



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

FROM: Barbara Blake Boy, Executive Director

RE: Delegation Request for Miramar Town Center Plat
(042-MP-00) City of Miramar 

DATE: February 16, 2021

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Miramar Comprehensive Plan is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the "Miramar Regional Activity Center" land use category. This plat is generally located on the northwest corner of Red Road and Hiatus Road.

Regarding the proposed uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 34016, Pages 635-640.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PCT 05-4, PCT 15-4 and PCT 19-7, which were approved by the Broward County Commission on June 28, 2005, April 26, 2016 and December 3, 2019, respectively, recognizing the following voluntary commitments:

- Payment of cost per student station fees for middle school and high school students generated by PCT 05-4; and
- Amend existing Educational Mitigation Agreement for the additional students generated by PCT 15-4 and PCT 19-7.

Further, Planning Council staff notes that BCLUP Policy 2.16.2 (formerly Policy 1.07.07) was originally adopted by the Broward County Commission on June 27, 2006, and became effective on September 11, 2006; therefore, the proposed dwelling units included in PCT 05-4 were not subject to the Policy. However, the 1,250 additional dwelling units resulting from PCT 15-4 were subject to the Policy, and found to satisfy the same, based on the City's affordable housing methods and programs. In addition, the 2,350 additional dwelling units resulting from PCT 19-7 were subject to the Policy and requires either a 15 percent set aside or a \$500 per dwelling unit affordable housing contribution.

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The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:JMB

cc: Vernon E. Hargray, City Manager
City of Miramar

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

