15/2019

April 2, 2019



## **Report Commission**

This report was commissioned in order to satisfy BrowardNext County Land Use Plan Policy 2.16.2

for a project that is proposed in the City of Miramar, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Miramar has adopted a Comprehensive Plan pursuant to Rule 9J-5.010 of the Florida Administrative Code. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies that are supported through a companion Support Document.

As part of a land use plan amendment application, the Broward County Planning Council requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2017) demand and projects (to 2023) the future demand for various housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, market, and housing data that is referenced throughout the report.



## Report Summary

Using the Broward County Planning Council’s *Recommended Methodology For Supply and Demand Analysis For Broward County’s Affordable Housing Market* (the “methodology”) , the City of Miramar has a current surplus of affordable housing in the Low-and Moderate-Income home ownership bands, but home ownership in the Very-low Income band has a deficit.

Likewise, a deficit currently exists in the Very Low-Income band for renters, but other categories have a surplus. By 2023, the City is projected to continue to have surpluses in the Low- and Moderate- Income home ownership bands and the deficit in the Very Low-Income band will decrease.

The methodology demonstrates that rental properties for those at the Very Low Income band are currently in short supply, that demand for these properties will increase while the supply declines, and the gap is worsened. Rental properties in the Low-income Band (80% of Median Household Income) and Moderate-income Band (120% of Median Household Income) will continue to have a surplus by 2023.

Increasing the availability of housing supply will help to make all housing more affordable.

## **Methodology**

This study examines current housing conditions within the City of Miramar, Florida (“the City”), which is generally stated for calendar years 2017/2018 (the latest U.S. Census Bureau American Community Survey data available (CY2017) and the supplemental data source from Esri (CY2018)) and projected to calendar year 2023 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Meridian Appraisal Group (MAG) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. MAG developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. In order to forecast out to the year 2023, we used Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods. The MAG methodology is particularly sensitive to Median Household Income and housing stock forecasts. We believe Esri’s forecasts to be reliable and very up-to-date. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2010 Census.

## **Estimates and Projections of Population, Median Household Income, And Housing Units**

The 2017 ACS data for the City of Miramar and the Esri estimates for 2018 and its forecasts for 2023 are summarized below:

	<b>2017 ACS Estimates</b>	<b>2018 Esri Estimates</b>	<b>2023 Esri Forecasts</b>
Population	133,741	134,119	141,918
Median Household Income	66,560	67,012	76,406
Housing Units, Total	43,295	42,737	44,578
Housing Units, Occupied	39,608	40,816	43,043

The Broward County Property Appraiser (BCPA) notes that for 2018 there were 41,817 residential dwelling units being assessed for fire protection services<sup>1</sup>. Added to this number are dwelling or residential units not assessed or assessed through the mixed use/special use category utilized by BCPA. This is their estimate as of January 1, 2018, which is less than the ACS estimate collection date in 2017, but, considering the mixed-use residential units not separately enumerated, is consistent. The 2018 Esri estimates of housing units were for a year later and are based upon the ACS 2017 survey, plus Esri’s forecasting methodology<sup>2</sup>. We believe the Esri estimates to be accurate for 2018 for the

---

<sup>1</sup> Broward County Property Appraiser’s Office web link:  
<http://www.bcpa.net/Includes/Downloads/2018/FinalFireSummaries/2018%20Final%20Miramar%20Fire%20Recap.pdf>

<sup>2</sup> Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using “[the] recorded change in the housing inventory...culled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data sources. Additionally, data from the Current



estimated number of housing units for the purposes of this report. The addition of the proposed development would increase the supply of housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the housing were not constructed.***

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Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy.” Methodology Statement: 2018/2023 Esri US Demographic Updates, June 2018

## Affordable Housing Criteria

The Broward County Land Development Code §5-201 defines Affordable Housing as “Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate =120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.”

Using the ACS and Esri data and applying that data to the MAG supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences:

### Gap Analysis, Meridian Appraisal Group Model Utilizing 2017 American Community Survey Data

2017 HUD Broward County Median Household Income		City of Miramar, Florida							
\$64,100			Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
Affordable Housing Bands	Income Band	Owner	Owner	Supply/ Demand	Income Band	Renter	Renter	Supply/ Demand	
0.0%      50.0%	\$0	3,923	3,505	(417)	\$0	3,774	1,261	(2,513)	
	\$32,050	14.2%	12.7%		\$801	31.6%	10.8%		
50.1%      80.0%	\$32,114	4,092	5,218	1,126	\$803	2,885	3,277	392	
	\$51,280	14.8%	18.8%		\$1,282	24.2%	28.0%		
80.1%      120.0%	\$51,344	5,409	6,348	939	\$1,284	2,537	4,405	1,869	
	\$76,920	19.5%	22.9%		\$1,923	21.3%	37.6%		

The MAG model shows surpluses in affordable housing for those who wish to own homes in the Low-, and Moderate-Income bands but a deficit in the Very Low Income Band.

The model also shows deficiencies in the Very Low-income band for rentals. This is not an uncommon finding in an area where housing stocks are expensive and people tend to spend more than 30% of their income on housing and housing-related expenses. Surpluses currently exist in for renters in the Low Income and Moderate Income bands.

When we applied the Esri forecasted data to this model, we find the following:

### Gap Analysis, Meridian Appraisal Group Model Utilizing 2023 Esri Forecasted Data

2023 Est. HUD Broward County Median Household Income		City of Miramar, Florida							
\$72,594			Demand(D)	Supply(S)	No Gap/(Gap)		Demand(D)	Supply(S)	No Gap/(Gap)
Affordable	Housing Bands	Income Band	Owner	Owner	Supply/ Demand	Income Band	Renter	Renter	Supply/ Demand
0.0%	50.0%	\$0	4,950	4,728	(222)	\$0	4,598	1,870	(2,728)
		\$36,297	17.0%	15.7%		\$907	36.7%	14.4%	
50.1%	80.0%	\$36,370	4,989	6,750	1,761	\$909	3,123	4,816	1,692
		\$58,075	17.2%	22.4%		\$1,452	24.9%	37.2%	
80.1%	120.0%	\$58,148	5,967	7,095	1,127	\$1,454	2,543	4,374	1,831
		\$87,113	20.5%	23.6%		\$2,718	20.3%	33.8%	

The model predicts that surpluses are expected for the Low- and Moderate-income bands through 2023, but that a reduced deficit occurs for Very Low-Income homeowners. The Very Low-Income band for rental properties will become even more scarce than the current amount. Low- and Moderate-Income rental properties will continue to have a surplus.

## Addressing The Demand For Affordable Housing

The City has adopted in its most recent Community Development Block Grant Program Consolidated Plan<sup>3</sup> a number of affordable housing goals and priorities:

**Allocation Priorities.** The City currently has 12 low to moderate income areas. This is the City's eligible areas for projects that are intended to benefit a low/mod area in general. Public improvement and infrastructure projects will be located in this area unless the project is a public building that will be dedicated to meeting the needs of a special category of persons who are presumed to be low to moderate income.

The City of Miramar's direct housing assistance will be made available on a Citywide basis, and will benefit low and moderate households. Households may be in need of assistance regardless if they are in predominately low/moderate income area census tract. Citywide assistance promotes expanded housing choices for households receiving homeownership assistance.

Public service assistance will be available to residents Citywide who are documented low to moderate income or to those presumed to be low to moderate income because of the nature of the assistance or location of the activity.

The amount of investment to targeted areas will depend on funding availability, primarily the availability of other federal and state sources available to the City for housing, such as SHIP and HOME.

Direct benefit activities will receive high priority for funding. Direct benefit occurs when the residents/persons directly receive the benefit of the CDBG assistance. Public service, housing rehabilitation and purchase assistance projects are direct benefit type activities. Eligible project proposals that directly benefit low/moderate income residents of the City of Miramar will be highly considered for funding. These types of projects can be Citywide since the low/mod benefit test is on an individual or household basis.

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<sup>3</sup> City of Miramar Community Development Block Grant Program (CDBG) 2015-2019 Community Development Plan; 2015-2016 Annual Action Plan for 2015-2019 Consolidated Plan, June 17, 2015.

Projects that geographically impact low/mod areas will also be considered for funding. Indirect benefits from public infrastructure improvements is an example. These projects should directly impact areas where at least 51% of the residents earn 80% or less of the AMI.

Consolidated Plan MIRAMAR 35 OMB Control No: 2506-0117 (exp. 07/31/2015)

All housing projects must be consistent with the City's needs and priorities as presented in the City of Miramar Consolidated Plan. Actions that may impede affordable housing will make a project ineligible to receive CDBG funds.

During the funding allocation process, multi-year projects should receive commitments for funding at the beginning or as close thereto through completion, without unnecessary annual reviews, unless there is significant change in the cost or scope of work or services.

Special consideration will be given to projects or activities that are interrelated and/or complement other public or private sector resources. Priority will be given to projects or activities that are coordinated with other public or private improvements in close proximity that maximize the impact of the City's CDBG funds.

Special consideration for funding will be given to projects that interface with additional public and/or private sector funds. This encourages the expenditure of block grant funds on projects that can receive matching funds.<sup>4</sup>

The City has or expects to spend \$2,770,470 during the report period for "...priority need projects including housing, public improvement, public services, economic development activities and general planning/program administration within the City."<sup>5</sup>

The City adopted the following goals for affordable housing<sup>6</sup>:

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<sup>4</sup> Ibid, pages 35-36.

<sup>5</sup> Ibid, page 44.

<sup>6</sup> Ibid, page 50.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain City's Affordable Housing Stock	2015	2019	Affordable Housing		Housing Cost Burden Housing Rehabilitation	CDBG: \$1,470,000	Homeowner Housing Rehabilitated: 75 Household Housing Units will be Assisted
2	Promote Homeownership Affordability	2015	2019	Affordable Housing		Housing Cost Burden Housing Rehabilitation	CDBG: \$0	Direct Financial Assistance to Homebuyers: 10 Households will be Assisted
3	Promote Economic Opportunity	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$478,000	Businesses assisted: 12 Businesses will be Assisted
4	Public/Supportive Services	2015	2019	Non-Housing Community Development		Public Service	CDBG: \$535,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons will be Assisted
5	Infrastructure Improvements	2015	2019	Non-Housing Community Development		Public Facility/Improvement	CDBG: \$262,000	Public Facility/Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons will be Assisted
6	Improve Availability and accessibility of Housing	2015	2019	Affordable Housing		Housing Cost Burden Housing Rehabilitation	CDBG: \$140,000	Homeowner Housing Rehabilitated: 100 Household Housing Units will be Assisted

Table 17 – Goals Summary

Miramar has used State Housing Initiatives Partnership (SHIP) funding and Federal and Neighborhood Stabilization Program (NSP) funds in the most recent reported years. From FY2016-FY2018, the City spent or budgeted \$1,470,116 of NSP funds and \$2,641,540 of SHIP funds. The money was spent or programmed for various affordable housing items, but mostly repairs, purchase assistance, or rehabilitation of acquired properties.



# ATTACHMENT 5



## CITY OF MIRAMAR

An Equal Opportunity Employer

### Mayor

Wayne M. Messam

### Vice Mayor

Maxwell B. Chambers

### City Commission

Winston F. Barnes

Yvette Colbourne

Alexandra P. Davis

### City Manager

Vernon E. Hargray

**"We're at the  
Center of Everything"**

### Community Development

2200 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3264  
FAX (954) 602-3448

November 10, 2020

Ms. Leny Huaman  
Broward County Planning Council  
Broward County Governmental Center  
115 S Andrews Ave, Room 307  
Fort Lauderdale, FL 33301



RE: Miramar Innovation and Technology Activity Center Land Use  
Plan Amendment PC/PCT 21-1

Dear Ms. Huaman:

Please accept this correspondence as the official response from the City of Miramar (the "City") to the comments issued by both the Planning and Development Management Division ("PDMD") and the Environmental Protection and Growth Management Department ("EPGMD") in regard to the above-referenced Broward County Land Use Plan Amendment.

1. **Comment: Historic Resources** - the PDMD staff recommends that known resources be evaluated for local significance such as the Miramar Water Tower (located within the amendment area) and the Miramar Oaks site and Miramar Oaks North Site (located within one half mile of the amendment area).

**Response:** *While the City does not currently have a local historic preservation ordinance per se, the Miramar Water Tower has been an integral part of Historic Miramar and will not be affected by the redevelopment of the amendment area. Furthermore, any other resource that may be deemed historically significant will also be preserved to the best extent practically possible.*

2. **Comment: Complete Streets** - The PDMD recommends that "Although sidewalk and bicycle infrastructure has been improved along a section of the Miramar Parkway, extension of dedicated bike lanes east of SW 68th Ave is suggested. Redevelopment within the site should be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the proposed activity center. For the convenience of residents and visitors who wish to reduce their carbon footprint, consider providing electric vehicle charging stations."

**Response:** *The City has no objection to this comment and is committed to incorporate ADA-compliant pedestrian and bicycle paths, as well as greenways to accomplish fully connected routes to all destinations within the amendment area, among other complete streets strategies.*



## CITY OF MIRAMAR

An Equal Opportunity Employer

- 3. Comment: Affordable Housing** - The PDMD recommends that the affordable housing voluntary commitment be included in within the text amendment language and that a legally enforceable agreement, deemed acceptable by the Broward County Attorney's Office, restricting 15 percent (or 67) of the dwelling units in the MITAC to affordable housing for a period of 30 years, is executed and recorded.

**Response:** *The City has no objections to the inclusion of such language within the text amendment itself as the text amendment for the City Comprehensive Plan already features such language. Furthermore,*

- 4. Comment: Air Quality** - The EPGMD recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, and the use of pedestrian friendly designs which will include native tree shaded areas.

**Response:** *The City has no objections to this comment as the expressed intent of the MITAC is to develop a pedestrian-centric, transit-accessible Activity Center.*

- 5. Comment: Wellfield Protection** – The report from the EPGMD indicates that the amendment area is currently within wellfield zones of influence, Zones 1, 2 and 3.

**Response:** *No development activity will be allowed within the amendment area, which would otherwise handle, store use or generate any materials with regulated substances*

Please find enclosed the executed **Acknowledgement Form**, as well as the City's response to the traffic comment.

We appreciate the opportunity to provide additional comments on the proposed amendment. Please do not hesitate to contact me by phone at (954) 602-3281 or email: [Nlebrun@miramarfl.gov](mailto:Nlebrun@miramarfl.gov).

Sincerely,

Nixon Lebrun, AICP, CFM  
Development and Capital Management Coordinator

c: Eric Silva, AICP, Community Development Director

"We're at the  
Center of Everything"

Community & Economic  
Development

2200 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3264  
FAX (954) 602-34488

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**

**LAND USE**

**SBBC-2947-2020**

**County No: PC-21-1**

**Miramar Innovation & Technology Activity Center**

**October 13, 2020**



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)

**ATTACHMENT 6**

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
<b>Date:</b> October 13, 2020	Units Permitted: 0      Units Proposed: 450	<b>Existing Land Use:</b> Community &
<b>Name:</b> Miramar Innovation & Technology Activity Center	<b>NET CHANGE (UNITS):</b> 450	<b>Proposed Land Use:</b> Activity Center
<b>SBBC Project Number:</b> SBBC-2947-2020	<b>Students Permitted Proposed NET CHANGE</b>	<b>Current Zoning:</b> CF, OS & B2
<b>County Project Number:</b> PC-21-1	Elem      0      87      87	<b>Proposed Zoning:</b> Mised-Use Low
<b>Municipality Project Number:</b>	Mid      0      51      51	<b>Section:</b> 26
<b>Owner/Developer:</b> City of Miramar	High      0      55      55	<b>Township:</b> 51 South
<b>Jurisdiction:</b> Miramar	<b>Total</b> 0      193      193	<b>Range:</b> 41 East

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Miramar Elementary	947	1,022	557	-465	-23	54.5%
Perry, Annabel C. Elementary	957	957	709	-248	-18	74.1%
New Renaissance Middle	1,547	1,702	1,166	-536	-23	68.5%
Miramar High	2,570	2,827	2,296	-531	-15	81.2%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Miramar Elementary	557	-465	54.5%	527	518	511	509	497
Perry, Annabel C. Elementary	709	-248	74.1%	704	693	683	672	662
New Renaissance Middle	1,171	-531	68.8%	1,148	1,128	1,108	1,088	1,068
Miramar High	2,296	-531	81.2%	2,241	2,165	2,090	2,014	1,939

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. \* This number already represents the higher of 100% gross capacity or 110% permanent capacity. \*\* The first Monday following Labor Day. \*\*\* Greater than 100% represents above the adopted Level Of Service (LOS)  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	24/25	25/26	26/27	27/28	28/29
<b>Area F - Elementary</b>	18,888	13,963	-4,925	18,028	18,123	18,218	18,312	18,407
<b>Area F - Middle</b>	10,053	7,599	-2,454	10,643	10,620	10,598	10,575	10,553
<b>Area F - High</b>	13,405	12,074	-1,331	13,601	13,560	13,519	13,477	13,436

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Somerset Academy East	500	231	-269	231	231	231

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Miramar Elementary	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Perry, Annabel C. Elementary	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
New Renaissance Middle	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Miramar High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 6 - 10)**

<b>Capacity Additions for Planning Area F</b>	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 83.2-acre site is generally located at the south of SW 29th Street between Florida's Turnpike and SW 67th Avenue in the City of Miramar. The current land use designation for the site are Community and Commerce, which allow no residential unit. The applicant proposes to change the land use designation to Activity Center to allow 450 garden apartment (all three or more bedroom) residential units which are anticipated to generate 193 additional students (87 elementary, 51 middle, and 55 high school) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2019-20 school year data because the current school year (2020-21) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2019-20 school year were Miramar and Annabel C Perry Elementary, New Renaissance Middle, and Miramar High. The same schools are serving the area in the 2020-21 school year. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2018-19 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2019-20 – 2021-22), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2021-22 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2019-20 – 2023-24. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter school located within a two-mile radius of the subject site in the 2019-20 school year is depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP Fiscal Years 2019-20 – 2023-24 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "F" and the elementary, middle, and high schools currently serving Planning Area "F" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "F" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-2947-2020

October 13, 2020

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Date

Reviewed By:

---

Signature

Mohammed Rasheduzzaman, AICP

---

Name

Planner

---

Title

# ATTACHMENT 7

EP&GMD COMMENTS  
PC/PCT 21-1  
Page 1

## ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

**For:** Broward County Planning Council

**Applicant:** City of Miramar

**Amendment No.:** PC/PCT 21-1

**Jurisdiction:** Miramar

**Size:** Approximately 83.2 acres

**Existing Use:** Retail, municipal complex, educational facilities and parks

**Current Land Use Designation:** 59.1 acres of Community  
24.1 acres of Commerce

**Proposed Land Use Designation:** Activity Center consisting of:  
450 multi-family dwelling units  
300,000 square feet of commercial uses  
276,000 square feet of public school uses  
200,000 square feet of public school uses  
200,000 square feet of office uses  
160,000 square feet of municipal facility uses  
10.23 acres of open space recreation

**Location:** In Section 26, Township 51 South, Range 41 East; generally located on both sides of Miramar Parkway, between Florida Turnpike and Hibiscus Place/Southwest 67 Avenue

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

### ANALYSIS AND FINDINGS:

#### ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

**Wetlands** - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]

No wetlands within this area.



**Upland Resources (including Tree Preservation and Greenways)** - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Miramar. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

**Air Quality** - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in an increase by **13 PM peak hour trips** per day compared to trips associated with the current designation. Although the new amendment includes a Transit Hub that will help mitigate adverse impacts on the road network; the Air Quality Program, based upon the trips generated and the projected level of service on surrounding roadways in the Land Use Amendment Matrix, can reasonably assume that the proposed land use will have a **moderate impact** on air quality.

Based on the Broward County Roadway Capacity and Level of Service Analysis 2017 and 2040, the current level of service rating on all roadways is currently degraded and the long-term traffic impact on the level of service rating will continue to decline in 20 years.

There are **no Air State Permitted facilities** within half a mile of the amendment site. Therefore, there are no existing or potential odor or noise concerns.

The proposed site is situated along heavily trafficked intersections; therefore, the Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, and the use of pedestrian friendly designs which will include native tree shaded areas. *(MO 12/29/2020)*

**Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. Five (5) listed contaminated sites were found within the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

Because the proposed amendment location contains contaminated sites, please note that for any site overlying or containing potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's (EPPD) approval of an application for a building permit or approval to construct or alter shall not be granted until EPPD is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site

[Section 27-66(h), Broward County Code]. The interactive map of contaminated sites in Broward County can be found on the internet at

<https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>.

Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EEPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EEPD'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://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>.

Any questions can be directed can be directed to (954) 519-1483 or EAR@broward.org.

**Solid Waste** - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1,2.26.2,2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There **are no** active or inactive solid waste facilities located within one mile of the site. *(MO 8/25/2020)*

## **ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION**

**Wellfield Protection** - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is currently within wellfield zones of influence one (1), two (2) and three (3). Additionally, Zones one (1), two (2) and three (3) are in close proximity (0.25 miles) of the proposed amendment site. Special restrictions apply under Broward County's Wellfield Protection regulations.

**For Zone 1:** Per Article XIII of the Broward County Code of Ordinances, handling, storing, using, or generating any materials with regulated substances is prohibited.

**For Zone 2:** Per Article XIII of the Broward County Code of Ordinances, handling, storing, using, or generating any materials with regulated substances is allowed provided the applicant follows site specific wellfield conditions. Conditions include installation (by owner and/or operator) of one or several monitoring wells and the quarterly monitoring and testing (by a company) for specific regulated substance onsite.

**For Zone 3:** No special restrictions apply. *(VM 09/04/2020)*

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(VM 09/04/2020)*

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eleven (11) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eleven (11) facilities, five (5) are hazardous material facilities, three (3) are storage tank facilities, and three (3) are facilities that have both hazardous materials and storage tanks. (VM 09/04/2020)

### **ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:**

**Specially Designated Areas** - [ CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

**Protected Natural Lands** – The project site is not included, nor is it adjacent to any site in the Protected Natural Lands 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 provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

**Marine and Riverine Resources** - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

**Priority Planning Areas for Sea Level Rise** – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included

within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policies A.03.05, 9.07.02, and 9.09.04 do not apply to the review of this project.

**NatureScape Program** – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding NatureScape can be accessed at:

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

**Surface Water Management** - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD) and Broward County. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zone AH with a NAVD88 elevation of 6 feet, flood insurance rate zones that corresponds to areas of shallow flooding with average depths between 1 and 3 feet, and flood zone X-Below 500 Year flood plain, flood insurance rate zones that are outside the flood plain or the average flood depths of less than 1 foot.

**Water Recharge** - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Please see attached Water Recharge Questionnaire.

**BROWARD COUNTY PLANNING COUNCIL**  
**WATER RECHARGE QUESTIONNAIRE**

as completed by

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. Amendment No.:*** PC/PCT 21-1
- B. Municipality:*** Miramar
- C. Applicant:*** City of Miramar

***II. Site Characteristics***

- A. Size:*** Approximately 83.2 acres
- B. Location:*** In Section 26, Township 51 South, Range 41 East; generally located on both sides of Miramar Parkway, between Florida Turnpike and Hibiscus Place/Southwest 67 Avenue
- C. Existing Use:*** Retail, municipal complex, educational facilities and parks

***III. Broward County Land Use Plan Designation***

***Current Land Use Designation:*** 59.1 acres of Community  
24.1 acres of Commerce

***Proposed Land Use Designation:*** Activity Center consisting of:  
900 multi-family dwelling units  
400,000 square feet of commercial uses  
276,000 square feet of public school uses  
200,000 square feet of public school uses  
200,000 square feet of office uses  
160,000 square feet of municipal facility uses  
10.23 acres of open space recreation

***IV. Water Recharge Review***

***A. Describe the general impacts of the current land use designation on water recharge:***

The current land use designation is 59.1 acres of Community and 24.1 acres of Commerce.

A typical value for an impervious area produced by this type of development is approximately 81 percent.

***B. Describe the general impacts of the proposed land use designation on water recharge:***

The proposed land use designation is Activity Center.

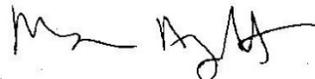
A typical value for an impervious area produced by this type of development is approximately 77 percent.

***V. Impact of Change in Land Use Designation***

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net increase in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

***VI. Comments***



By: \_\_\_\_\_

Date 9/17/2020

Maena Angelotti

Environmental Planning and Community Resilience Division

**BROWARD COUNTY PLANNING COUNCIL**

**WETLAND RESOURCE QUESTIONNAIRE  
as completed by the  
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. *Amendment No.:*** PC/PCT 21-1
- B. *Municipality:*** Miramar
- C. *Project Name:*** Miramar Innovation & Technology Activity Center

***II. Site Characteristics***

- A. *Size:*** Approximately 83.2 acres
- B. *Location:*** In Section 26, Township 51 South, Range 41 East; generally located on both sides of Miramar Parkway, between Florida Turnpike and Hibiscus Place/Southwest 67 Avenue
- C. *Existing Use:*** Retail, municipal complex, educational facilities and parks

***III. Broward County Land Use Plan Designation***

- A. *Current Designation:*** 59.1 acres of Community  
24.1 acres of Commerce
- B. *Proposed Designation:*** Activity Center consisting of:  
900 multi-family dwelling units  
400,000 square feet of commercial uses  
276,000 square feet of public school uses  
200,000 square feet of public school uses  
200,000 square feet of office uses  
160,000 square feet of municipal facility uses  
10.23 acres of open space recreation

***IV. Wetland Review***

- A. *Are wetlands present on subject property?*** No wetlands within this area.

Wetland Resource Questionnaire  
PC/PCT 21-1

- A. Describe extent (i.e. percent) of wetlands present on subject property.*
- B. Describe the characteristics and quality of wetlands present on subject property.*
- C. Is the property under review for an Environmental Resource License?*
- D. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*

V. Comments:

No objections.

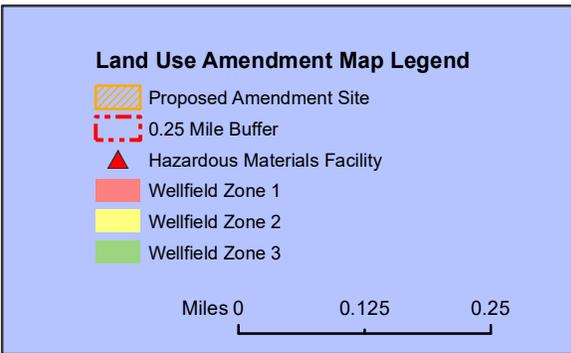
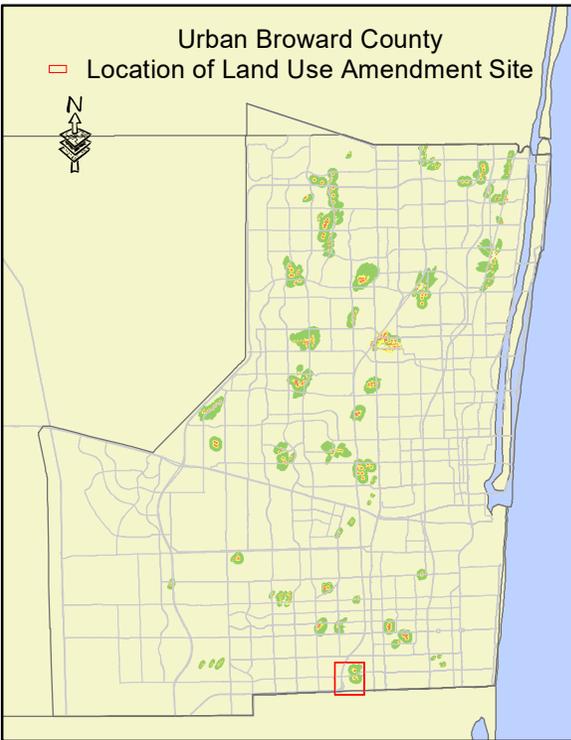
Completed by: Linda Sunderland, NRS  
Natural Resources Manager

### Contaminated Sites

Facility Number	Facility Name	Site Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
SF-1168	FINA #7369	6924 MIRAMAR PKY	Miramar	33023	Gasoline	Gas Station	68502524	Y
SF-1534	GULF STATION #00367292	6961 MIRAMAR PKY	Hollywood	33023	Gasoline	Gas Station	68502338	N
NF-3317	CITY OF MIRAMAR MAINTENAN	7000 MIRAMAR PKY	Miramar	33023	Petroleum	Auto Repair	68945102	N
OT-3506	DAWN LAUNDRY	6890 MIRAMAR PKY	Miramar	33023	Chlorinated	Dry Cleaner	69502517	Y
OT-3691	TIP TOP DRY CLEANERS	6909 MIRAMAR PKY	Miramar	33023	Chlorinated	Dry Cleaner	69500150	Y

<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
City of Miramar - Youth Enrichment Center / PAL	7000 MIRAMAR PKY, Miramar, FL 33023	9441 - Administration of Social, Human Resource and Income Maintenance Programs	Storage Tank
City of Miramar Multi-Service Center & Fire Station	6700 MIRAMAR PKY, Miramar, FL 33023	6512 - Operators of Nonresidential Buildings	Hazardous Materials and Storage Tank
City of Miramar-East WTP	2600 SW 66TH TER, Miramar, FL 33023	4941 - Water Supply	Hazardous Materials and Storage Tank
City of Miramar-PW- Master P.S./Garage	7000 MIRAMAR PKY, Miramar, FL 33023	7538 - General Automotive Repair Shops	Hazardous Materials and Storage Tank
CVS Pharmacy #1081	6890 MIRAMAR PKY, Miramar, FL 33023	5912 - Drug Stores and Proprietary Stores	Hazardous Materials
Henry D. Perry Education Center	3400 SW 69TH AVE, Miramar, FL 33023	8211 - Elementary and Secondary Schools	Hazardous Materials
Publix Store #0167	6890 MIRAMAR PKY, Miramar, FL 33023	6512 - Operators of Nonresidential Buildings	Storage Tank
Sprint MI03XC070-Miramar Water Tower	6950 MIRAMAR PKY, Miramar, FL 33023	4812 - Radiotelephone Communications	Hazardous Materials
Sunshine #30001	6924 MIRAMAR PKY, Miramar, FL 33023	5541 - Gasoline Service Stations	Storage Tank
T-Mobile - 6FB1229A	6950 MIRAMAR PKY, Miramar, FL 33023	4812 - Radiotelephone Communications	Hazardous Materials
Verizon Wireless - Miramar Water Tower	7000 MIRAMAR PKY, Miramar, FL 33023	4812 - Radiotelephone Communications	Hazardous Materials

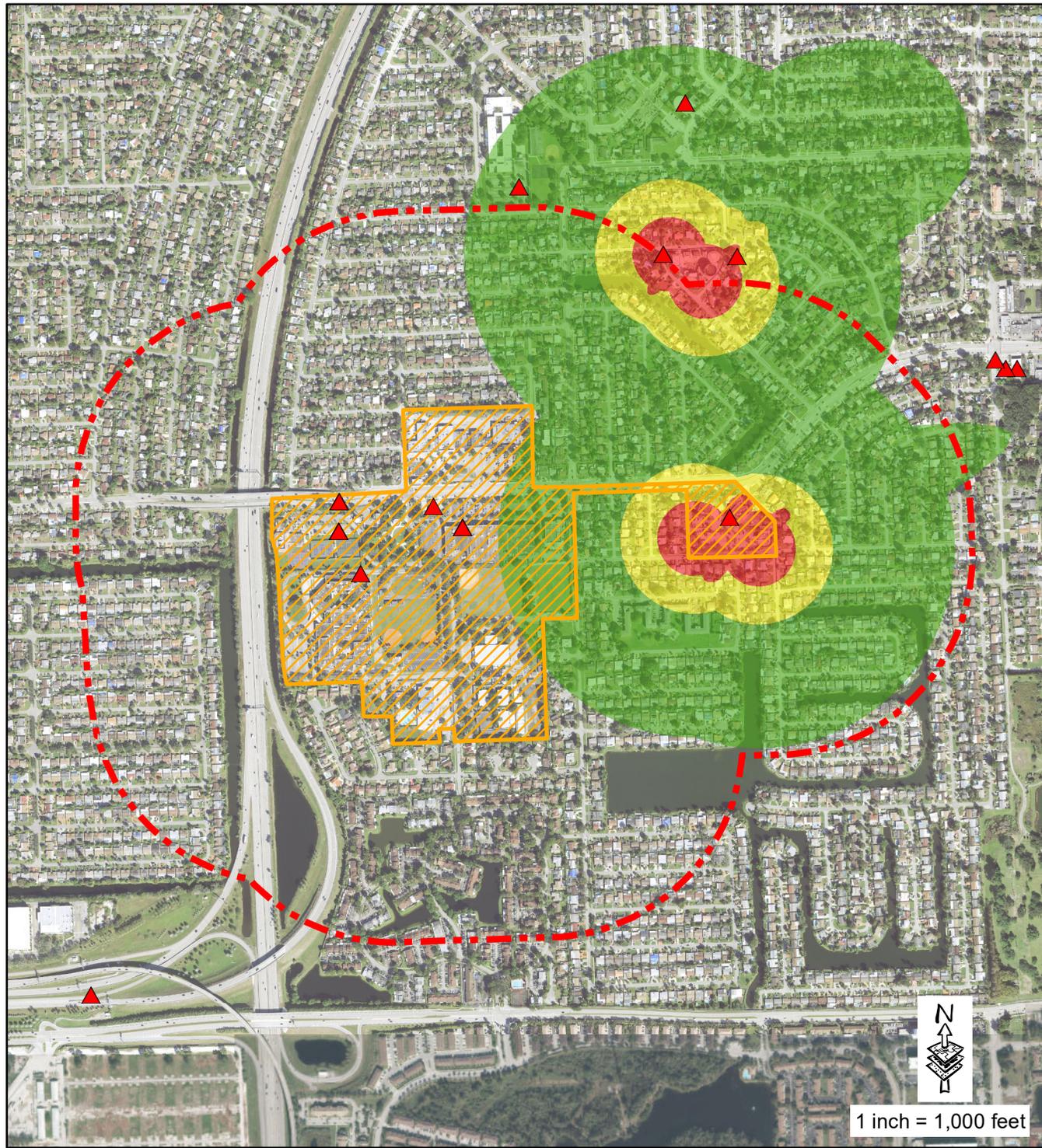
# Land Use Amendment Site: LUA PC 21-1

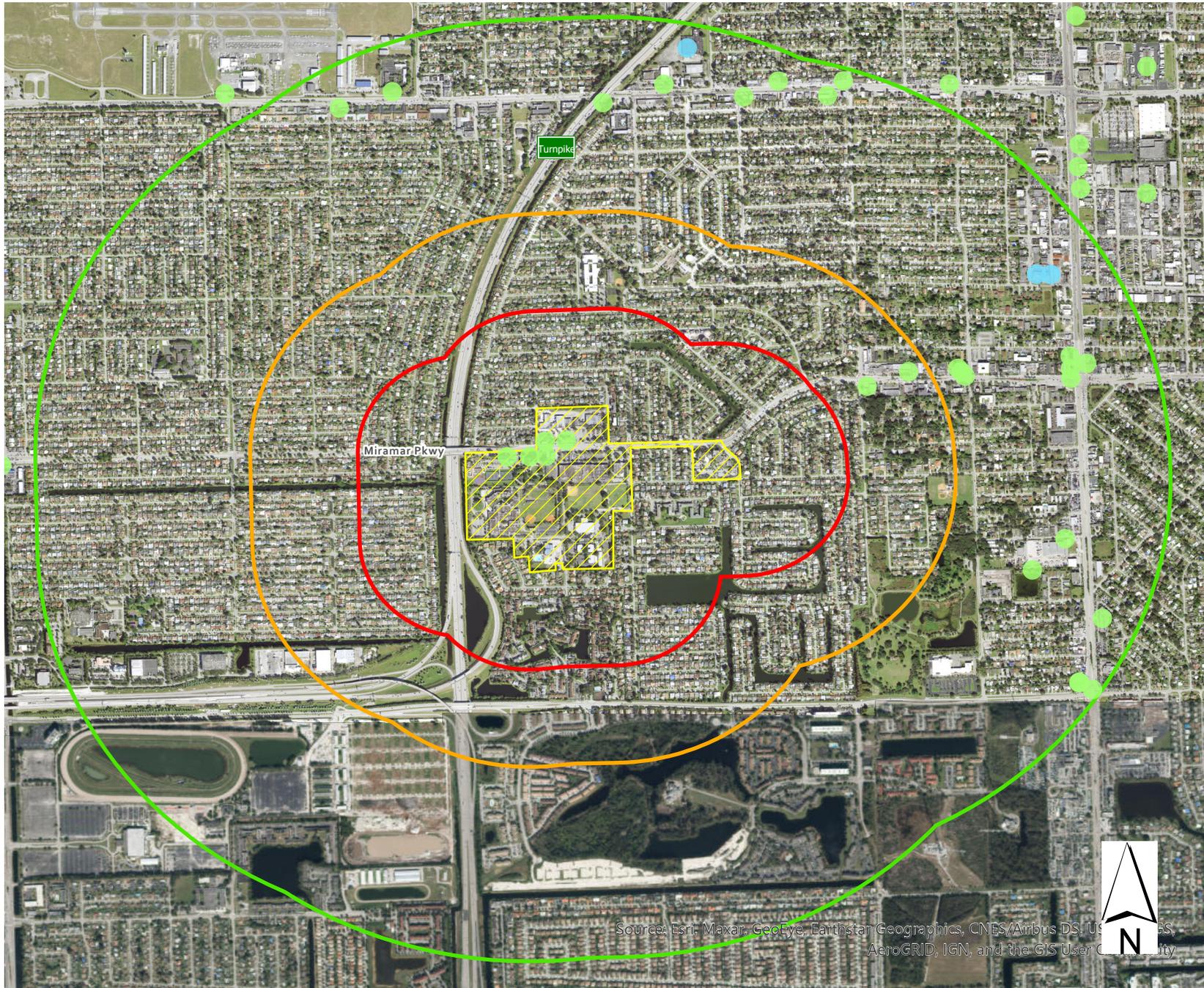


Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: VMEBANE - September 2020  
Environmental and Consumer Protection Division





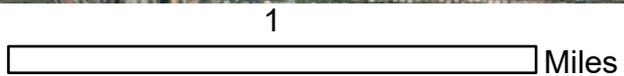
### Legend

- Proposed Site
- Contaminated Sites
- Air State Permitted Facilities
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer



Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.  
Prepared by:  
MOSPINA 8/24/2020  
Environmental Engineering and Permitting

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community



## ATTACHMENT 8.A.

### BROWARDNEXT-BROWARD COUNTY LAND USE PLAN POLICIES “ACTIVITY CENTER”

#### Planning Council Staff Review Comments Regarding Proposed Amendment PC 21-1/PCT 21-1 City of Miramar

**STRATEGY TR-1:** Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

Broward County must efficiently accommodate population and economic growth, while also recognizing and protecting areas which currently display characteristics, such as rural and estate communities and established single-family neighborhoods, which may not be appropriate to support additional growth and development. Broward County supports new development and redevelopment activities within established and planned “Activity Centers,” such as municipal downtowns, and established and planned “transit oriented” corridors and hubs, as long as such areas have sufficient public facilities and services to serve the area, and a mixed-use character which supports a high quality live, work and play community for residents and businesses, including viable multi-modal transportation choices, a range of housing choices (including affordable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities.

#### *Planning Council Staff Comment*

The adopted City of Miramar Future Land Use Element Policy 1.14 includes language to satisfy the above requirement, as well as Objective 9D and its related policies. See Attachment 8.C.

**POLICY 2.4.2** Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Planning Council Staff Comment

The proposed Activity Center consists of a specific, contiguous land area containing approximately 83.2 gross acres. Planning Council staff notes that all of the proposed Activity Center is located within one-quarter mile of transit routes, including Broward County Transit (BCT) Route 28 along Miramar Parkway, as well as Miramar's Yellow and Green Routes. Further, the adopted City of Miramar Future Land Use Element Objective 9D and its associated policies, includes language to satisfy the above requirement. See Attachments 8.B. and 8.C.

**POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).**

Planning Council Staff Comment

The proposed Activity Center consists of a maximum total of 450 dwelling units.

**POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.**

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of commercial, office, public school, municipal facility and recreation and open space uses.

**POLICY 2.4.5 Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].**

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of 300,000 square feet of commercial uses, 276,000 square feet of public school uses, 200,000 square feet of office uses and 160,000 square feet of municipal facility uses. The adopted City of Miramar Future Land Use Element Policy 9D.4 includes language to satisfy the above requirement. See Attachment 8 .C.

**POLICY 2.4.7 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units,**

construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

Planning Council Staff Comment

The adopted City of Miramar Future Land Use Element Objective 10 and Policies 10.1, 10.3 and 10.6 include language that generally satisfy the above requirement. Objective 1 and Policy 1.2 of the Housing Element also include language which encourages affordable housing opportunities and mechanisms within the Activity Center. See Attachment 8.C. In addition, the City has committed to set aside at least 15% (i.e. 67 dwelling units) of the proposed 450 dwelling units as affordable, which is reflected in the proposed Activity Center text. See Attachment 1 of corresponding text amendment PCT 21-1.

**POLICY 2.4.8 Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.**

Planning Council Staff Comment

The adopted City of Miramar Housing Element Objective 5, Policy 5.6 and Objective 6, as well as Future Land Use Element Policies 5A.7 and 6.14, include language to generally satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.9 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.**

Planning Council Staff Comment

The adopted City of Miramar Future Land Use Element Policies 2.14, 9D.8 and 9D.9 include language to generally satisfy the above requirement, as well as Policy 1.27 of the Transportation Element. See Attachment 8.C.

**POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.**

Planning Council Staff Comment

The adopted City of Miramar Future Land Use Element Objective 9D and Policy 9D.8 include language to generally satisfy the above requirement, as well as Policies 5.2 and 5.3 of the Transportation Element. See Attachment 8.C.

**POLICY 2.4.11** Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.

*Planning Council Staff Comment*

The adopted City of Miramar Future Land Use Element Objective 1 and Policy 1.14, as well as Objective 9D and related policies 9D.8 and 9D.9, include language to generally satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.14** Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

*Planning Council Staff Comment*

The adopted City of Miramar Future Land Use Element Objective 5E and Policies 1.14, 5E.2 and 9D.7, as well as Policy 1.1.2 and Goal 2 of the Recreation and Open Space Element, include language to generally satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.15** The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- Integrated transit stop with shelter, or station (within the area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

*Planning Council Staff Comment*

The adopted City of Miramar Future Land Use Element Policy 9D.8 includes language to generally satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.16 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)**

*Planning Council Staff Comment*

The adopted City of Miramar Future Land Use Element Policy 9D.9 includes language to generally satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.18 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.**

*Planning Council Staff Comment*

The adopted City of Miramar Future Land Use Element Policies 2.10, 9D.6 and 9D.10 include language to generally satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed-use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.**

*Planning Council Staff Comment*

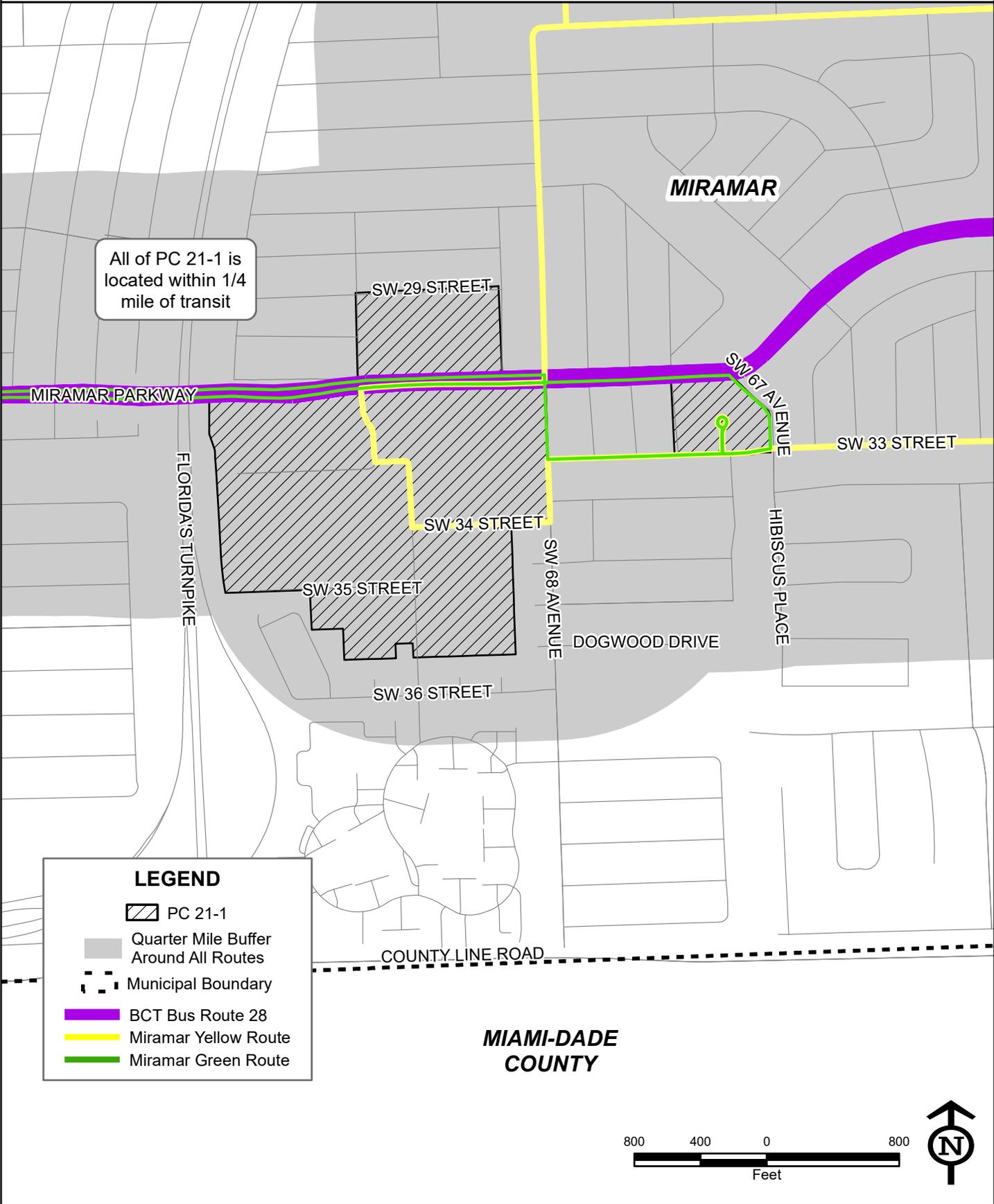
The adopted City of Miramar Future Land Use Element Policies 2.10, 9D.6 and 9D.10 include language to generally satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.20 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.**

*Planning Council Staff Comment*

The adopted City of Miramar Future Land Use Element Policy 9D.13 includes language to generally satisfy the above requirement. See Attachment 8.C.

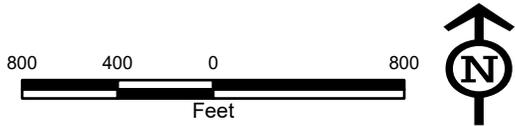
**ATTACHMENT 8.B.  
PC 21-1  
Transit Routes**



All of PC 21-1 is located within 1/4 mile of transit

**LEGEND**

-  PC 21-1
-  Quarter Mile Buffer Around All Routes
-  Municipal Boundary
-  BCT Bus Route 28
-  Miramar Yellow Route
-  Miramar Green Route



**MIAMI-DADE  
COUNTY**

# ATTACHMENT 8.C.

## EXCERPTS FROM CITY OF MIRAMAR COMPREHENSIVE PLAN

### I. Future Land Use Element

#### Objective 1

Promote orderly and beneficial growth and development of the community through the adoption, implementation and consistent updating of this Future Land Use Element. Eliminate land uses which are inconsistent with Miramar's character and do not contribute to the quality of life desired by its citizens by 2020.

#### Policy 1.14

For an area to qualify as an Activity Center, pursuant to the provisions of the BCLUP, the following criteria must be met:

- a. The Activity Center shall include substantial housing opportunities and permits at least two (2) non-residential uses.
- b. Affordable housing needs of the Activity Center must be addressed within the City Comprehensive local land use plan.
- c. The Activity Center shall include park land and/or open space that is open to the public as a functional component.
- d. The Activity Center shall promote the development of key intersections or major transit stops to create nodes of development, and provide convenient access to mass transit and/or multi-modal facilities.
- e. Pedestrian circulation between non-residential activity nodes and residential to non-residential activity nodes should be based, at a maximum, on a ten (10) minute or half-mile walk.
- f. The minimum and maximum FAR (Floor Area Ratio) for non-residential uses must be specified by the Miramar City Commission in the City Comprehensive Plan.
- g. The City of Miramar shall enter into an inter-local agreement with Broward County for monitoring development activity; said interlocal agreement to be executed no later than 180 consecutive days after the effective date of adoption.

#### Policy 2.10

The City will encourage and implement to the maximum extent feasible for those (re)development projects within the City that use compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.

#### Policy 2.14

By 2022, the City shall identify strategies to encourage walking, biking and use of transit throughout the City.

**Policy 5A.7**

Enforce the criteria contained in the City’s Land Development Code consistent with the policies of the Department of State, Division of Historical Resources, for the evaluation of historical/archeological sites to determine if they should be preserved as open space, passive parks, or preserved but relocated.

**Objective 5E**

Provide the residents of Miramar with an aesthetically superior city built on the foundation of a well-planned, expansive, and, interconnected open space system unique in Broward County. Enhance the Citywide system of greenbelts, scenic corridors, and linear open space in place by at least 5 percent by 2012.

**Policy 5E.2** Implement Land Development Code provisions, which specify open space and landscaping requirements for all new development. Consider the impact of excessive landscaping requirements in targeted redevelopment areas, such as the Transit-Oriented Corridor (TOC), to balance aesthetic, functional, and economic needs.

**Policy 6.14**

Enforce the criteria contained in the City’s Land Development Code, consistent with the policies of the Department of State, Division of Historical Resources, for the evaluation of historical/archeological sites to determine if they should be preserved as open space, passive parks, or preserved but relocated.

**Objective 9D**

Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization’s (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan, through the establishment of a Transit Oriented Corridor (TOC) land use category within the Miramar Land Use Plan.

State Road 7, which is an existing transit corridor designated for high performance transit service such as bus rapid transit, or rapid bus by the above referenced plans, may be appropriate for this designation. The Transit Oriented Corridor category may also be applicable along other existing and planned high performance transit corridors designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County MPO’s Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan.

**Policy 9D.1** The Transit Oriented Corridor designation may only be applied to areas within approximately ¼ mile on either side of the mainline transit corridor. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.

**Policy 9D.2** Residential use is required as a principal component within a Transit Oriented Corridor. Maximum residential density must be specified by the city, may vary along the corridor, and must be described in the permitted uses section of the number of permitted units.

**Policy 9D.3** At least two non-residential uses must be permitted in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel, research business, civic and institutional.

**Policy 9D.4** Minimum and Maximum FAR (Floor Area Ratio) for nonresidential uses within a Transit Oriented Corridor must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Nonresidential intensities may vary along the corridor and may be specified as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].

**Policy 9D.5** Additional or expanded stand-alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and should be prohibited by the City, or limited unless designed in a manner to encourage pedestrian and transit usage.

*Design Guideline Principles*

**Policy 9D.6** The City of Miramar Land Use Element policies shall include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.

**Policy 9D.7** Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Corridor.

**Policy 9D.8** The City of Miramar Land Use Element shall include policies that ensure that areas designated as Transit Oriented Corridors include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- a. Integrated transit stops with shelter, or station (within the TOC area).
- b. Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- c. Buildings should front the street (zero or minimal setbacks are encouraged).
- d. Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or
- e. Streets (internal and adjacent to the TOC) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

**Policy 9D.9** The City of Miramar shall require internal pedestrian and transit amenities to serve the residents and employees within the area designated as a Transit Oriented Corridor (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

**Policy 9D.10** The intent of the required Design Guideline Principles is to provide guidelines for the City's implementation of the Transit Oriented Corridor land use category. The city shall use some or all of the above design elements, or develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking Transit Oriented Corridor land use category designations will only determine whether the City has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

**Policy 9D.13** An interlocal agreement between the City of Miramar and Broward County must be executed no later than six months from the effective date of the adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

#### **Objective 10**

Develop programs to provide a complete range of housing opportunities necessary to accommodate all segments of Miramar's present and future population, which shall encourage energy efficient design and construction in the creation of housing, including the use of renewable energy resources.

**Policy 10.1** Miramar shall continue to implement and improve existing programs to provide, encourage, or enable low and moderate income housing to meet the needs of its existing and future residential population and economic activities. The City shall coordinate with other local municipalities and/or governmental agencies which use energy conservation principles.

**Policy 10.3** The Land Development Code will continue to include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low and moderate income families in large scale residential developments.

**Policy 10.6** The City shall promote new housing projects which contain compact building design principles, mixed use, medium to high densities, promote pedestrian activity and support multi-modal transportation options by offering density and intensity bonuses and fast tracking options.

## **II. Transportation Element**

**Policy 1.27** The City shall encourage the provision of pedestrian and bicycle infrastructure linking neighborhoods to the transit system.

### **Policy 5.2**

The City of Miramar shall continue to coordinate with BCt in the provision of a convenient public transit network through implementation of, but not limited to, the following programs, activities, and actions:

1. The City, through its interlocal agreement with Broward County will continue to supplement the countywide public transit system with shuttle bus service to meet all transportation demands including the transportation disadvantaged.
2. The City will continue to coordinate with BCt to ensure adequate BCt representation on the City's Development Review Committee.
3. The City will continue to coordinate with BCt in improving existing connections to the multi-modal and intermodal transportation network and in examining the need for additional facilities including park and ride lots as well as aesthetic improvements at transit facilities such as bus benches.
4. The City will continue to enforce the LDC to require the provision of bicycle racks at all community facilities.
5. The concurrency management system shall provide that for the purpose of issuing development orders and permits, the adopted public transit level of service shall be for the BCt to provide fixed route transit service to at least 70 percent of all residences and employment locations during the peak hour.

**Policy 5.3** Consistent with the adopted Broward County Transportation Element, coordinate with the County in identifying and evaluating potential land use changes near transit routes in the City which have the potential to significantly increase transit ridership while still maintaining compatibility with the area land use pattern and compliance with the adopted Miramar Comprehensive Plan.

## **III. Housing Element**

### **Objective 1**

Continue to offer a full variety of housing types and price ranges to meet the needs of the projected population including all income sectors; which promote energy efficient design and construction principles, and use renewable energy resources.

**Policy 1.2** Through effective redevelopment strategies, such as the adopted Transit Oriented Corridor land use designation and affordable housing programs, create a linkage between employment and housing demand, and develop a mechanism through which the mix of housing demanded by new employees is provided close to employment centers.

**Objective 5**

By 2012, assist affected homeowners and rental owners in eliminating substandard housing conditions in the units identified in the 2010 U.S. Census as lacking complete plumbing and kitchen facilities. Improve the structural and aesthetic condition of existing housing through balanced code enforcement and housing rehabilitation programs, and by 2012, develop guidelines and standards for the conservation, rehabilitation and demolition of housing and for the identification of historically significant housing.

**Policy 5.6**

By 2012 the City will conduct a survey of all structures built before 1950 for potential historic significance, and initiate a list of historically significant housing identified by the survey for preservation.

**Objective 6**

By 2012, develop and maintain records of adequate sites and distribution of housing for very low income, low income, and moderate income households; adequate sites for mobile and manufactured homes, and adequate sites in residential areas for licensed group homes and foster home care facilities.

**IV. Recreation and Open Space Element****Policy 1.1.2**

Maintain a high level of recreational use the new municipal complex, specifically at the Youth Enrichment Center.

**Goal 2**

Provide the residents of Miramar with an aesthetically superior city built on the foundation of a well-planned, expansive, and, interconnected open space system unique in Broward County.

# ATTACHMENT 9

December 15, 2020  
RE: PC/PCT 21-1



## CITY OF MIRAMAR

An Equal Opportunity Employer

### Mayor

Wayne M. Messam

### Vice Mayor

Maxwell B. Chambers

### City Commission

Winston F. Barnes

Yvette Colbourne

Alexandra P. Davis

### City Manager

Vernon E. Hargray

**"We're at the  
Center of Everything"**

### **Community & Economic Development**

2200 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3264  
FAX (954) 602-3448

Barbara Blake Boy  
Executive Director Broward County Planning Council  
Broward County Governmental Center  
115 S Andrews Ave, Room 307  
Fort Lauderdale, FL 33301



Dear Ms. Boy:

The City of Miramar (the "City") has received the traffic comments pertaining to the above-referenced land use plan amendment application ("LUPA") and is hereby requesting a third amendment to same. These traffic comments suggested that the second amended LUPA is anticipated to increase traffic on the regional transportation network by 404 p.m. peak hour trips and cause SW 68<sup>th</sup> Avenue to operate at an unacceptable LOS "F," down from the LOS "D," which is the adopted LOS standard in both the County and City Land Use Plans.

In order to mitigate these anticipated adverse impacts on the transportation network and SW 68<sup>th</sup> Avenue, in particular, the City is partnering with Broward County Transit to include a transit hub in the MITAC, featuring a 2,500-square foot waiting area and a platform to accommodate four to six buses, as shown in the Miramar Innovation and Technology Village Package enclosed herein. The transit hub would increase overall transit ridership and mobility in the MITAC and surrounding areas, while supporting economic opportunities through enhanced access to work for residents lacking ready access to transportation. Students from the Henry D. Perry Education Center are particularly poised to benefit from the transit hub. In addition to the transit hub and in order to reduce the number of trips that will be generated from the amendment, the City is offering to lower the allocation of commercial land uses and hereby requests that the land use program for PC/PCT 21-1 be amended:

From:

- Residential Land Uses: 450 dwelling units
- Commercial Land Uses: 400,000 square feet
- Office Land Uses: 200,000 square feet
- Municipal Facility Land Uses: 160,000 square feet
- Public School Land Uses: 276,000 square feet
- Parks and Open Space: 10.23 acres

To:

- Residential Land Uses: 450 dwelling units
- Commercial Land Uses: 300,000 square feet
- Office Land Uses: 200,000 square feet
- Municipal Facility Land Uses: 160,000 square feet
- Public School Land Uses: 276,000 square feet
- Parks and Open Space: 10.23 acres



## CITY OF MIRAMAR

An Equal Opportunity Employer

It shall also be noted that City is partnering with and has entered into a Recreational License Agreement with the School Board of Broward County, which will allow the City to make improvements on and transfer the recreational activities on the Wellman Field to the underutilized 7.8-acre football field of the Henry D. Perry Education Center. These improvements are slated to be completed by Summer 2021 and, at the time of this writing, the construction design drawings are at 30 percent complete. (See the New Recreational Facilities Details and Schedule, enclosed).

If you have any questions, please contact Nixon Lebrun, AICP, CFM, Development and Capital Management Coordinator, at (954) 602-3281 or [Nlebrun@miramarfl.gov](mailto:Nlebrun@miramarfl.gov).

Sincerely,

Eric B. Silva  
Director, Community & Economic Development

EBS/nl

Enc: Historic Miramar Innovation & Technology Village Package  
New Recreational Facilities Details and Schedule  
Updated MITAC Outreach Efforts

cc: Nixon Lebrun, AICP, CFM, Development and Capital Management Coordinator

"We're at the  
Center of Everything"

### Community & Economic Development

2200 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3264  
FAX (954) 602-34488



# HISTORIC MIRAMAR INNOVATION & TECHNOLOGY VILLAGE

VISION + CONCEPTUAL DESIGN + COST ANALYSIS + TIMELINE

---

October 26, 2020

# HISTORIC MIRAMAR INNOVATION & TECHNOLOGY VILLAGE

## Vision



An area within Historic Miramar that has been ripe for reinvestment and revitalization due to its existing community assets; connectivity; and variety of existing commercial, educational, arts and cultural, and entertainment uses, is the activity center on Miramar Parkway, just east of the Florida Turnpike. This neighborhood commercial node, which is anchored by two shopping centers, City facilities and parks, and two public schools, essentially served as the City's 'town center' from the 1960's to the 90's before the City's development began expanding beyond Palm Avenue and the City formally developed Miramar Town Center in central Miramar.

This location is one of four areas studied as part of the Historic Miramar Neighborhood Revitalization Strategic Planning effort, which looked into market demand and potential, the regulatory environment, and key characteristics of the community to develop realistic strategies for redevelopment. Building on the area's strengths and with an eye on the community's needs for the next 50 years, a vision was generated to create high quality affordable/workforce housing, an innovation and technology hub, a transit hub, commercial mixed use, and open space that integrates into the existing urban fabric and cohesively links the various surrounding public and private uses. The project has been aptly named the Miramar Innovation & Technology Village.

Located in the heart of Historic Miramar, the Miramar Innovation and Technology Village is envisioned as a walkable, activated, urban environment with an innovation, technology, education, arts and culture, and entertainment focus. Planning and economic analysis efforts are underway, as well as land use/zoning changes to secure the necessary entitlements to bring forward a dynamic mix of new retail, educational, recreational, office, entertainment and affordable/workforce residential uses that leverage existing community assets, such as the Vernon E. Hargray Youth Enrichment Center, the Shirley Branca Park Bandshell and new Police Substation. In addition, the City has commenced to forge and structure partnerships with the public and private sectors to support the affordable/workforce housing, innovation and technology hub, and transit hub initiatives.

# HISTORIC MIRAMAR INNOVATION & TECHNOLOGY VILLAGE

## Phasing & Location Map



**PHASE IIA (CITY PARCEL)**  
 Max Density (4 stories)  
 Transit Hub /Wrap Residential Units/ Innovation & Tech Center

- +/- 120 Res Units (wrap)
- +/- 30-40KSF Innovation Hub
- Transit Hub – 2,500 s.f. waiting area with platform to accommodate 4-6 buses
- +/- 600 space Structured Parking Garage to accommodate all uses

**PHASE I (SBBC PARCEL)**  
 City redeveloping underutilized SBBC park to include track with open play center field for soccer/football/ baseball, tennis courts (relocated from YEC), resurfaced basketball courts, exercise stations, restrooms, etc.

**PHASE III+ (PRIVATE PARCELS – BRAVO, B&M)**  
 Max Density (+/-4 stories)  
 Retail ground floor with office/apartment units above.

**PHASE III+ (PRIVATE PARCELS - PUBLIX, MINIMART, BERGERON)**  
 Max Density (+/-4 stories)  
 Retail ground floor with office/apartment units above.

**PHASE IIB (CITY PARCEL)**  
 Proposed location of new SW 33 Street connecting SW 69 Way to SW 68 Ave

**PHASE IIB (CITY PARCEL)**  
 Max Density (2-3 stories)  
 56 townhomes towards eastern half of parcel; western portion of site remains as public park/plaza.

**Proposed Maximum Development (LUPA)**

- Residential Land Uses: 450 dwelling units (15% Affordable/Workforce Units)
- Commercial: 300,000 square feet
- Office: 200,000 square feet
- Municipal: 200,000 square feet
- Parks: 10.239 acres (minimum)

# HISTORIC MIRAMAR INNOVATION & TECHNOLOGY CENTER

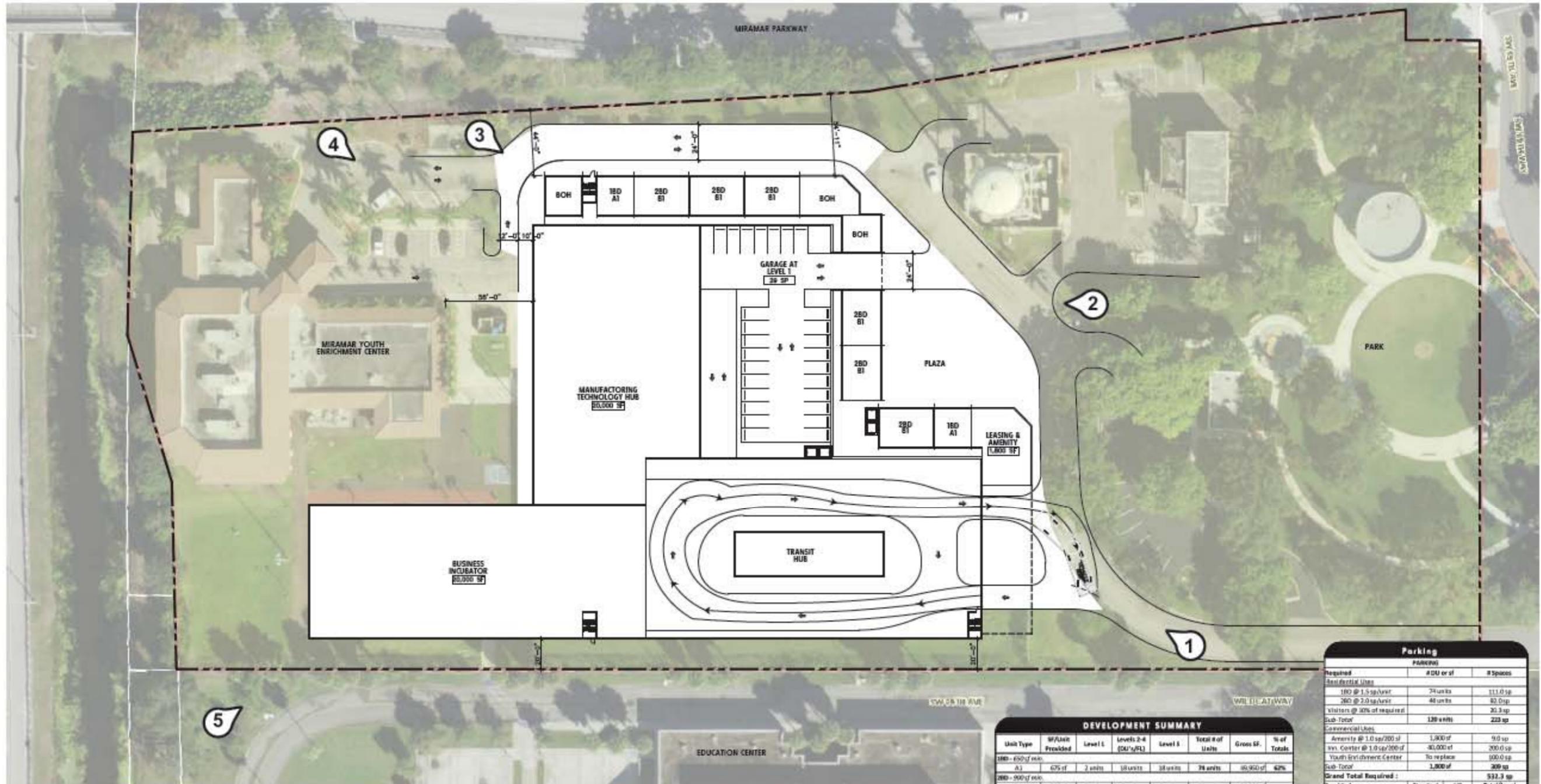
## Conceptual Design



DEVELOPMENT SUMMARY							
Unit Type	SF/Unit Provided	Level 1	Levels 2-4 (DU's/FL)	Level 5	Total # of Units	Gross SF.	% of Totals
<b>1BD - 650 sf min.</b>							
A1	675 sf	2 units	18 units	18 units	<b>74 units</b>	49,950 sf	<b>62%</b>
<b>2BD - 900 sf min.</b>							
B1	999 sf	6 units	8 units	8 units	38 units	37,962 sf	
B2	1,010 sf	units	2 units	2 units	8 units	8,080 sf	
<i>Sub-Total</i>		6 units	10 units	10 units	<b>46 units</b>	46,042 sf	<b>38%</b>
<b>Grand Total</b>		8 units	28 units	28 units	<b>120 units</b>	<b>95,992 sf</b>	<b>100%</b>
						<i>800 avg sf/unit</i>	

Parking			
PARKING			
Required	# DU or sf	# Spaces	
<b>Residential Uses</b>			
1BD @ 1.5 sp/unit	74 units	111.0 sp	
2BD @ 2.0 sp/unit	46 units	92.0 sp	
Visitors @ 10% of required		20.3 sp	
<i>Sub-Total</i>	<b>120 units</b>	<b>223 sp</b>	
<b>Commercial Uses</b>			
Amenity @ 1.0 sp/200 sf	1,800 sf	9.0 sp	
Inn. Center @ 1.0 sp/200 sf	40,000 sf	200.0 sp	
Youth Enrichment Center	To replace	100.0 sp	
<i>Sub-Total</i>	<b>1,800 sf</b>	<b>309 sp</b>	
<b>Grand Total Required :</b>			<b>532.3 sp</b>
<b>Provided</b>	<b>Standard</b>	<b>HC</b>	<b>Total/Level</b>
Level 1	30	3	33 sp
Level 2	186	3	189 sp
Level 3	186	3	189 sp
Level 4	186	3	189 sp
Parking Garage (Off-Street)	588 sp	12 sp	600 sp
<b>Grand Total Provided :</b>			<b>600 sp*</b>

*\* Includes 50 spaces for transit hub*

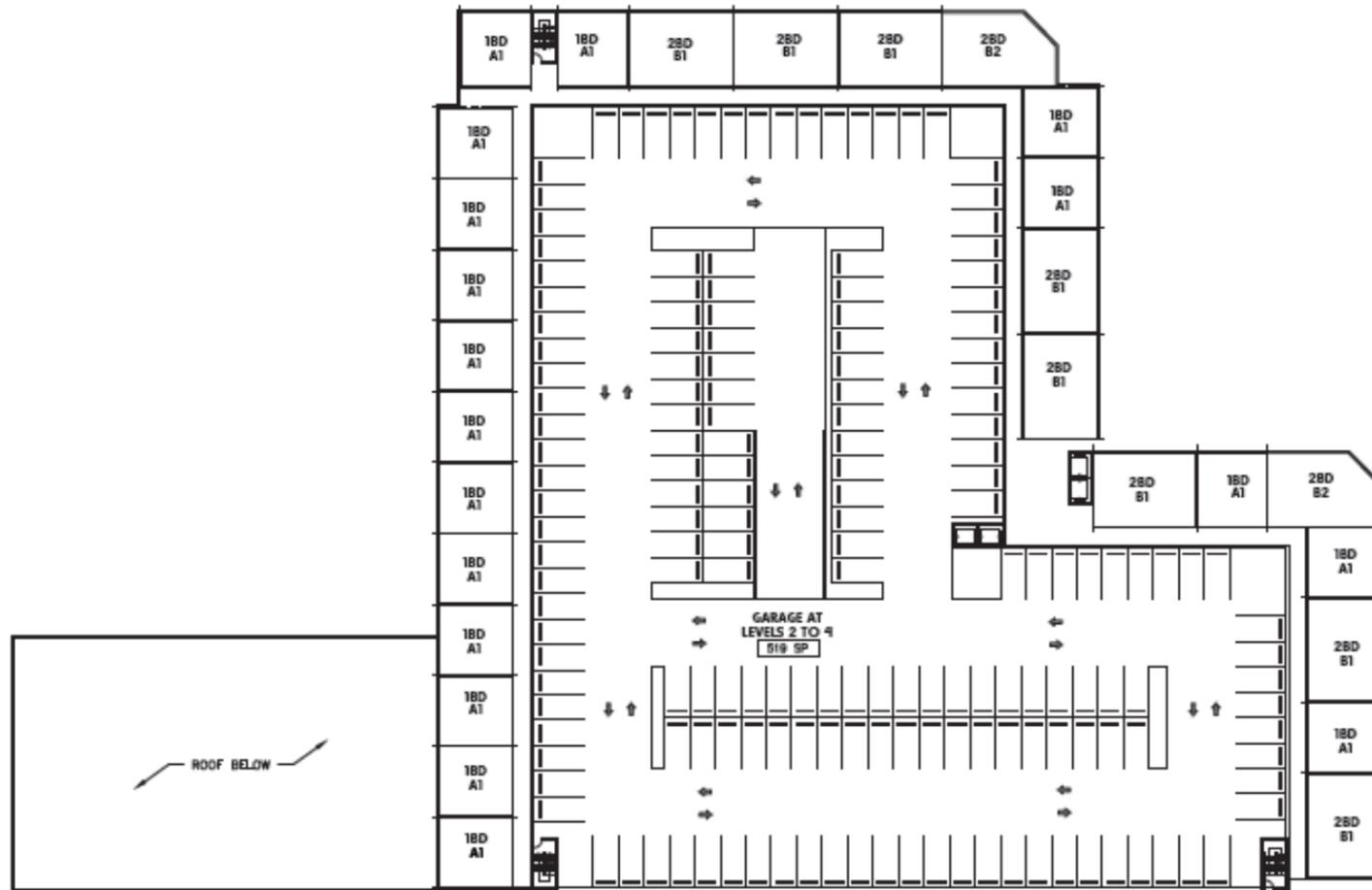


**Conceptual Site Plan**  
SCALE: 1" = 30'-0"

DEVELOPMENT SUMMARY						
Unit Type	SF/Unit Provided	Level 1	Levels 2-4 (DU's/RL)	Level 5	Total # of Units	Gross SF. % of Totals
180 - 650' of sq. ft.	67% of	2 units	18 units	38 units	78 units	46,950 sf. 42%
280 - 900' of sq. ft.						
B1	199 sf	8 units	8 units	8 units	24 units	37,262 sf.
B2	1,010 sf	2 units	2 units	2 units	6 units	6,030 sf.
Sub-Total		10 units	28 units	56 units	94 units	49,342 sf. 38%
<b>Grand Total</b>		<b>10 units</b>	<b>46 units</b>	<b>94 units</b>	<b>150 units</b>	<b>95,242 sf. 100%</b>

Parking		
Required	# DU or sf	# Spaces
<b>Residential Uses</b>		
180 @ 1.5 sp/unit	78 units	117.0 sp.
280 @ 2.0 sp/unit	46 units	92.0 sp.
visitors @ 30% of required		26.3 sp.
<b>Sub-Total</b>	<b>124 units</b>	<b>235.3 sp.</b>
<b>Commercial Uses</b>		
Amenity @ 1.0 sp/200 sf	1,800 sf	9.0 sp.
Inv. Center @ 1.0 sp/100 sf	40,000 sf	200.0 sp.
Youth Enrichment Center	To replace	100.0 sp.
<b>Sub-Total</b>	<b>1,800 sf</b>	<b>209.0 sp.</b>
<b>Grand Total Required :</b>		<b>512.3 sp.</b>
<b>Provided</b>		
Level 1	20	20 sp.
Level 2	386	386 sp.
Level 3	386	386 sp.
Level 4	386	386 sp.
Parking Garage (Off-Street)	588 sp.	588 sp.
<b>Grand Total Provided :</b>		<b>1,366 sp.*</b>

\* Includes 50 spaces for transit hub




**Conceptual Typical Levels 2-5**  
 SCALE 1" = 30'-0"



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F: 786.350.1515

[www.modisarchitects.com](http://www.modisarchitects.com)

INNOVATION & TECH VILLAGE  
MIRAMAR FLORIDA

CONCEPTUAL RENDERING 1  
SOUTH/EAST VIEW



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INNOVATION & TECH VILLAGE  
MIRAMAR FLORIDA

CONCEPTUAL RENDERING 2  
EAST VIEW



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INNOVATION & TECH VILLAGE  
MIRAMAR FLORIDA

CONCEPTUAL RENDERING 3  
NORTH/WEST VIEW



4955 SW 75th Avenue  
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F. 786.350.1515

[www.modisarchitects.com](http://www.modisarchitects.com)

INNOVATION & TECH VILLAGE  
MIRAMAR FLORIDA

CONCEPTUAL RENDERING 4  
NORTH/WEST VIEW

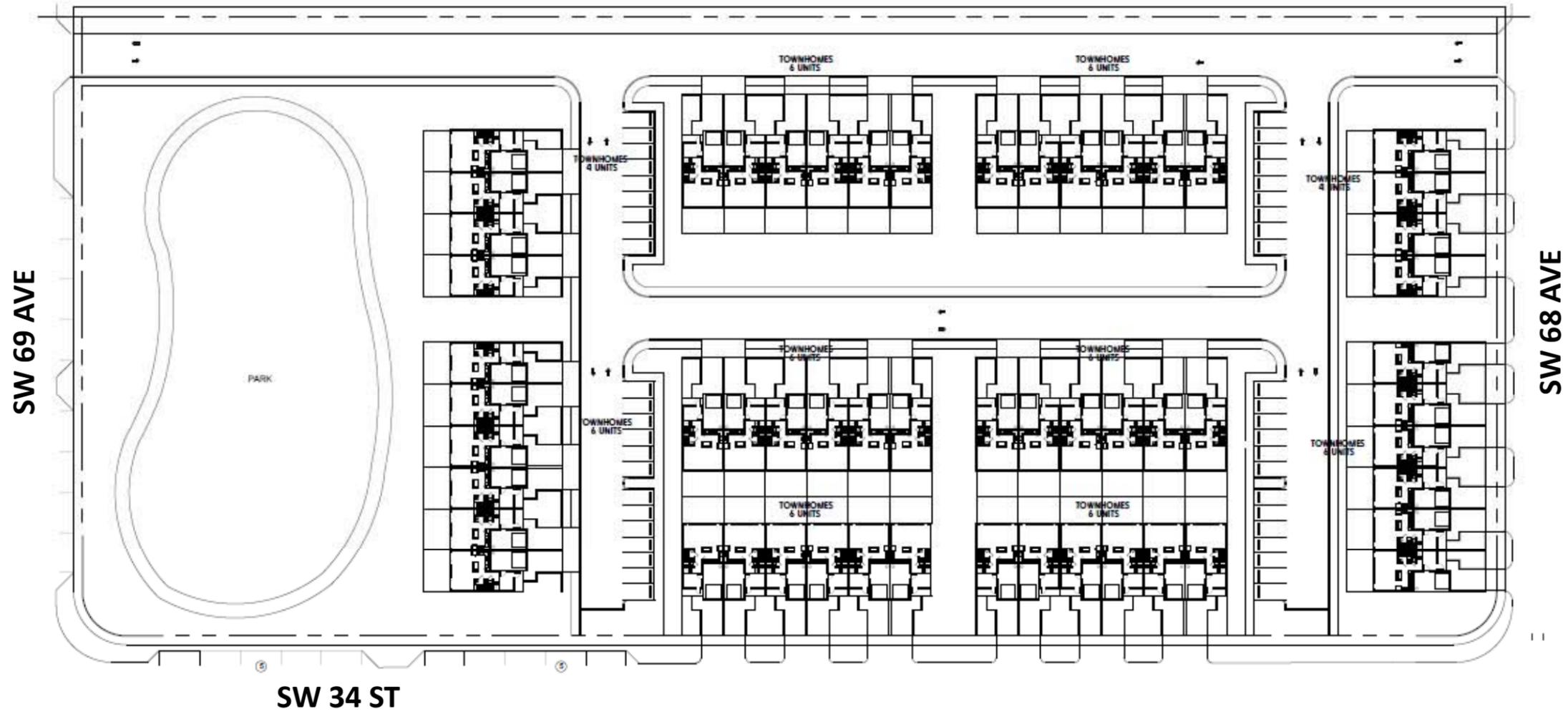


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INNOVATION & TECH VILLAGE  
MIRAMAR FLORIDA

CONCEPTUAL RENDERING 5  
SOUTH/WEST VIEW



**01 Conceptual Site Plan**  
SCALE: 1"=30' 0"

Townhouse Unit Area Calculation			
	TH-1		Total
Leasable Area Level 1		962 sf	
Leasable Area Level 2		962 sf	
56 Townhouse			56
56 TH x 2 sp/unit = 112 Spaces Provided			
Visitor Parking Spaces = 112 Spaces Provided			



4055 SW 75th Avenue  
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## MIRAMAR RESIDENTIAL

TOWNHOMES BUILDINGS  
RENDERINGS

PROJECT #19232  
09-08-2020



4925 SW 75th Avenue  
Miami, Florida 33155  
T: 786.875.8882  
F: 786.336.1015

[www.modisarchitects.com](http://www.modisarchitects.com)

## MIRAMAR RESIDENTIAL

GARDEN STYLE BUILDINGS  
RENDERINGS

PROJECT #19232  
09-08-2020

# HISTORIC MIRAMAR INNOVATION & TECHNOLOGY VILLAGE

## Development Program & Cost Estimate Analysis

For PHASE II (CITY PARCELS)

Location	Ownership	Current Use	Proposed Use	Acres	Apt. Units	TH Units	Transit Bldg.	Transit Platform	Institutional/ Office	Stories	Parking	
YEC Site (PIIA)	City	Youth Enrichment Center/ Tennis Courts/Parking	Addition of Transit Hub, Innovation Hub and Residential Units	2.50	120		2,500	27,000	40,000	5 max	600*	
Wellman Park (PIIB)	City	Park	Residential/Park	3.23		56				2 - 3	134	
					120	56	2,500	27,000	40,000		734	

Construction Costs Per Unit/Square Foot/Parking Space  
Totals

	\$200,000	\$310,000	\$185	\$55	\$375	\$25,000	
Totals	\$24,000,000	\$17,360,000	\$462,500	\$1,485,000	\$15,000,000	\$15,000,000**	<b>\$73,307,500</b>

Add 20% Soft Costs (design, permitting, etc.)	\$14,661,500
Add 5% Davis Bacon	\$3,665,375
Land (at \$750,000/acre)	\$4,293,750
<b>TOTAL</b>	<b>\$95,928,125</b>

\* 225 spaces for res units + 100 for YEC replacement spaces + 50 for Transit Hub Users + 225 for I&T Ctr & Parks

\*\* Based on 600 spaces, TH parking costs included in unit costs

Rev. 10/15/2020

# HISTORIC MIRAMAR INNOVATION & TECHNOLOGY VILLAGE

## Timeline

### For PHASE II (CITY PARCELS)

#### PHASE II (CITY PARCELS)

Development of a state-of-the-art multi-use facility to include a Broward County Transit (BCT) hub, +/- 40KSF innovation hub, +/- 120 residential units and associated structured parking (+/- 600 spaces) in what is currently the parking area of the Vernon E. Hargray Youth Enrichment Center and identified as Parcel IIA; and, 56 townhouses and a public park/plaza on the current Wellman Park site identified as Parcel IIB.

	<i>Duration</i>	<i>Start</i>	<i>End</i>	<i>Status</i>
Miramar Innovation and Technology Activity Center (MITAC) Land Use Plan Amendment (LUPA) and Rezoning	12 months	Apr 2020	Mar 2021	LUPA in progress
Environmental Assessments/Appraisals	6 months	Jun 2020	Dec 2020	In progress
Request for Proposals to Secure Private Partner/Developer	6 months	Mar 2021	Aug 2021	Includes minimum 90-day response period
Negotiations/Agreement/Conceptual Design	9 months	Sep 2021	May 2022	
Platting, Site Plan Review and Approval (DRC and CAB); Developer Financing; etc.	9 months	Jun 2022	Feb 2023	
Building Permit Review and Approval	6 months	Mar 2023	Aug 2023	
Construction	18-24 months	Sep 2023	Sep 2025	
Secure Partnerships with BCT for Transit Hub and colleges/universities for Innovation Hub	12-18 months	Mar 2021	Aug 2022	

# HISTORIC MIRAMAR INNOVATION & TECHNOLOGY VILLAGE

## Timeline

### For ALL PHASES

#### PHASE I (SBBC PARCEL)

City redevelopment of an underutilized SBBC portion of Perry Alternative School to include track with open play center field for soccer/football/ baseball, tennis courts (relocated from YEC), resurfaced basketball courts, exercise stations, restrooms, etc.

	<i>Duration</i>	<i>Start</i>	<i>End</i>	<i>Status</i>
Recreation License Agreement between City and Broward School Board	6 months	Oct 2019	Mar 2020	Completed
Architectural Design	4 months	Sep 2020	Dec 2020	Commission approval of Architectural Consultant on 9/16 Commission Agenda
Construction	6 months	Jan 2021	Jun 2021	

#### PHASE II (CITY PARCELS)

Development of a state-of-the-art multi-use facility to include a Broward County Transit (BCT) hub, +/- 40KSF innovation hub, +/- 120 residential units and associated structured parking (+/- 600 spaces) in what is currently the parking area of the Vernon E. Hargray Youth Enrichment Center and identified as Parcel IIA; and, 56 townhouses and a public park/plaza on the current Wellman Park site identified as Parcel IIB.

	<i>Duration</i>	<i>Start</i>	<i>End</i>	<i>Status</i>
Miramar Innovation and Technology Activity Center (MITAC) Land Use Plan Amendment (LUPA) and Rezoning	12 months	Apr 2020	Mar 2021	LUPA in progress
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Construction	18-24 months	Sep 2023	Sep 2025	
Secure Partnerships with BCT for Transit Hub and colleges/universities for Innovation Hub	12-18 months	Mar 2021	Aug 2022	

#### PHASE III+ (PRIVATE PARCELS: NORTH - BRAVO, B&M PLAZA; SOUTH - PUBLIX, MINIMART, BERGERON)

Redevelopment and expansion of two shopping plazas and adjacent commercial parcels fronting Miramar Parkway into multi-story, mixed-use centers with retail on the first floor and office/residential above. Entitlements to allow for such is being completed by City.

	<i>Duration</i>	<i>Start</i>	<i>End</i>	<i>Status</i>
Miramar Innovation and Technology Activity Center (MITAC) Land Use Plan Amendment (LUPA)	12 months	Apr 2020	Mar 2021	LUPA in progress
On-going dialog with Private Property Owners to explore redevelopment opportunities	12 months	Jan 2021	Dec 2021	
Development Approvals	12-18 month window	Jan 2022	Jun 2023	
Construction Goal	5-year window	Jul 2023	Jun 2028	

# HISTORIC MIRAMAR INNOVATION & TECHNOLOGY VILLAGE

## About Historic Miramar



Historic Miramar is a 3.8 square mile area that encompasses the City's most mature and established neighborhoods, some dating back to even before the City incorporated in 1955. Historic Miramar is bound by University Drive to the west, US 441/SR 7 to the east, Pembroke Road to the north and Countyline Road to the south and has a population of almost 60,000 residents. It was officially designated as "Historic Miramar" by the City Commission in 2017 because of its historical value and cultural importance (Reso. 17-208).

In the late 1990's, the City's development growth significantly expanded beyond Palm Avenue. As a result, Historic Miramar began experiencing economic decline and disinvestment, which were further exacerbated by the Great Recession and aging infrastructure. As a counterweight to these forces, and in order to "set the stage" for redevelopment and revitalization as well as increase the area's competitiveness, the City invested significant resources in Historic Miramar over the last several years. This has included over \$160 million in infrastructure, streetscapes, roadway improvements and new public facilities. Another \$60 million in infrastructure improvements is planned in the next few years and the \$9.8 million Historic Miramar Police Substation is under construction and slated to open by late 2020.

In addition to capital improvement projects, and in order to cast a redevelopment vision that is both informed by public input and balanced with private sector realities, the City has also collaborated with several regional partners on numerous planning studies for Historic Miramar. The studies highlight the area's potential as a vibrant destination that is a pedestrian friendly environment with a healthy mix of uses, densities and intensities; features an employment hub that clusters anchor institutions with flourishing small businesses, business startups and incubators; and, fosters revitalized neighborhoods that support a range of housing choices and mixed-incomes, retail establishments, cultural and educational amenities, and a multimodal transportation system, including transit, bicycle and pedestrians.

# HISTORIC MIRAMAR INNOVATION & TECHNOLOGY VILLAGE

## About the City of Miramar

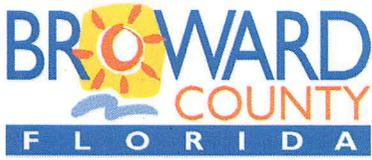


The City of Miramar is a growing municipality in South Florida, located approximately halfway between Miami and Fort Lauderdale. Incorporated on May 26, 1955, the City is 31 square miles in size and linear in shape; approximately 2.5 miles wide (north to south) and 14.5 miles long (east to west). Miramar is a full-service city (police, fire-rescue, parks and recreation, social services, cultural affairs, streets and stormwater, utilities, and more) operated under a “City Manager-City Council” form of government. The City employs over 1,100 people.

Miramar has experienced unprecedented growth over the past several decades, with an increase in population from 72,739 in 2000 to more than 140,000 today. Miramar is currently the 13th largest city in Florida and the fourth largest in Broward County. The City’s infrastructure, residential, commercial, and economic activity has also increased at an explosive pace during the same period.

Miramar is recognized as an economic engine for Broward County with a growing base of diverse, leading employers in key industry sectors such as electronics, advanced manufacturing, aviation, technology and healthcare. Miramar contains the largest commerce park in the region, which includes a foreign trade zone and has a highly skilled and professional workforce. Over the years, Miramar has positioned itself as a preferred locale for major corporations and Fortune 500 companies.

## ATTACHMENT 10



PARKS AND RECREATION DIVISION • Administrative Offices  
950 N.W. 38<sup>th</sup> St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

### MEMORANDUM

September 21, 2020

To: Dawn B. Teetsel, Director of Planning  
Broward County Planning Council

Thru: <sup>DAN</sup> Dan West, Director  
Parks and Recreation Division



From: Linda Briggs Thompson, Environmental Program Manager <sup>LBT</sup>  
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**  
**Proposed Amendment PC 21-1 MITAC LUPA (Miramar)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for Miramar Innovation & Technology Activity Center (Miramar). Our comment is as follows:

**PC 21-1** No objections to the Land Use Plan Amendment. However, regional park impact fees will be required for the additional 900 multi-family dwelling units planned for this project.

If you or your staff has any questions about our comments, please call me at 954-357-8120.

# ATTACHMENT 11



Public Works Department – Water and Wastewater Services  
**WATER MANAGEMENT DIVISION**

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

Via e-mail: [luhuman@broward.org](mailto:luhuman@broward.org)

DATE: August 25, 2020

TO: Leny R. Huaman, Planner  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301



FROM: Susan Juncosa  
Broward County Water Management Division

SUBJECT: PC 21-1 & PCT 21-1 Miramar Information and Technology Activity Center  
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Huaman:

The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

However, I do note an inconsistency on page 16. Item 4 states “a surface water management permit from EPGMD may be required prior to any construction”. “May” should be changed to “will”; this will make it both correct and consistent with Item 2.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa  
Natural Resource Specialist  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0778  
E-mail: [sjuncosa@Broward.org](mailto:sjuncosa@Broward.org)

## ATTACHMENT 12

**From:** [Wayne](#)  
**To:** [Blake Boy, Barbara](#)  
**Subject:** Re: Planning Council email address  
**Date:** Monday, January 25, 2021 8:33:39 AM

---

Good day, I'm a resident of Rainbow Sub-division in Miramar. I'm writing in reference to Plan Amendment PC-21-1.

The residents in our neighborhood are very frustrated that the City officials will not accept our opposition to this development. We've had numerous face to face meetings with the city manager and his staff to no avail.

Our concerns are as follows:

- SW69th Ave is the only outlet to County Line Rd and this street, our street, has become heavily travelled since the residential development south of County Line Rd. Adding 450 residences averaging 2 or 3 cars per household will turn this street into a highway since it's the only outlet to the Turnpike. They have NOT done any traffic or traffic mitigation study.
- Perry Elementary School, under this plan will be directly adjacent to 450 residential units and the rest of this development instead of Wellman Park as it is now. This may be a zoning issue and a significant safety issue for those kids.
- Wellman Field is the ONLY GREEN SPACE in our community. My kids and our neighbors' for 20yrs have played there as they grew up. We CANNOT lose this city owned and managed park to this development.
- 450 residential units stuffed into this small square footage will lead to a "slum" especially given the fact that they intend to make a portion of low income housing.
- Currently we have a quiet neighbourhood feel but with this development with unknown high volume of traffic, people, bus hub, etc etc, we will lose this and significantly drop our house values.
- The intended bus transit hub will become dormant in a short space of time. The city has not done a ridership study to see if this is worthwhile. Their local buses run empty and have mostly been terminated. The county buses along Miramar Pkwy do get used but not to the extent an entire hub is needed. Also once again no study on the public transportation requirements have been conducted.

These are a few of our concerns and hence our OBJECTION to this development.

Best regards,  
Wayne Ramnarine  
6900 SW36th St.  
Miramar 33023  
954-605-0756