

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

First Reading Date: March 18, 2020

Second Reading Date: TBD

Presenter's Name and Title: Eric B. Silva, Director, on behalf of the Community Development Department

Prepared By: Nixon Lebrun, Senior Planner, Community Development

Temp. Ord. Number: 1743

Item Description: **FIRST READING** of Temp. Ord. No. 1743, CONSIDERING AN EXPEDITED STATE REVIEW COMPREHENSIVE PLAN AMENDMENT TO PART 1: GOALS, OBJECTIVES AND POLICIES OF THE ADOPTED CITY OF MIRAMAR COMPREHENSIVE PLAN, PURSUANT TO THE PROVISIONS OF SECTIONS 163.3174, 163.3177, 163.3184 (3) & (11), FLORIDA STATUTES (2019), ARTICLE 1 OF THE ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT - BROWARD COUNTY LAND USE PLAN, AND SECTION 303 OF THE CITY OF MIRAMAR LAND DEVELOPMENT CODE; SPECIFICALLY BY AMENDING THE TEXTS OF THE FUTURE LAND USE ELEMENT AT POLICY 1.14 TO CREATE THE MIRAMAR INNOVATION AND TECHNOLOGY ACTIVITY CENTER ("MITAC") FUTURE LAND USE DESIGNATION FEATURING THE FOLLOWING DENSITY AND INTENSITY OF LAND USES: 942 DWELLING UNITS, 400,000 SQUARE FEET OF COMMERCIAL USES, 200,000 SQUARE FEET OF OFFICE USES, 160,000 SQUARE FEET OF MUNICIPAL USES AND 10.23 ACRES OF PARK/OPEN SPACE; AND BY FURTHER AMENDING THE FUTURE LAND USE MAP TO DELINEATE THE BOUNDARY OF THE MITAC AND ALSO CHANGE THE FUTURE LAND USE DESIGNATION OF THE APPROXIMATELY 88-ACRE AREA ALSO KNOWN AS THE MIRAMAR INNOVATION AND TECHNOLOGY VILLAGE, GENERALLY LOCATED ALONG MIRAMAR PARKWAY BETWEEN THE FLORIDA TURNPIKE AND SW 67TH AVENUE AND LEGALLY DESCRIBED IN EXHIBIT "A", FROM RESIDENTIAL LOW 5 (14 ACRES), COMMERCIAL (23.5 ACRES, INSTITUTIONAL AND PUBLIC FACILITIES (43.5 ACRES) AND RECREATION AND OPEN SPACE (7 ACRES), IN ORDER TO CREATE AN ECONOMICALLY PRODUCTIVE AND SOCIALLY INCLUSIVE INNOVATION DISTRICT TO HELP REVITALIZE HISTORIC MIRAMAR; PROVIDING DEFINITIONS; MAKING FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECERTIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Eric Silva, Community Development Director)*

Consent ☐ Resolution ☐ Ordinance ☒ Quasi-Judicial ☐ Public Hearing ☐

Instructions for the Office of the City Clerk:

Public Notice – As required by the Sec. __301.11__ of the City Code and/or Sec. 163.3184(11)____, Florida Statutes, public notice for this item was provided as follows: on 3/2/2020 in a _____legal____ ad in the ____Sun Sentinel_____; by the posting the property on _____ and/or by sending mailed notice to property owners within __1,000____ feet of the property on _____ (fill in all that apply)

Special Voting Requirement – As required by Sec. _____, of the City Code and/or Sec. _____, Florida Statutes, approval of this item requires a _____ (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes ☐ No ☒

REMARKS: None



Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Ordinance TO 1743**
 - **Exhibit “A” – Legal Descriptions of the Properties within the Miramar Innovation and Technology Village**
 - **Exhibit “B” – Proposed MITAC FLUM Designation**
 - **Exhibit “C” – Amended Policy 1.14 of the Miramar Comprehensive Plan Future Land Use Element**
- **Attachment(s)**
 - **Attachment 1: Current and Proposed FLUM Designations**
 - **Attachment 2: Application to Amend the Miramar Comprehensive Plan & the Broward County Land Use Plan**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM:  Vernon E. Hargray, City Manager 

BY: Eric Silva, Director, Community Development Department

DATE: March 12, 2020

RE: FIRST READING of Temp. Ord. No. 1743, amending the Future Land Use Element and Future Land Use Map of the City Comprehensive Plan to create the Miramar Innovation and Technology Activity Center Land Use Category

RECOMMENDATION: That, pursuant to ss. 163.3174, 163.3177, 163.3184 (3) & (11), and 380.06(12), Florida Statutes ("F.S."), Article 1.1(A)(4) of Administrative Rules Document: BrowardNext and ss. 303.7 through 303.9 of the City of Miramar Land Development Code ("LDC"), the City Commission holds a duly advertised public hearing to transmit the proposed Amendment to the texts of Policy 1.14 of the Future Land Use Element ("FLUE") of the City Comprehensive Plan ("Amendment"), as appended herein, to create the Miramar Innovation and Technology Activity Center ("MITAC") land use designation for the proposed Miramar Innovation and Technology Village, comprising approximately 88 acres and generally located along Miramar Parkway between the Florida Turnpike and SW 67th Avenue. Some of the primary requirements are to: (1) find internal consistency with the goals, objectives and policies of the City Comprehensive Plan; (2) find substantial conformity with the BrowardNext-Broward County Land Use Plan ("BCLUP"); (3) find compliance with all applicable provisions of the Community Planning Act and the City LDC; and (4) to further authorize the City Manager to take all actions necessary to transmit the proposed Amendment to the Broward County Planning Council for review, transmittal to the Department of Economic Opportunity ("DEO") and all applicable reviewing agencies, and subsequent adoption by the Broward County Board of County Commissioners.

ISSUE: It is the intent of the City to create an economically productive, socially inclusive and environmentally sustainable innovation district at the proposed Miramar Innovation and Technology Village, in order to spur the revitalization of Historic Miramar. The Miramar Innovation and Technology Village, which includes multiple properties on both

sides of Miramar Parkway, between the Florida Turnpike and SW 67th Avenue, is to be developed as a vibrant destination place, an employment hub featuring anchor institutions, biotech labs and offices, business startups and incubators, mixed-income housing, retail establishments, and cultural and educational amenities a primary orientation toward a multimodal transportation. The Miramar Innovation and Technology Village is currently designated as Residential Low 5, Commercial, Institutional & Public Facilities and Recreation & Open Space on the City's FLUM. Taken together or separate, these land use designations do not provide the land use framework to accommodate the mix of uses envisioned for the proposed Miramar Innovation and Technology Village. As a result, the City has initiated this application to amend Policy 1.14 of the FLUE and the FLUM of the City Comprehensive Plan to create the Miramar Innovation and Technology Activity Center land use designation.

Pursuant to the provisions of Section 163.3174, F.S., and sub-section 303.6 of the City LDC, the proposed Amendment was reviewed and recommended for adoption by the Planning and Zoning Board, sitting as the local planning agency ("LPA"), at its duly advertised public hearing held on March 10, 2020. As required by Section 163.3184(3), F.S. and sub-sections 303.7 through 303.9 of the City LDC and, the proposed Amendment is being placed on this meeting agenda so the City Commission can hold the required public hearing to transmit same to DEO and all applicable reviewing agencies for timely comments, and to submit an application to the Broward County Planning Council for a similar amendment to the BCLUP Policies and Map, pursuant to the terms of Article 1.1(A) of Administrative Rules Document: BrowardNext.

BACKGROUND: Historic Miramar is a 3.8-square mile area that includes the City's most mature and established neighborhoods, some dating back to even before the City's incorporation in 1955. It is bounded by US 441/SR 7 on the east, Pembroke Road on the north, University Drive on the west, and the Broward County line on the south. Historic Miramar has a population of almost 60,000 residents. In the late 1990's, fueled by the commodification of real estate influences, the City's development growth significantly expanded beyond Palm Avenue. As a result, the Historic area 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 increase the area's competitiveness, the City began investing significant resources in the area, including \$230 million in capital improvements. In addition to these 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 prepared and collaborated with several regional partners on numerous planning studies for Historic Miramar or part thereof, the most recent being the Historic Miramar Neighborhood Revitalization Strategic Plan ("NRSP"), which is nearing completion. Drawing from the City's 2017-2021 Economic Development Action Plan ("EDAP"), the NRSP provides a compendium of specific place- and people-based strategies for the revitalization of Historic Miramar.

Like a host of other central cities and metropolitan areas across the nation, the City must grapple with the changing lifestyle preferences among both empty-nesters and young people who are expressing increased demand for walkable urbanism, as well as trends in the knowledge economy, which has fundamentally altered the market and location for real estate development by shifting out of exurban office parks and into more walkable urban places (“WalkUPs”) in an effort to attract and retain highly skilled young workers and support creative collaboration among them. Examples abound in the literature of how, as WalkUPs, innovation districts have had remarkable success in revitalizing formerly forlorn downtowns and midtowns of many cities from both an economic and social equity perspectives and have become the preferred location of the demographic and economic future of the United States.

In light of Historic Miramar’s continuing economic stagnation and the demographic and economic shifts in the market and location of real estate development, and pursuant to the City’s broad home rule powers to promote economic activity, the City finds it in the public interest to transform the proposed Miramar Innovation and Technology Village (the “Amendment area”) into a true innovation district. The goal is to catalyze the revitalization of Historic Miramar by providing a platform 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.

This vision for the City’s original “town center” is supported by numerous studies since the late 1990’s, including the recommendations of the EDAP, which noteworthy called for the establishment of a Historic Miramar Cultural Arts/Maker Space Innovation District. It was further vetted at many community meetings, including, but not limited to, the May 9, 2019 visioning session and the February 26, 2020 Historic Miramar Advisory Board Meeting at the Miramar Multi-Service Complex, and the March 10, 2020 Planning and Zoning Board meeting held in the City Commission Chambers.

The Amendment totals approximately 88 acres and is currently developed with 42 single-family dwelling units, 220,784 square feet of various retail uses, 101,317 square feet of public facility uses, 276,000 of public school uses and 10.23 acres of recreation and open space. As the built environment indicates, the Amendment area features a hodgepodge of land use designations (Residential Low 5, Commercial, Institutional & Public Facilities, and Recreation & Open Space), which, taken together or separately, do not offer the regulatory framework needed to carry out the vision articulated for the Miramar Innovation and Technology Village. Through the proposed Comprehensive Plan amendment, the City is seeking therefore to create a new land use designation, the “Miramar Innovation and Technology Activity Center,” or simply “MITAC,” which will provide more flexibility for the City and property owners to create an economically productive and socially inclusive innovation district in the Amendment area.

Drawing from examples of successful innovation districts across the nation and from a recent market analysis conducted for the area, the City is proposing the following density

and intensity of land uses for the new MITAC land use designation:

- Residential Land Uses: 942 dwelling units, including 42 existing single-family units;
- Commercial Land Uses: 400,000 square feet;
- Office Land Uses: 200,000 square feet;
- Municipal Land Uses: 160,000 square feet; and
- Parks: 10.23 acres.

** This development program does not include the approximately 276,000 square feet of public-school use between the Henry D. Perry Education Center and the Annabel C. Perry PK – 8 School.

An analysis was performed to determine the impact of the proposed Amendment on existing and planned public facilities and services; namely, potable water, sanitary sewer, drainage, solid waste, recreation and open space. Sufficient capacity exists at the adopted level of service ("LOS") standards in the Comprehensive Plan for potable water, sanitary sewer, drainage, and recreation and open space to accommodate any additional impact from this Amendment. Both traffic and public schools will be analyzed as part of the Broward County land use plan amendment process.

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**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, CONSIDERING AN EXPEDITED STATE REVIEW COMPREHENSIVE PLAN AMENDMENT TO PART 1: GOALS, OBJECTIVES AND POLICIES OF THE ADOPTED CITY OF MIRAMAR COMPREHENSIVE PLAN, PURSUANT TO THE PROVISIONS OF SECTIONS 163.3174, 163.3177, 163.3184 (3) & (11), FLORIDA STATUTES (2019), ARTICLE 1 OF THE ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT - BROWARD COUNTY LAND USE PLAN, AND SECTION 303 OF THE CITY OF MIRAMAR LAND DEVELOPMENT CODE; SPECIFICALLY BY AMENDING THE TEXTS OF THE FUTURE LAND USE ELEMENT AT POLICY 1.14 TO CREATE THE MIRAMAR INNOVATION AND TECHNOLOGY ACTIVITY CENTER ("MITAC") FUTURE LAND USE DESIGNATION FEATURING THE FOLLOWING DENSITY AND INTENSITY OF LAND USES: 942 DWELLING UNITS, 400,000 SQUARE FEET OF COMMERCIAL USES, 200,000 SQUARE FEET OF OFFICE USES; 160,000 SQUARE FEET OF MUNICIPAL USES AND 10.23 ACRES OF PARK/OPEN SPACE; AND BY FURTHER AMENDING THE FUTURE LAND USE MAP TO DELINEATE THE BOUNDARY OF THE MITAC AND ALSO CHANGE THE FUTURE LAND USE DESIGNATION OF THE APPROXIMATELY 88-ACRE AREA ALSO KNOWN AS THE MIRAMAR INNOVATION AND TECHNOLOGY VILLAGE, GENERALLY LOCATED ALONG MIRAMAR PARKWAY BETWEEN THE FLORIDA TURNPIKE AND SW 67TH AVENUE AND LEGALLY DESCRIBED IN EXHIBIT "A", FROM RESIDENTIAL LOW 5 (14 ACRES), COMMERCIAL (23.5 ACRES), INSTITUTIONAL AND PUBLIC FACILITIES (43.5 ACRES) AND RECREATION AND OPEN SPACE (7 ACRES), IN ORDER TO CREATE AN ECONOMICALLY PRODUCTIVE AND SOCIALLY INCLUSIVE INNOVATION DISTRICT TO HELP REVITALIZE HISTORIC MIRAMAR; PROVIDING DEFINITIONS; MAKING FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECERTIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the 1985 State Legislature passed and adopted Chapter 163, Part II: Local Government Comprehensive Planning and Land Development Regulation Act (“1985 Act”), directing every municipality or local government in the State to adopt by 1992 a comprehensive plan for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area; and

WHEREAS, the 1985 Act also required each local government to prepare every seven years an Evaluation and Appraisal Report (“EAR”) and ultimately update its comprehensive plan based on the recommendations of the EAR; and

WHEREAS, in compliance with the 1985 Act, the City Commission of the City of Miramar (“City”) adopted its first Comprehensive Plan by passage of Ordinance No. 89-31 in 1989, and subsequently completed two EARs, in 1995 and in 2005, to adopt EAR-based amendments to its Comprehensive Plan in 2000 and in 2010, respectively; and

WHEREAS, the 2011 Legislature repealed and replaced the 1985 Act with the Community Planning Act (“CPA”) as Part II of Chapter 163, Florida Statutes (“F.S.”); and

WHEREAS, general amendments to local comprehensive plans are subject to the expedited state review process, pursuant to Sections 163.3184(2) and (3), F.S.; and

WHEREAS, Section 163.3184(3), F.S., further requires the City to hold an initial public hearing to review and transmit all such amendments with all supporting data and analyses to the Department of Economic Opportunity (“DEO”), which serves as the State Land Planning Agency, and to all appropriate reviewing agencies; said hearing to be held pursuant to the procedural and noticing requirements of Section 163.3184(11), F.S.; and

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WHEREAS, pursuant to Section 163.3184(3), F.S., the reviewing agencies must, within 30 days of receipt of the proposed amendments, transmit their comments to the City; said comments to be within the scope prescribed therein; and

WHEREAS, Section 163.3184(3), F.S., further provides that, within 180 days of receiving timely agency comments, the City holds a second public hearing to adopt the amendments as may be revised to address any such comment, and, within 10 working days thereof, transmit the adopted amendments to DEO; said hearing to be held pursuant to the procedural and noticing requirements of Section 163.3184(11), F.S.; and

WHEREAS, pursuant to Section 163.3184(3), F.S., the adopted amendments will not become effective until 31 days after DEO notifies the City of their completeness, unless timely challenged, in which case until the DEO or the Administration Commission enters a final order determining the adopted amendments to be in compliance; and

WHEREAS, Historic Miramar, a 3.8-square mile area that includes the original City proper, and extends north to south from County Line Road to Pembroke Road and east to west from US 441/SR 7 to University Drive, has, like many other central cities in the United States in the late 20th century, experienced economic stagnation, physical deterioration and thus disinvestment, under the combined threats of aging infrastructures, and the commodification of real estate influences, which financially supported the many sub-urban developments in the western fringe of the City; and

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WHEREAS, as a counterweight to these centrifugal forces and in order to revitalize the once thriving Historic Miramar, the City has, since the mid-1990s, invested significant resources, including \$230 million in capital improvements for central wastewater service, a new water distribution system, drainage-related system improvements, enhanced fire protection, streetscape enhancements, and newer community facilities; and

WHEREAS, in addition to these 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 prepared and collaborated with several regional partners on numerous planning studies for Historic Miramar or part thereof, the most recent being the Historic Miramar Neighborhood Revitalization Strategic Plan (“NRSP”); and

WHEREAS, drawing from the City’s 2017-2021 Economic Development Action Plan, which noteworthyly called for the establishment of a Historic Miramar Cultural Arts/Maker Space Innovation District, the NRSP offers a compendium of customized strategies that are rooted in market demand and real estate realities, transcend people-place dichotomies, steer clear from the mid- to late 20th century auto-oriented, drivable inner-city development model, and recognize the need for comprehensive community-building initiatives to creatively transform and revitalize Historic Miramar; and

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WHEREAS, the NRSP identifies the area located along Miramar Parkway between the Florida Turnpike and SW 68th Avenue, and comprising the Bravo Supermarket Plaza, the Vernon E. Hargray Miramar Youth Enrichment Center, the Shirley Branca Park, the Publix Plaza, the Perry Park/Wellman Field, the Annabel C. Perry PreK-8 School, the Henry D. Perry Educational Center, the Historic Miramar Public Safety Complex and the Miramar Aquatic Complex, as one of four strategic economic development areas where the City should leverage and catalyze community and private assets in order to foster rapid economic growth, achieve long-term equitable outcomes and create intrinsic sustainability on a community-wide basis; and

WHEREAS, like a host of other central cities and metropolitan areas across the nation, the City must grapple with the changing lifestyle preferences among both empty-nesters and young people who are expressing increased demand for walkable urbanism, as well as trends in the knowledge economy, which has fundamentally altered the market and location for real estate development by shifting out of exurban office parks and into more walkable urban places ("WalkUPs") in an effort to attract and retain highly skilled young workers and support creative collaboration among them; and

WHEREAS, as WalkUPs, innovation districts have had remarkable success in revitalizing formerly forlorn downtowns and midtowns of many cities from both an economic and social equity perspectives, and have become the preferred location of the demographic and economic future of the United States; and

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WHEREAS, in light of Historic Miramar’s current economic stagnation and the confluence of demographic and economic shifts in the market and location of real estate development, and pursuant to the City’s broad home rule powers to promote economic activity, the City finds it in the public interest to create an innovation district, the “Miramar Innovation and Technology Village,” in Historic Miramar, more precisely as at the above-noted strategic area, and the adjacent single-family homes and the Miramar Multi-Service Complex, located on the south side of Miramar Parkway, west of SW 67th Avenue; and

WHEREAS, the proposed innovation district is envisioned as a platform where leading-edge anchor institutions and companies can cluster and connect with start-ups, business incubators and accelerators in a dynamic process of innovation, imitation and improvement to: (1) co-invent and co-produce new discoveries for the market; (2) expand employment and educational opportunities to the Historic Miramar’s low- and moderate-income residents; and (3) achieve denser residential and employment patterns; and

WHEREAS, on May 9, 2019, the City hosted a community meeting at the Miramar Multi-Service Complex to discuss the past, present and future of Historic Miramar, the missed opportunities, challenges and threats that led to the current economic stagnation, and how to better leverage existing community assets and strengths to enable private sector investment, create collaborative partnerships and ultimately revitalize the area; and

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WHEREAS, at that community meeting, the innovation district envisioned for the City's old "town center" was shared and discussed with the residents as the best-suited place-based urban development strategy to revitalize Historic Miramar; and

WHEREAS, the City feels that it is the opportune time to establish the land use program necessary to implement the innovation district concept; one that will help attract an eclectic mix of anchor institutions, wealthy investors, corporations and startups, create an innovation-rich environment in Historic Miramar, creatively transform and revitalize Historic Miramar, and foster a strong sense of place and belonging for the more than 60,000 residents who call Historic Miramar their home, and

WHEREAS, the area of the proposed Miramar Innovation and Technology Village totals approximately 88 acres and is currently developed with 42 single-family dwelling units, 220,784 square feet of various retail uses, 101,317 square feet of public facility uses, 276,000 of public school uses and 10.23 acres of recreation and open space; and

WHEREAS, as the built environment indicates, the proposed Miramar Innovation and Technology Village currently features a hodgepodge of future land use designations (Residential Low 5, Commercial, Institutional & Public Facilities and Recreation & Open Space), which, taken together or separately, fail to offer the regulatory framework and flexibility needed to develop the Miramar Innovation and Technology Village as a pedestrian-centric, technology-wired, transit-accessible innovation ecosystem; and

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WHEREAS, as result, the City is seeking to amend Policy 1.14 of the Future Land Use Element (“FLUE”) and the Future Land Use Map (“FLUM”) of its Comprehensive Plan, specifically by creating a new activity center land use category with applicable development rights for the proposed Miramar Innovation and Technology Village, aptly dubbed the “Miramar Innovation and Technology Activity Center,” or simply “MITAC;” and

WHEREAS, pursuant to the policies regulating Activity Centers in the Broward County Land Use Plan (“BCLUP”), the MITAC is to include residential use as a primary component and feature at least two non-residential uses, as evidenced in the following development program: 942 dwelling units (including 42 existing single-family units), 400,000 square feet of commercial uses, 200,000 square feet of office uses, 160,000 square feet of municipal facility uses, and 10.23 acres of park/open space; and

WHEREAS, pursuant to the policies regulating Activity Centers in the BCLUP, the Future Land Use Element (“FLUE”) of the City Comprehensive Plan will include policies that address affordable housing, and design features that prioritize pedestrian mobility and internal transit system in the MITAC; said requirements, which may be supplemented in the City Land Development Code (“LDC”) shall include, but not be limited to:

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1. A minimum of 15% of the total residential entitlements shall be used to provide for affordable housing, for which, pursuant to the BCLUP, monthly rents or 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 area median income limits adjusted for family size for the households, in order to achieve a sufficient supply of affordable housing to serve Historic Miramar;
2. Development shall provide for compatibility with and adequate transition to the adjacent single-family residential neighborhoods, in order to protect the character and integrity of these neighborhoods;
3. Development shall incorporate buildings that front the street and may offer zero to minimal setbacks, as well as internal streets that discourage isolation and provide connectivity;
4. The City shall coordinate with Broward County Transit to plan for and integrate a transit hub within the MITAC, in order to reduce reliance on automobile travel;
5. Development shall incorporate vehicle parking strategies that encourage transit usage, as well as design features that promote and enhance pedestrian mobility, including connectivity to the transit hub;

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6. Development shall include ADA-compliant pedestrian and bicycle paths, as well as greenways to accomplish fully-connected routes to all destinations within the MITAC; said paths to be spatially defined by buildings, trees and lighting, incorporate designs that minimize conflicts with motorized traffic and discourage high speed traffic, and offer opportunities for shelter from the elements; and
7. Park land, public plazas, recreational areas, urban open space or green space/pocket park uses that are accessible to the public, as well as any amenities, such as clocks, fountains, sculptures and drinking fountains, which could be incorporated into these publicly accessible areas, shall be provided as an integrated component within the MITAC.

WHEREAS, based on a preliminary School Consistency Review Report issued by the School Board of Broward County (“SBBC”), the proposed Amendment will generate XXX additional students (XX elementary, XX middle and XX high) into Broward County Public Schools (“BCPS”); and

WHEREAS, based on the BCPS’s District Facilities Educational Plan (“DEFP”), the Miramar Innovation and Technology Village is located within School District Planning Area “F”, which is anticipated to have sufficient excess capacity to support the students generated by the 900 additional residential units proposed through this Amendment; and

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WHEREAS, the schools serving the amendment site in the 2019-2020 school year, *i.e.*, Annabel C. Perry Elementary, Miramar Elementary, New Renaissance Middle and Miramar High, are all operating below the adopted level of service (“LOS”) of 100% of gross capacities in the next 3 years (2017/2018 - 2019-2020), and

WHEREAS, since the Amendment, if adopted, will add 900 more net dwelling units and generate XX additional students, these additional dwelling units shall be subject to a public school concurrency review at the plat, site plan, (or functional equivalent) phase of development review, whichever comes first, notwithstanding the available capacity at the impacted schools in Planning Area “F;” and

WHEREAS, the proposed Amendment must, pursuant to Section 8.05 D and E of the Broward County Charter, and Article 1.1(A)(4) of the Administrative Rules Document: BrowardNext, also be reviewed and approved by the Broward County Board County Commissioners (“County Commissioners”), as a concurrent amendment to the BCLUP to create the proposed Activity Center land use category and subsequently redesignate the planned Miramar Innovation and Technology Village (the “Amendment area”) from its current Low (5) Residential, Commerce and Community land use designations to the newly created Activity Center; and

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WHEREAS, pursuant to Section 163.3177, F.S., Staff reviewed the Amendment with regard to the availability of water supplies, public facilities and services, to the suitability of the proposed uses considering the topography and soil conditions of the area, as well as to the extent to which the Amendment (1) discourages the proliferation of sprawl; (2) considers the need for redevelopment to eliminate blight and strengthen the community's economy; and (3) fosters a walkable, connected urban place with a healthy mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle and transit; and

WHEREAS, Staff's detailed review found the proposed Amendment to preserve the internal consistency of the overall Comprehensive Plan, and to comply with all applicable provisions of the CPA and the LDC; and

WHEREAS, the City Manager recommends adoption of the Amendment; and

WHEREAS, Section 107 of the City LDC establishes the Planning and Zoning Board as the Local Planning Agency ("LPA") to exercise all the powers and duties related to the preparation of the City Comprehensive Plan and amendment thereof, as further specified in Section 163.3174(4)(a), F.S.; and

WHEREAS, Section 303.6 of the City LDC provides that the Planning and Zoning Board, sitting as the LPA, shall hold at least one duly noticed public hearing to review any proposed amendment to the City Comprehensive Plan and forward a recommendation to the City Commission; and

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WHEREAS, pursuant to Section 163.3174, F.S., and Section 303.6 of the City LDC, the City Planning and Zoning Board, sitting as the LPA, held a duly noticed public hearing on March 10, 2020 to review the proposed Amendment, at which hearing the City Manager's recommendation for adoption was considered and public testimony heard; and

WHEREAS, after due consideration of all matters, the Planning and Zoning Board found the proposed Amendment to preserve the internal consistency of the adopted Comprehensive Plan and to comply with all applicable criteria of the CPA and the City LDC, and therefore recommended that the City Commission adopts the proposed Amendment; and

WHEREAS, pursuant to Section 163.3184(11), F.S., the City Commission held a duly noticed transmittal hearing on March 18, 2020 on the proposed Amendment, and voted to direct the City Manager to submit an application with the Broward County Planning Council ("Planning Council") for a similar amendment to the BCLUP, and to further authorize the Planning Council to jointly transmit to DEO and the reviewing agencies both the City and County amendment applications, along with all supporting data and analyses, as set out in Section 163.3184(3)(b), F.S.; and

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WHEREAS, as directed by the City Commission, the City Manager filed, pursuant to Article 1.1(A)(4) of the Administrative Rules Document: BrowardNext, an application (Amendment PCT 20-X) with the Planning Council to amend Section 2: Permitted Uses of the BCULP to create the new Activity Center with the following density and intensity of uses: 942 dwelling units (including 42 existing single-family units), 400,000 square feet of commercial uses, 200,000 square feet of office uses, 160,000 square feet of municipal facility uses, and 10.23 acres of park/open space; and

WHEREAS, pursuant to Section 163.3174, F.S, the Planning Council, sitting as the LPA for the BCLUP, held a duly advertised transmittal hearing on _____, 2020, to review Amendment PCT 20-X, and subsequently forwarded a recommendation to the County Commissioners to transmit same to DEO and all pertinent reviewing agencies for review under the state expedited review process set out in Section 163.3184(3), F.S.; and

WHEREAS, upon receipt of the Planning Council's recommendation and pursuant to Section 163.3184(11), F. S., the County Commissioners held a duly noticed transmittal hearing on _____, 2020, and voted to authorize transmittal of Amendment PCT 20-X to DEO and all pertinent reviewing agencies, as set out in Section 163.3184(3), F.S.; and

WHEREAS, as authorized by the County Commissioners, the Planning Council transmitted County Amendment PCT 20-X and the City Amendment, along with all of their supporting data and analyses, to DEO and the reviewing agencies for timely comments, pursuant to Section 163.3184(3); and

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WHEREAS, upon receipt of timely agency comments for Amendment PCT 20-X, the Planning Council, sitting as the LPA for the BCLUP, held a duly advertised adoption hearing on _____, 2020, at which hearing outstanding agency comments, if any, were deemed satisfied and public testimony taken; and

WHEREAS, the Planning Council, sitting as the LPA for the BCLUP, and after due consideration of all matters, found Amendment PCT 20-X to preserve the internal consistency of the BCLUP and to comply will all applicable provisions of the CPA and, and then forwarded a recommendation to the County Commissioners to adopt same; and

WHEREAS, the County Commissioners held an adoption public hearing on _____, 2020, pursuant to Section 163.3184(11), F.S., at which public hearing outstanding agency comments, if any, were deemed satisfied and public testimony taken; and

WHEREAS, the County Commissioners, after due consideration of all matters, found Amendment PCT 20-X to create a new Activity Center land use designation for the Miramar Innovation and Technology Village to preserve the internal consistency of the BCLUP and to comply with the provisions of the CPA; and

WHEREAS, the County Commissioners found Amendment PCT 20-X to promote the health, morals protection and welfare of the residents of the County, and adopted same by passage of Ordinance No. 2020-X; which was later recorded on _____, 2020, in Official Records Instrument #XXXXXXXXXX, Public Records of Broward County; and

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2/19/20
3/12/20

WHEREAS, Section 163.3184(11), F.S., requires that the proposed Amendment to the City Comprehensive Plan be adopted by ordinance and by affirmative vote of not less than a majority of the members of the City Commission present at the hearing; and

WHEREAS, upon receipt of timely agency comments on the City Amendment, and with the adoption and subsequent recordation of Broward County Ordinance No 2020-X, the City held an adoption hearing on _____, 2020 pursuant to Section 163.3184(11), F.S., at which hearing outstanding agency comments, if any, were deemed satisfied and public testimony taken; and

WHEREAS, the City Commission, after due consideration of all matters, found the Amendment to create the MITAC land use designation on the FLUM, along with the proposed basket of rights under Policy 1.14 of the FLUE, to preserve the internal consistency with the Comprehensive Plan, to be in substantial conformity with the BCLUP, and to comply with all applicable criteria of the CPA and the City LDC; and

WHEREAS, the City Commission found the Amendment to promote the public health, safety, orderly growth and general welfare of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

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2/19/20
3/12/20

Section 1: Recitals; Definitions:

(a) Recitals. That the foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

(b) Definitions. As used herein, unless the context or City Code of Ordinances requires to the contrary, the following terms will be defined as set forth below:

(1) “Amendment area” means the Miramar Innovation and Technology Village.

(2) “BCLUP” means the BrowardNext-Broward County Land Use Plan.

(3) “BCPS” means the Broward County Public Schools.

(4) “City” means the City of Miramar, a Florida Municipal Corporation.

(5) “County” means the County of Broward, a Political Subdivision of the State of Florida.

(6) “DEFP” means the Adopted Five-Year District Educational Facilities Plan of the Broward County Public Schools.

(7) “DEO” means the Department of Economic Opportunity.

(8) “Development” is defined as set forth in Section 163.3164, Florida Statutes.

(9) “FLUE” means the Future Land Use Element.

(10) “FLUM” means the Future Land Use Map.

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(11) "F.S." means the Florida Statutes.

(12) "LDC" means the City Land Development Code.

(13) "LPA" means the Local Planning Agency pursuant to Section 163.3174, Florida Statutes.

(14) "MITAC" means the Miramar Innovation and Technology Activity Center.

(15) "SBBC" means the School Board of Broward County.

Section 2: **Findings:** The City Commission of the City of Miramar, Florida, hereby finds the proposed Amendment to preserve the internal consistency of the City Comprehensive Plan, to comply with all applicable provisions of the Community Planning Act and the City LDC, and to be in substantial conformity with the BrowardNext – Broward County Land Use Plan.

Section 3: **Adoption:** The City Commission of the City of Miramar, Florida, hereby passes and adopts the proposed Amendment to the Future Land Use Map, attached hereto and incorporated herein by this reference as composite Exhibit "A" and to Policy 1.14 of the Future Land Use Element of the City of Miramar Comprehensive Plan. The actual text of the proposed Amendment, which can be read below, is also attached hereto and incorporated herein by this reference as composite Exhibit "B."

Policy 1.14

* * * * *

Miramar Innovation and Technology Activity Center

Ord. No. _____

Temp. Ord. No. 1743

2/19/20

3/12/20

General Location: The Miramar Innovation and Technology Activity Center (MITAC) covers approximately 88 acres and is located in the heart of Historic Miramar comprises multiple properties on both side of Miramar Parkway, between the Florida turnpike and SW 67 Avenue.

Land use program: The permitted uses, as well as the density and intensity of uses with the Miramar innovation and Technology Activity Center shall be as follows:

- Residential Land Uses: 942 dwelling units (including 42 existing single-family units)
- Commercial Land Uses: 400,000 square feet
- Office Land Uses: 200,000 square feet
- Municipal Facility Land Uses: 160,000 square feet
- Parks and Open Space: 10.23 acres

Consistent with policies of the BCLUP, development within the MITAC shall be subject to the following minimum requirements and design guidelines, which may be supplemented in the City LDC:

1. A minimum of 15% of the total residential entitlements shall be used to provide for affordable housing, for which, pursuant to the BCLUP, monthly rents or 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 area median income limits adjusted for family size for the households, in order to achieve a sufficient supply of affordable housing to serve Historic Miramar;
2. Development shall provide for compatibility with and adequate transition to the adjacent single-family residential neighborhoods, in order to protect the character and integrity of these neighborhoods;
3. Development shall incorporate buildings that front the street and may offer zero to minimal setbacks, as well as internal streets that discourage isolation and provide connectivity;
4. The City shall coordinate with Broward County Transit to plan for and integrate a transit hub within the MITAC, in order to reduce reliance on automobile travel;

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5. Development shall incorporate vehicle parking strategies that encourage transit usage, as well as design features that prioritize pedestrian mobility, including connectivity to the transit hub;
6. Development shall include ADA-compliant pedestrian and bicycle paths, as well as greenways to accomplish fully-connected routes to all destinations within the MITAC; said paths to be spatially defined by buildings, trees and lighting, incorporate designs that minimize conflicts with motorized traffic and discourage high speed traffic, and offer opportunities for shelter from the elements; and
7. Park land, public plazas, recreational areas, urban open space or green space/pocket park uses that are accessible to the public, as well as any amenities, such as clocks, fountains, sculptures and drinking fountains, which could be incorporated into these publicly accessible areas, shall be provided as an integrated component within the MITAC.

Section 4: **Transmittal:** The City Commission of the City of Miramar, Florida, hereby authorizes the City Manager to transmit the executed Ordinance and the adopted Amendment to the Florida Department of Economic Opportunity for a determination of completeness, pursuant to the provisions of Section 163.3184(3), F.S., and, upon such determination, to the Broward County Planning Council for recertification, pursuant to Article 2 of Administrative Rules Document: BrowardNext. The City Manager is further authorized to do all things necessary and expedient to keep available copies of the City Comprehensive Plan, as amended, for public review and examination at the Miramar Community Development Department.

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3/12/20

Section 5: Severability: If any word, clause, phrase, sentence, paragraph or section of this Ordinance is held to be unconstitutional or invalid by any court of competent jurisdiction, such unconstitutional or invalid part or application shall be considered as eliminated and shall not affect the validity of the remaining portions or applications which shall remain in full force and effect.

Section 6: Interpretation. In interpreting the provisions of Section 3 of this Ordinance, the following rules and symbols shall apply:

(a) Additions are shown in underlined text and deletions in ~~stricken~~ through text; and

(b) Changes between first and second reading are shown in **highlighted** text.

Section 7: Scrivener's Error: The City Attorney is hereby authorized to correct scrivener's errors in this Ordinance by filing a corrected copy with the City Clerk.

Section 8: Recertification: The City Commission requests recertification of the City of Miramar Comprehensive Plan by the Broward County Planning Council.

Section 9: Effective Date: The effective date of Section 3 of this Ordinance shall be 31 days after the Department of Economic Opportunity notifies the City that the adopted amendment is complete, unless timely challenged by an affected person, in which case, until such time the Department or the Administration Commission enters a final order determining the adopted Amendment to be "In Compliance." Sections 1, 2, 4, 5, 6, 7, 8, and 9 of this Ordinance shall become effective upon adoption.

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2/19/20
3/12/20

PASSED FIRST READING: _____

PASSED AND ADOPTED ON SECOND READING: _____

Mayor, Wayne M. Messam

Vice Mayor, Alexandra P. Davis

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this ORDINANCE as to form:

City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

Requested by Administration

Commissioner Winston F. Barnes
Commissioner Maxwell B. Chambers
Commissioner Yvette Colbourne
Vice Mayor Alexandra P. Davis
Mayor Wayne M. Messam

Voted

Ord. No. _____

Exhibit "A"

LEGAL DESCRIPTION

PARCEL ID 514126080011 - THE WEST 125 FEET OF THE SOUTH 150 FEET OF BLOCK 1, MIRAMAR BUSINESS DISTRICT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44 ON PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. CONTAINING 18,616 SQUARE FEET OR 0.4271 ACRES, MORE OR LESS.

PARCEL ID: 514126080012 - MIRAMAR BUSINESS DISTRICTS 44-7 B N 228.67 OF S 427.67 OF W 138.97 BLK 1, TOG WITH N 20 OF S 173 OF W 138.97 BLK 1, TOG WITH COMM SW COR SAID BLK 1, N 446.92 TO P/C NELY 4.78 TO POB, CONT NELY 34.23 E 114.23, S 20, W 138.52 TO POB BLK 1

PARCEL ID: 514126080010 - MIRAMAR BUSINESS DISTRICTS 44-7 B BLK 1 LESS W 125 OF S 150 & LESS PT PLATTED AS MIRAMAR SEC 17 56/49 & LESS N 229 OF S 379 OF W 138.97 & LESS BEG 379 N OF SW COR OF SAID BLK 1, ELY 138.97, NLY 94.08, WLY 114.23 TO PT OF CURVE, SELY ALG ARC 34.23, SLY TO POB

PARCEL ID: 514126220010 - SOUTHEAST BANK OF MIRAMAR PLAT 75-18 B TR 1

PARCEL ID: 514126210020 - PUBLIX SHOPPING CENTER 73-49 B PARCEL 2

PARCEL ID: 514126210010 - PUBLIX SHOPPING CENTER 73-49 B PARCEL 2

PARCEL ID: 514126080021 - MIRAMAR BUSINESS DISTRICTS 44-7 B BLK 2 N 125 OF E 175 OF W 275

PARCEL ID: 514126000060 - 26-51-41 COMM AT SW COR OF NW1/4, ELY ALG S/L 402.04 TO POB, CONT ELY FOR 872.29, NLY 420.20, WLY 50, NLY 20, SWLY 104.40, SWLY 258, SWLY 494.74 TO E R/W/L OF SS PKWY, SLY ALG SAME FOR 135.74, SELY 102.28, S 125.22 TO POB

PARCEL ID: 514126260010 - SCHOOL SITE 1010 146-43 B TRACT A

PARCEL ID: 514126000077 - 26-51-41 N1/2 OF SW1/4 S 229.99 OF N 980.99 OF E 189.40 OF W 757.58

PARCEL ID: 514126000072 - 26-51-41 E 417.42 OF W 1175 OF S 417.42 OF N 1168.42 OF PT OF N1/2 OF S1/2 LYING E OF FSTA LESS POR DESC IN OR 19841/482

PARCEL ID: 514126000075 - 26-51-41 COMM AT NE COR OF S1/2 OF SEC 26, W 2907.97 TO SW COR OF MIRAMAR SEC 3, S 400 ALG W R/W/L SW 68 AVE, W 200 TO POB, CONT W 576.01, S 768.46, E 567.64, N 768.41 TO POB, AS DESC IN OR 3849/44

Exhibit "A"

PARCEL ID: 514126000076 - 26-51-41 BEG 2907.97 W OF NE COR OF S1/2 OF SECTION FOR POB, W 805.39, S 350.02, E 801.56,N 350 TO POB

PARCEL ID: 514126030010 - MIRAMAR SEC 3 41-22 B TR A

LEGAL DESCRIPTION

PARCEL ID: 514126032320 MIRAMAR SEC 3 41-22 B LOT 1 BLK 31

PARCEL ID: 5141 29 01 0067 MIRAMAR SEC 3 41-22 B LOT 2 BLK 31

PARCEL ID:514126032340 MIRAMAR SEC 3 41-22 B LOT 3 BLK 31

PARCEL ID:514126032350 MIRAMAR SEC 3 41-22 B LOT 4 BLK 31

PARCEL ID: 514126032360 MIRAMAR SEC 3 41-22 B LOT 5 BLK 31

PARCEL ID: 514126032370 MIRAMAR SEC 3 41-22 B LOT 6 BLK 31

PARCEL ID:514126032380 MIRAMAR SEC 3 41-22 B LOT 7 BLK 31

PARCEL ID: 514126032390 MIRAMAR SEC 3 41-22 B LOT 8 BLK 31

PARCEL ID: 514126032400 MIRAMAR SEC 3 41-22 B LOT 9 BLK 31

PARCEL ID: 514126032410 MIRAMAR SEC 3 41-22 B LOT 10 BLK 31

PARCEL ID: 514126032420 MIRAMAR SEC 3 41-22 B LOT 11 BLK 31

PARCEL ID: 514126032430 MIRAMAR SEC 3 41-22 B LOT 12 BLK 31

PARCEL ID: 514126032440 MIRAMAR SEC 3 41-22 B LOT 13 BLK 31

PARCEL ID: 514126032450 MIRAMAR SEC 3 41-22 B LOT 14 BLK 31

PARCEL ID:514126032180 MIRAMAR SEC 3 41-22 B LOT 1 BLK 30

PARCEL ID:514126032190 MIRAMAR SEC 3 41-22 B LOT 2 BLK 30

PARCEL ID: 514126032200 MIRAMAR SEC 3 41-22 B LOT 3 BLK 30

PARCEL ID: 514126032210 MIRAMAR SEC 3 41-22 B LOT 4 BLK 30

PARCEL ID:514126032220 MIRAMAR SEC 3 41-22 B LOT 5 BLK 30

PARCEL ID: 514126032230 MIRAMAR SEC 3 41-22 B LOT 6 BLK 30

Exhibit "A"

PARCEL ID: 514126032240 MIRAMAR SEC 3 41-22 B LOT 7 BLK 30

PARCEL ID: 514126032250 MIRAMAR SEC 3 41-22 B LOT 8 BLK 30

PARCEL ID: 514126032260 MIRAMAR SEC 3 41-22 B LOT 9 BLK 30

PARCEL ID: 514126032270 MIRAMAR SEC 3 41-22 B LOT 10 BLK 30

PARCEL ID: 514126032280 MIRAMAR SEC 3 41-22 B LOT 11 BLK 30

PARCEL ID: 514126032290 MIRAMAR SEC 3 41-22 B LOT 12 BLK 30

PARCEL ID: 514126032300 MIRAMAR SEC 3 41-22 B LOT 13 BLK 30

PARCEL ID: 514126032310 MIRAMAR SEC 3 41-22 B LOT 14 BLK 30

PARCEL ID: 514126032040 MIRAMAR SEC 3 41-22 B LOT 1 BLK 29

PARCEL ID: 514126032050 MIRAMAR SEC 3 41-22 B LOT 2 BLK 29

PARCEL ID: 514126032060 MIRAMAR SEC 3 41-22 B LOT 3 BLK 29

PARCEL ID: 514126032070 MIRAMAR SEC 3 41-22 B LOT 4 BLK 29

PARCEL ID: 514126032080 MIRAMAR SEC 3 41-22 B LOT 5 BLK 29

PARCEL ID: 514126032090 MIRAMAR SEC 3 41-22 B LOT 6 BLK 29

PARCEL ID: 514126032100 MIRAMAR SEC 3 41-22 B LOT 7 BLK 29

PARCEL ID: 514126032110 MIRAMAR SEC 3 41-22 B LOT 8 BLK 29

PARCEL ID: 514126032120 MIRAMAR SEC 3 41-22 B LOT 9 BLK 29

PARCEL ID: 514126032130 MIRAMAR SEC 3 41-22 B LOT 10 BLK 29

PARCEL ID: 514126032140 MIRAMAR SEC 3 41-22 B LOT 11 BLK 29

PARCEL ID: 514126032150 MIRAMAR SEC 3 41-22 B LOT 12 BLK 29

PARCEL ID: 514126032160 MIRAMAR SEC 3 41-22 B LOT 13 BLK 29

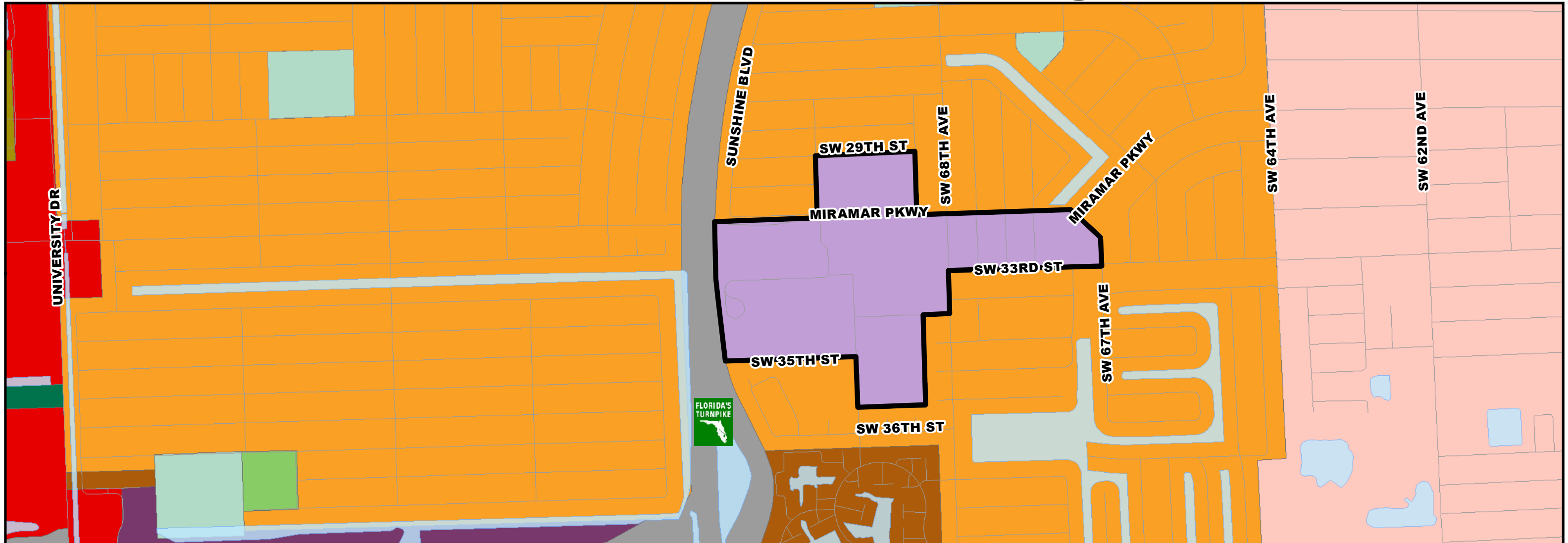
PARCEL ID: 514126032170 MIRAMAR SEC 3 41-22 B LOT 14 BLK 29



EXHIBIT B

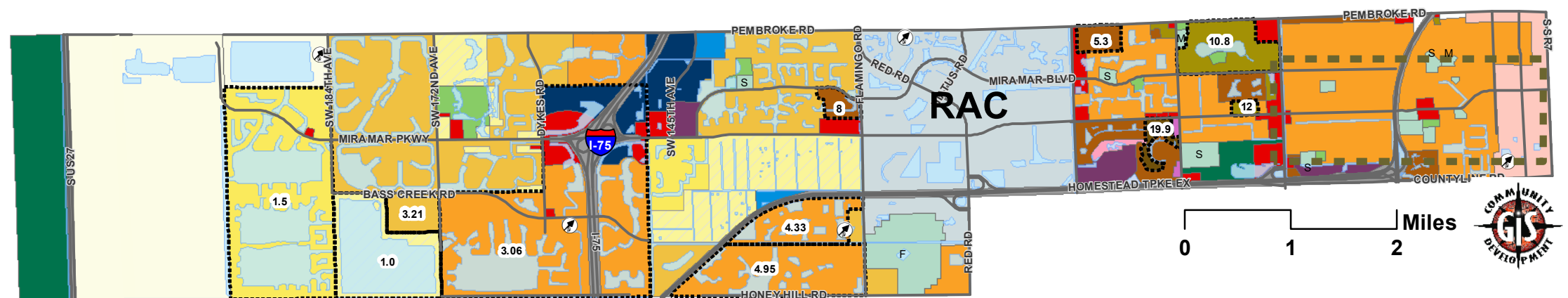


Proposed MITAC FLUM Designation



LEGEND

Proposed Future Land Use Designation - MITAC
Miramar Innovation & Technology Activity Center



Legend

RURAL	LOW MEDIUM 10	RAC REGIONAL ACTIVITY CENTER	INSTITUTIONAL & PUBLIC FACILITY
ESTATE (1 DU/AC)	MEDIUM 16	INDUSTRIAL	RECREATION & OPEN SPACE
LOW 2	MEDIUM HIGH 25	EMPLOYMENT CENTER	RESERVE WATER SUPPLY AREA
LOW 3	COMMERCIAL	OFFICE PARK	UTILITIES
LOW 5	TRANSIT ORIENTED CORRIDOR	COMMERCIAL RECREATION	

Informational

- Known Archeological Sites
- Maximum Density
- Waterbodies
- Transportation

Institutional & Public Facility

- S = School
- F = Federal
- M = Municipal



Policy 1.14

Miramar Innovation and Technology Activity Center

General Location: The Miramar Innovation and Technology Activity Center (MITAC) covers approximately 88 acres and is located in the heart of Historic Miramar comprises multiple properties on both side of Miramar Parkway, between the Florida Turnpike and SW 67th Avenue.

Land use program: The permitted uses, as well as the density and intensity of uses with the MITAC shall be as follows:

- Residential Land Uses: 942 dwelling units (including 42 existing single-family units);
- Commercial Land Uses: 400,000 square feet;
- Office Land Uses: 200,000 square feet;
- Municipal Facility Land Uses: 160,000 square feet;
- Parks and Open Space: 10.23 acres.

***This land use program does not include the approximately 276,000 square feet of public-school use between the Henry D. Perry Education Center and the Annabel C. Perry PK – 8 School. Concurrency determinations are assumed to remain constant for these schools.

Consistent with policies of the Broward County Land Use Plan, development within the MITAC shall be subject to the following minimum requirements and design guidelines, which may be supplemented in the City LDC:

1. A minimum of 15% of the total residential entitlements shall be used to provide for affordable housing, for which, pursuant to the BCLUP, monthly rents or 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 area median income limits adjusted for family size for the households, in order to achieve a sufficient supply of affordable housing to serve Historic Miramar;
2. Development shall provide for compatibility with and adequate transition to the adjacent single-family residential neighborhoods, in order to protect the character and integrity of these neighborhoods;
3. Development shall incorporate buildings that front the street and may offer zero to minimal setbacks, as well as internal streets that discourage isolation and provide connectivity;
4. The City shall coordinate with Broward County Transit to plan for and integrate a transit hub within the MITAC, in order to reduce reliance on

EXHIBIT “C”



FUTURE LAND USE ELEMENT

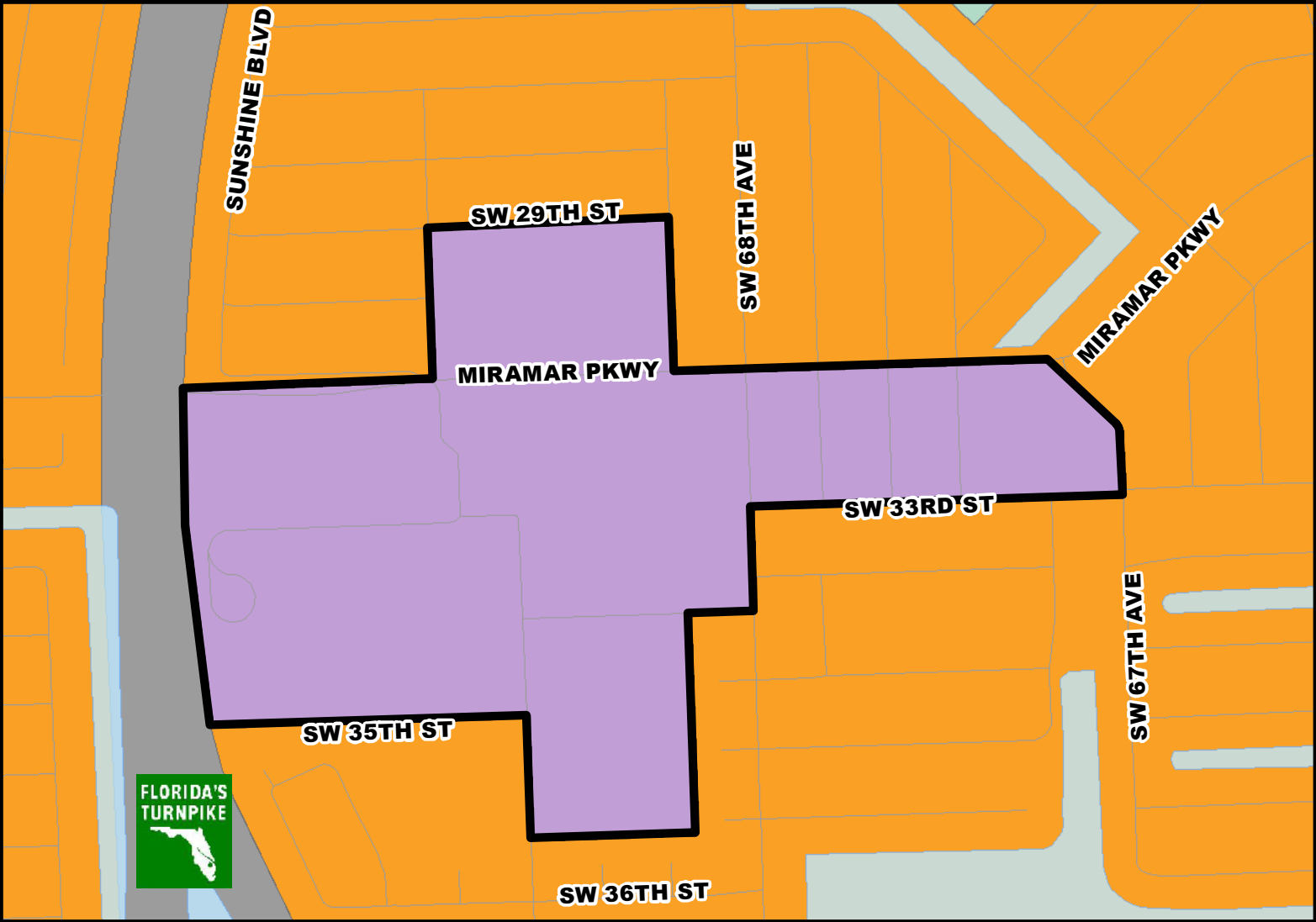
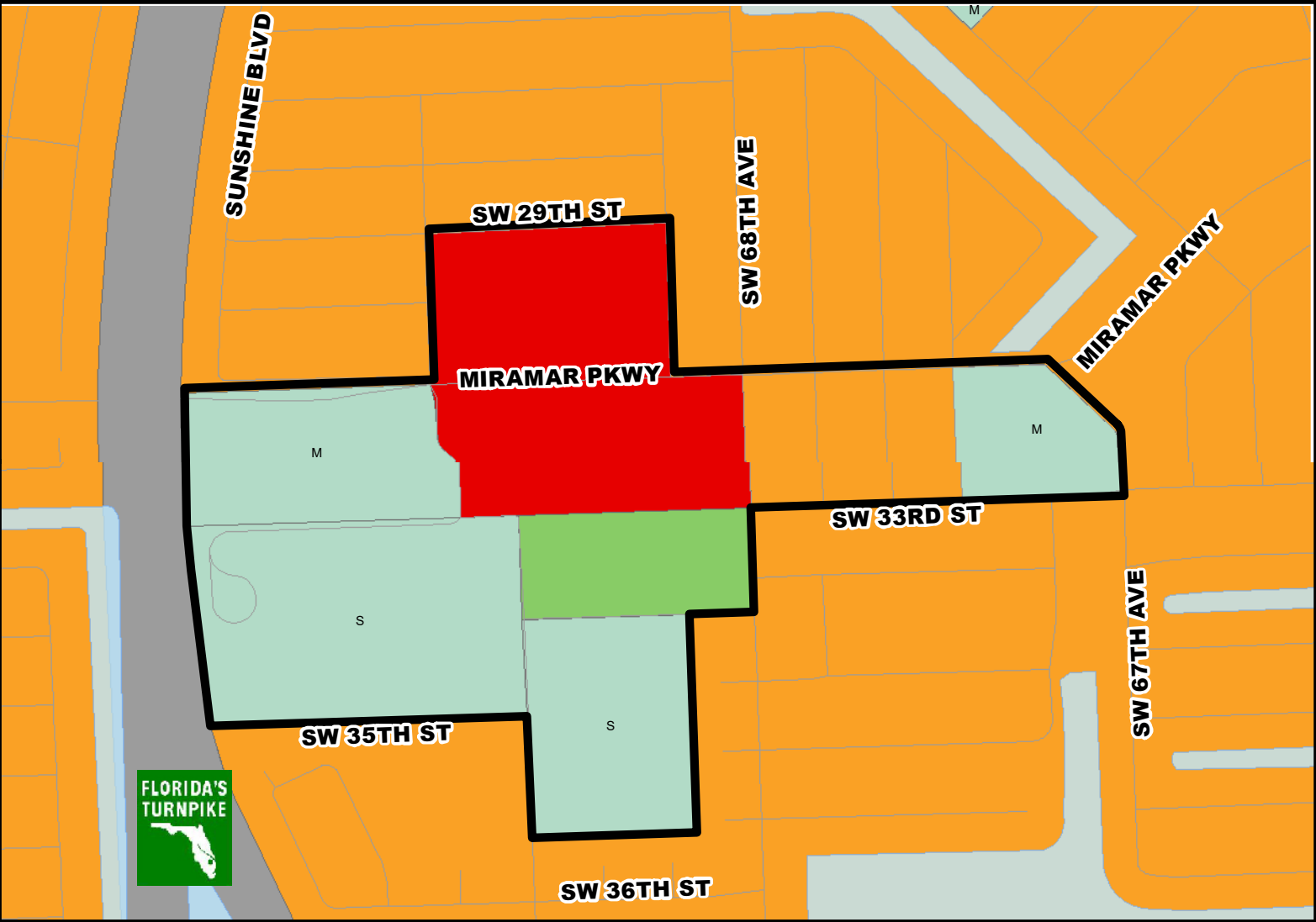
automobile travel;

5. Development shall incorporate vehicle parking strategies that encourage transit usage, as well as design features that prioritize pedestrian mobility, including connectivity to the transit hub;
6. Development shall include ADA-compliant pedestrian and bicycle paths, as well as greenways to accomplish fully-connected routes to all destinations within the MITAC; said paths to be spatially defined by buildings, trees and lighting, incorporate designs that minimize conflicts with motorized traffic and discourage high speed traffic, and offer opportunities for shelter from the elements; and
7. Park land, public plazas, recreational areas, urban open space or green space/pocket park uses that are accessible to the public, as well as any amenities, such as clocks, fountains, sculptures and drinking fountains, which could be incorporated into these publicly accessible areas, shall be provided as an integrated component within the MITAC.



ATTACHMENT 1

Current and Proposed FLUM Designations

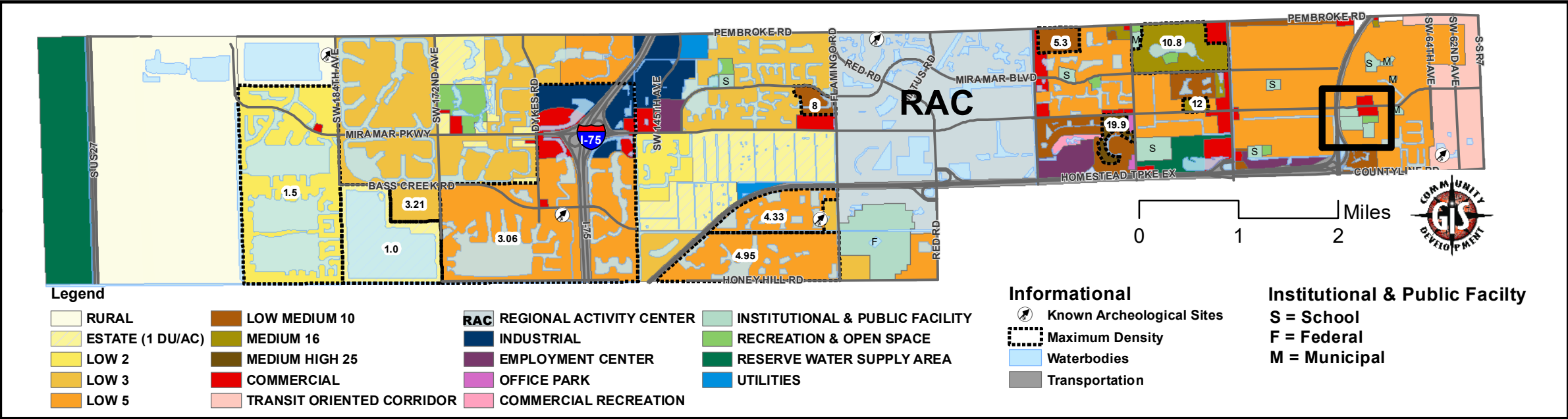


Existing Future Land Use Designations

- LOW 5
- COMMERCIAL
- INSTITUTIONAL & PUBLIC FACILITY
- RECREATION & OPEN SPACE

Proposed Future Land Use Designation - MITAC
Miramar Innovation & Technology Activity Center

- MITAC





CITY OF MIRAMAR MIRAMAR INNOVATION & TECHNOLOGY ACTIVITY CENTER



FEBRUARY 2020

APPLICATION TO AMEND THE CITY OF MIRAMAR LAND
USE PLAN AND THE BROWARD COUNTY LAND USE PLAN

CITY OF MIRAMAR
COMMUNITY DEVELOPMENT DEPARTMENT
2200 CIVIC CENTER PLACE
MIRAMAR, FL 33025

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LIST OF EXHIBITS

- A. A. Transmittal Letter to the Planning Council
- B. Summary Minutes from the Local Planning Agency and City Commission Public Hearings
- C. Newspaper Legal Ad Published in the Sun Sentinel
- D. 1000-Foot Mail Notices Radius Map
- E. Legal Description of Parcels within Amendment Area
- F. Location Map
- G. Proposed Future Land Use Map Designation for the Amendment Area
- H. Proposed Text Amendment
- I. Portable Water Analysis Correspondence Letter
- J. Sanitary Sewer Analysis Correspondence Letter
- K. Solid Waste Analysis Correspondence Letter
- L. Drainage Analysis Correspondence Letter
- M. Mass Transit Analysis Correspondence Letter
- N. Location Historic Resources Map and Department of State Division of Historic Resources Letter

1. TRANSMITTAL INFORMATION

- A. LETTER OF TRANSMITTAL FROM MUNICIPAL MAYOR OR MANAGER DOCUMENTING THAT THE LOCAL GOVERNMENT TOOK ACTION BY MOTION, RESOLUTION OR ORDINANCE TO TRANSMIT A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN. PLEASE ATTACH A COPY OF THE REFERENCED MOTION, RESOLUTION OR ORDINANCE. THE LOCAL GOVERNMENT'S ACTION TO TRANSMIT MUST INCLUDE A RECOMMENDATION OF APPROVAL, DENIAL OR MODIFICATION REGARDING THE PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN.**

To be provided as Exhibit A.

- B. NAME, TITLE, ADDRESS, TELEPHONE, E-MAIL, AND FACSIMILE NUMBER FOR LOCAL GOVERNMENT CONTACT.**

Nixon Lebrun, AICP, Senior Planner, Community Development Department
2200 Civic Center Place
Miramar, Florida 33025
Tel: (954) 602-3281
Fax: (954) 602-3646
Email: nlebrun@miramarfl.gov

- C. SUMMARY MINUTES FROM BOTH THE LOCAL PLANNING AGENCY AND THE LOCAL GOVERNMENT PUBLIC HEARINGS OF THE TRANSMITTAL OF THE BROWARD COUNTY LAND USE PLAN AMENDMENT.**

To be provided as Exhibit B.

- D. DESCRIPTION OF PUBLIC NOTIFICATION PROCEDURES FOLLOWED FOR THE AMENDMENT BY THE LOCAL GOVERNMENT, INCLUDING NOTICES TO SURROUNDING PROPERTY OWNERS, ADVERTISEMENTS IN LOCAL PUBLICATIONS, SIGNAGE AT PROPOSED SITE, ETC.**

The proposed Amendment is to be reviewed under the Expedited State Review Process of s. 163.3184(3), F.S. As such, the City followed the public notification procedures contained in s. 163.3184(11), F.S. and Section 301.11 of the City Land Development Code ("LDC") for both the local planning agency hearing and the City Commission transmittal hearing. The related newspaper advertisement in the Sun-Sentinel and the 1,000-foot mail notices radius map are attached as Exhibits C and D. It was discussed at different community and board meetings, including, but not limited to, the May 9, 2019 visioning session and the February 26, 2020 Historic Miramar Advisory Board Meeting at the Multi-Service Complex.

- E. WHETHER THE AMENDMENT IS ONE OF THE FOLLOWING:**

- DEVELOPMENT OF REGIONAL IMPACT (DRI)
- SMALL SCALE DEVELOPMENT (PER SECTION 163.3187, F.S.)
- EMERGENCY (PLEASE DESCRIBE ON SEPARATE PAGE)

The Amendment is not related to any of the above specifications.

2. APPLICANT INFORMATION

A. NAME, TITLE, ADDRESS, TELEPHONE, E-MAIL, AND FACSIMILE NUMBER OF THE APPLICANT.

City of Miramar
Eric B. Silva, AICP, Director, Community Development Department
2200 Civic Center Place
Miramar, Florida 33025
Tel.: (954) 602-3274
Fax: (954) 602-3646
Email: ebsilva@miramarfl.gov

B. NAME, TITLE, ADDRESS, TELEPHONE, E-MAIL, AND FACSIMILE NUMBER OF THE AGENT.

Not applicable.

C. NAME, TITLE, ADDRESS, TELEPHONE, E-MAIL, AND FACSIMILE NUMBER OF THE OWNER.

This Amendment is initiated by the City of Miramar (the “City”) and involves multiple properties under different ownership. The City has, through the public notification procedures established in the City Code and state law, made every effort to keep all affected owners of record informed as early in the process as possible.

D. APPLICANT’S RATIONALE FOR THE AMENDMENT. THE PLANNING COUNCIL REQUESTS A CONDENSED VERSION FOR INCLUSION IN THE STAFF REPORT.

Bordered by US 441/SR 7 on the east, Pembroke Road on the north, University Drive on the west, and the Broward County Line on the south, Historic Miramar encompasses the City’s most mature and established neighborhoods, some dating back to even before the City’s incorporation in 1955. In the mid-2000s, the City’s development growth significantly expanded beyond Palm Avenue and the City Hall was relocated in the newly developed Miramar Town Center. As a result, the area started 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 increase the area’s competitiveness, the City began investing significant resources in the area, including \$230 million in capital improvements. Drawing from the City’s 2017-2021 Economic Development Action Plan (“EDAP”), a customized Neighboring Revitalization Strategic Plan (the “Plan”) is nearing completion, which provides a compendium of specific place- and people-based strategies for the revitalization of Historic Miramar.

The site of the proposed Miramar Innovation and Technology Village (the “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 Site 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 Site 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 (Residential Low 5, 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 Site. As a result, the City is amending its Comprehensive Plan, the City Future Land Use Map ("FLUM"), as well as the Broward County Land Use Plan ("BCLUPM") 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.

3. AMENDMENT SITE DESCRIPTION

A. CONCISE WRITTEN DESCRIPTION OF THE GENERAL BOUNDARIES AND GROSS ACREAGE (AS DEFINED BY THE BCLUP) OF THE PROPOSED AMENDMENT

The Amendment Area covers a land area of approximately 88 gross acres and includes multiple properties, under both private and City ownerships, along both sides of Miramar Parkways between SW 67th Place and the Florida Turnpike.

B. SEALED SURVEY, INCLUDING LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE AMENDED

As per conversation with the Planning Council, a survey is not warranted and is not being provided with this application. The legal description and the Broward County Property Appraiser Parcel ID of all the properties located within the Amendment Area is provided in Exhibit A.

C. MAP AT A SCALE CLEARLY INDICATING THE AMENDMENT'S LOCATION, BOUNDARIES AND PROPOSED LAND USES.

A location map and proposed FLUM showing the location, boundaries and proposed land uses for the MITAC are appended as Exhibit B and C.

4. EXISTING AND PROPOSED USES

A. CURRENT AND PROPOSED LOCAL AND BROWARD COUNTY LAND USE PLAN

DESIGNATIONS FOR THE AMENDMENT SITE. IF MULTIPLE DESIGNATIONS, DESCRIBE ACREAGE WITHIN EACH DESIGNATION. FOR ACTIVITY CENTER AMENDMENTS, THE PROPOSED TEXT INDICATING THE MAXIMUM RESIDENTIAL AND NON-RESIDENTIAL USES MUST BE INCLUDED.

As noted above, the Amendment Area is currently designated Residential Low 5, Commercial, Institutional & Public Facilities, and Recreation & Open Space on the City FLUM, and Low (5) Residential, Commerce and Community on the BCLUP Map. The acreage within each City and County designation is provided in the table below:

	Institutional & Public Facility	Commercial	Low 5	Recreation & Open Space
Currently Allowed	43.5 acres	23.5 acres	14 acres	7 acres
Future Land Use Plan				
	Community	Commerce	Low 5	
Broward County Land Use Plan	55.9 acres	23.5 acres	8.6 acres	

The maximum intensity and density, as well as distribution of land uses being proposed for the Amendment area are as follows:

- Residential Land Uses:
 - Single-Family: 942 dwelling units;
 - Multifamily: 42 dwelling units;
- Commercial: 900 dwelling units
- Office Land Uses: 400,000 square feet;
- Municipal Land Uses: 200,000 square feet;
- Parks: 160,000 square feet;
- Parks: 10.23 acres.

The corresponding text amendment, including permitted uses, policies and design guidelines is attached as Exhibit D.

B. INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED TO REZONE ADJACENT AREAS.

No flexibility provisions of the BCLUP were used to rezone immediately adjacent areas.

C. EXISTING USE OF AMENDMENT SITE AND ADJACENT AREAS.

The existing land uses of the Amendment site and adjacent areas are shown below:

Location		Existing Uses
Miramar Innovation & Technology Activity Center		Commercial, Youth Center, School, Parks, Single-Family, Bank, Perry Park/Wellman Field, Open Space Park, Aquatic and Public Safety Complex.
Adjacent existing land uses		
North	Single-family residential.	
East	Single-family residential.	
South	Single-family residential.	
West	Single-family residential.	

D. PROPOSED USE OF THE AMENDMENT SITE INCLUDING SQUARE FOOTAGE (FOR ANALYTICAL PURPOSES ONLY) FOR EACH NON-RESIDENTIAL USE AND/OR DWELLING UNIT COUNT. FOR ACTIVITY CENTER AMENDMENTS, ALSO PROVIDE THE EXISTING SQUARE FOOTAGE FOR EACH NON-RESIDENTIAL USE AND EXISTING DWELLING UNIT COUNT WITHIN THE AMENDMENT AREA.

Proposed Uses	Existing Uses
Residential: <u>942 dwelling units</u> <ul style="list-style-type: none"> • <u>42</u> Single-Family Dwelling Units • <u>900</u> Multifamily Dwelling Units 	Residential: <ul style="list-style-type: none"> • 42 Single-Family Dwelling Units
Commercial: <u>400,000</u> square feet	Commercial: 220,784 square feet
Office: <u>200,000</u> square feet	Office: None
Parks: <u>10.23</u> acres	Parks: 10.23 acres
Municipal Uses: <u>160,000</u> square feet	Municipal Uses: 101,317 square feet

******This development program does not include the approximately 276,000 square feet of public-school use between the Henry D. Perry Education Center and the Annabel C. Perry PK - 8 School. Concurrency determinations are assumed to remain constant for these schools.

E. MAXIMUM ALLOWABLE DEVELOPMENT PER ADOPTED AND CERTIFIED MUNICIPAL LAND USE PLANS UNDER EXISTING DESIGNATION FOR THE SITE, INCLUDING SQUARE FOOTAGE/FLOOR AREA RATIO/LOT COVERAGE/HEIGHT LIMITATIONS FOR EACH NON-RESIDENTIAL USE AND/OR DWELLING UNIT COUNT.

The maximum allowable development per the adopted and certified City of Miramar Land Use Plan is identical to that of the Adopted 2019 BrowardNext Broward County Land Use Plan.

- Residential:
 - Single-Family 43 dwelling units (5 D.U./AC)
- Commercial 192,600 square feet
- Parks 2.35 acres
- Municipal Uses 140,300 square feet

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. provide calculations for each public facility and/or service. if more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. POTABLE WATER ANALYSIS

- 1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10-year water supply facilities plan.**

As per Policy 1.4 of Objective I of the Potable Water/Aquifer Recharge Sub-Element of the Infrastructure Element of the adopted and certified City Comprehensive Plan, the City's level of service (LOS) for potable water is 325 gallons per day (gpd) per Equivalent Residential Connection (ERC). It shall be noted that, in November 2018, the South Florida Water Management District (SFWMD) updated the Lower East Coast Regional Water Supply Plan (LECRWSP). In compliance with the statutory 18-month compliance deadline, the City's 2015 10-Year Water Supply Facilities Work Plan, is currently being updated.

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

The Amendment site is located within the City's East Water Treatment Plant (EWTP) service area. The East WTP was constructed in the 1950s conventional lime softening treatment plant. The facility has undergone many modifications and expansions over the years. As of 2019, the EWTP's lime softening infrastructure has been decommissioned and replaced with a membrane softening infrastructure, which has increased the EWTP's rated capacity from 5.7 MGD to 6.0 MGD, while improving finished water quality and overall treatment reliability.

The primary source for the East WTP is the Biscayne Aquifer, which is a part of the larger Surficial Aquifer System (SAS). The East WTP wellfield draws from the plant site and the nearby Miramar Multi-Service Complex. The eastern wellfield consists of nine (9) wells with rated production capacities ranging from 400 gpm to 1,100 gpm. The total rated pumping capacity of the wellfield pumps is 5,950 gpm (8.57 MGD), and the firm pumping capacity of the wellfield is 4,850 gpm (6.98 MGD), which is sufficient to meet the required draw water flow

for the East WTP. As part of the upgrade to a membrane softening treatment system, four (4) new production wells will be drilled and will have production capacities of 1,750 gpm (2.5 MGD) each. Once completed, the total rated raw water pumping capacity of the new wellfield pumps will be 7,000 gpm (10.08 MGD), and the firm pumping capacity of the wellfield is expected to be 5,250 gpm (7.56 MGD).

The eastern wellfield is operated under the South Florida Water Management District (SFWMD) Water Use Permit No. 06-00054-W, which was last renewed March 2016 and is set to expire in March 2036. It is worth noting that the City also owns, operates and maintains another water treatment facility, the West Water Treatment Plant (WTP), which has a current rated capacity of 11.75 MGD and is located one mile west of Flamingo Road, north of the Florida Turnpike. The East and West Water Treatment Plants are interconnected via the transmission/distribution system and, together, provide adequate infrastructure capacity and water supply allocations to meet water demands over the next 20-year planning window.

Plant	Plant Capacity		Plant Demand		Committed/Peak Demand	SFWMD Permitted Withdrawal
	Current	Projected 2025	Current	Projected 2025		
East WTP	6.0 MGD	6.0 MGD	3.7 MGD	3.7 MGD	N/A	5 MGD
West WTP	11.75 MGD	11.75 MGD	9.4 MGD	10.1 MGD	11,008.71 gal/hour	13.3 MGD

- 10.15 MGD Biscayne Withdrawal plus 3.15 Florida Withdrawal

3. Identify the net impact on potable water demand, based on adopted of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

As shown in the table below, the proposed Amendment will result in an increase in demand for potable water of **215,908 gpd**. Although the Amendment would generate a much greater demand for potable water, adequate combined capacity exists at both water treatment plants to accommodate the additional demand at the adopted LOS standards of the City Comprehensive Plan.

POTABLE WATER DEMAND

Land Uses	Residential	Commercial	Office	Municipal Uses	Total
Current	13,650 gpd	22,079 gpd	0	20,263 gpd	55,992 gpd
Proposed	159,900 gpd	40,000 gpd	40,000 gpd	32,000 gpd	271,900 gpd
Difference	+146,250 gpd	17,291 gpd	+40,000 gpd	+16,537 gpd	215,908 gpd

These estimates were performed using the ERCs listed under Section 21.195 of the City of Miramar Code of Ordinances for the residential uses (1 ERC or 325 gpd per single-family and 0.50 ERC for apartment).

The demands for non-residential uses were derived using the guidelines of the Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application, as revised in 10/07 (0.1 gpd per gross square feet for commercial uses and 0.2 gpd per gross square feet for office).

4. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondences to be provided after verification as Exhibit E.

Ronnie S. Navarro, PE, PTP, CFM

Assistant Director, Utilities Department

City of Miramar, 13900 Pembroke Road, Miramar FL, 33027

Office: 954.883.6825

Email: rsnavarro@miramarfl.gov

B. SANITARY SEWER ANALYSIS

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

As per Policy 1.1 of Objective I of the Sanitary Sewer Sub-Element of the Infrastructure Element of the adopted and certified City Comprehensive Plan, the City's LOS for sanitary sewer is 300 gpd per Equivalent Residential Unit (ERU) for all development to be served by the City's Wastewater Reclamation Facility (WWRF).

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.

The Amendment Area is located within the City of Miramar's Wastewater Reclamation Facility (WWRF) service area. The properties in the Amendment Area are in eight (8) lift station basin areas. Flow from these eight (8) lift stations is pumped to the City of Miramar's Master Pumping Station and pumped from there to the WWRF. The City of Miramar's WWRF is permitted for an average annual daily flow (AADF) of 12.7 million gallons per day (MGD) and the City has a Large User Agreement with the City of Hollywood that allows Miramar to convey up to 1.5 MGD to the City of Hollywood's Southern Regional Wastewater Treatment Plant (SRWWTP). As such, the City of Miramar has adequate capacity to treat up to 14.2 MGD of wastewater. The AADF of the City's WWRF is currently 10.06 MGD and the current committed flow without the proposed Amendment is 1.08 MGD, leaving approximately 3.2 MGD of uncommitted sewer capacity.

CITY OF MIRAMAR	Current	2025
Projected Plant Capacity	12.7 MGD	12.7 MGD
Projected Plant Demand	10.06 MGD	11 MGD

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

The proposed Amendment will result in an increase in demand for potable water of **204,608 gpd**. Although the Amendment would generate a much greater demand for sanitary sewer, adequate combined capacity exists between the City and the City of Hollywood to accommodate the additional demand from the proposed Amendment at the adopted LOS standards of the City Comprehensive Plan. Demand calculations are summarized in the table below.

SANITARY SEWER DEMAND (GDP)

Land Uses	Residential	Commercial	Office	Municipal Uses	Total
Current	12,600 gpd	22,079 gpd	0	20,263 gpd	54,942 gpd
Proposed	147,600 gpd	40,000 gpd	40,000 gpd	32,000 gpd	259,600 gpd
Difference	+135,000 gpd	17,291 gpd	+40,000 gpd	+16,537 gpd	204,608 gpd

These estimates were performed using the ERUs listed under Section 21.195 of the City of Miramar Code of Ordinances for residential uses (1 ERU or 300 gpd per single-family). The demands for non-residential uses were derived using the guidelines of the Broward County Environmental Protection Agency: A Consulting Engineer's Guide for a Wastewater Collection/Transmission System Construction License Application, as revised in 10/07 (0.1 gpd per gross square feet for commercial uses and 0.2 gpd per gross square feet for office).

4. Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondences to be provided after verification as Exhibit F.

Ronnie S. Navarro, PE, PTP, CFM

Assistant Director, Utilities Department

City of Miramar, 13900 Pembroke Road, Miramar FL, 33027

Office: 954.883.6825

Email: rsnavarro@miramarfl.gov

C. SOLID WASTE ANALYSIS

1. Provide the solid waste level of service per the adopted and certified local land use plan.

The City's adopted LOS standards for solid waste are as follows:

Land Use	Level of Service
Residential	8.9 lbs. per unit per day
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Grade School	10 lbs. per room & ¼ lb. per pupil per day
Hospital	8 lbs. per bed per day
Home for Aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

2. Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

In June 2018, the City entered into an Interlocal Agreement with Wheelabrator Technologies to provide solid waste and recycling collection throughout the City through an ILA agreement with Broward County. Municipal Solid Waste is delivered to 2 locations. 4400 S. St. Rd. 7 in Fort Lauderdale, Florida, has a capacity of 800,000 tons annually of Class 1 material. Oaks Road Facility, located in Davie, Florida, is permitted to accept 11,000 cubic yards of Yard Waste, Recovered Materials and Construction and Demolition Debris daily. These materials are then sorted for recycling and the residue is then delivered to the JED Landfill located in Osceola County, Florida, whose capacity is 24 million cubic yards of permitted capacity, with a 50-year life expectancy. The Agreement with Wheelabrator Technologies expires in June of 2023.

Landfill Capacity:	24 million cubic yards
Current Demand:	900,000 yards annually
Committed Capacity:	800,000 cubic yards

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

The Amendment is expected to increase the total solid waste generated by **17,048 pounds per day** (lbs./day). However, despite the increase in demand, adequate combined capacity exists through the

ILA with the County to accommodate the additional solid waste demand from the proposed Amendment at the City's adopted LOS standards.

SOLID WASTE DEMAND (lbs./day)

<i>Land Uses</i>	<i>Residential</i>	<i>Commercial</i>	<i>Office</i>	<i>Municipal Uses</i>	<i>Total</i>
<i>Current</i>	374 lbs/day	19,870 lbs/day	0	1,013 lbs/day	21,257 lbs/day
<i>Proposed</i>	8,384 lbs/day	36,000 lbs/day	2,000 lbs/day	1,600 lbs/day	47,984 lbs/day
<i>Difference</i>	+8,010 lbs/day	16,130 lbs/day	+2,000 lbs/day	+587 lbs/day	26,727 lbs/day

4. Correspondence from the solid waste provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondence from the service provider is attached as Exhibit G.

Ralph Trapani-Public Works Solid Waste Manager
City of Miramar Public Works Department
13900 Pembroke Road, Building L, Miramar. FL 33025
Office: 954-883-6832
Email: rtrapani@miramarfl.gov

D. DRAINAGE ANALYSIS

1. Provide the drainage level of service per the adopted and certified local land use plan.

The City's adopted drainage LOS service standards consists of the following minimum criteria:

Road Protection: Residential streets not greater than eighty feet wide rights-of-way to have crown elevations at or above the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Rights-of-way greater than eighty feet wide to have an outside edge of through lane pavement at or above the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Buildings: To have the lowest floor elevation no lower than one (1) foot above base flood or 18 inches above the highest point of the adjacent road crown elevations, whichever is greater.

Off-Site Discharge: Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

Storm Sewers: Design frequency minimum to be three-year rainfall intensity of the Broward County Water Management Division rainfall intensity/duration curves.

Flood Plain Routing: Calculated flood elevations based on the ten-year and one-hundred-year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of the ten year “Flood Criteria Map” and the “100-Year Flood Elevation Map,” as published by Broward County.

Antecedent Water Level: The higher elevation of either the control elevation or the elevation depicted on the map “average wet season water levels,” as published by Broward County.

On Site Storage: Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall.

Best Management Practices (BMP): Prior to discharge to surface or ground water, BMP’s will be used to reduce pollutant discharge.

These LOS standards shall be used to determine adequacy at the time of plat and site plan approval for all properties within the City.

2. Identify the drainage district and drainage systems serving the amendment area.

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. The proposed Amendment site is located in the C-9 East Drainage Basin and under the jurisdiction of Broward County Environmental Protection Department (EPGMD). The US 441/SR 7 drainage is based on a gravity system discharging south of County Line Road into South Florida Water Management District Canal C-9 through a 94-inch culvert.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Drainage improvements were recently completed for the South County Neighborhood Improvement Project (SCNIP), which was permitted by SFWMD in 1998 under permit ERP No. 06-02500-P with 373 acres and includes the SR 7 drainage basin. The project allowable discharge rate is 135.7 cubic feet per second under this permit. The area north of Miramar Parkway has undergone recent improvements to the swales and exfiltration trenches. The system is a full retention drainage system. The area south of Miramar Parkway has also seen recent improvements in the construction of new swales and exfiltration

trenches. The area drainage system is interconnected with the Snake Warrior Island wetlands, west of US 441/SR 7. The exfiltration trench capacity is 2 inches of rainfall. A runoff from the rainfall exceeding 2 inch is diverted into Snake Warrior Island wetlands.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

As noted above, a permit was issued by SFWMD (ERP No. 06-02500-P) in 1998 for the mentioned completed improvements. Moreover, given the location of the Amendment site in the C-9 East Drainage Basin, a surface water management permit from EPGMD may be required prior to any construction.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The area in which the proposed Amendment is located meets the adopted level of service and, as previously mentioned in this section, drainage improvements were recently completed in the area to improve stormwater runoff. As the Amendment area is redeveloped, the City will ensure that any drainage improvement that may be required to minimize the adverse impacts associated with increased stormwater runoff and maintain the adopted LOS standards is completed prior to the issuance of a final Certificate of Occupancy (CO). The recently released preliminary National Flood Insurance (NFIP) map indicate that the Amendment area will only feature special (AH) flood hazard areas. As such, the City will continue to enforce floodplain regulations that meet or exceed the minimum requirements of the NFIP, in order to minimize public and private losses due to flooding in the flood hazard areas.

6. Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondence provided as Exhibit H.

Susan Juncosa, Natural Resources Specialist

Water and Wastewater Services/WATER MANAGEMENT DIVISION

2555 West Copans Road, Pompano Beach FL 33069

Office: (954) 831-0778

Email: sjuncosa@broward.org

E. RECREATION AND OPEN SPACE ANALYSIS

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

The adopted level of service for recreation and open space in the City of Miramar is 4.0 acres per 1,000 residents, compared to that of Broward County, which is 3 acres per 1,000 residents.

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the BCLUP, an up-to-date inventory of the municipal community parks must be submitted.

An up-to-date inventory of the City’s community parks is provided as Exhibit I.

3. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Adequate park acreage is available citywide to accommodate the resulting park demand of 12.49 acres well above the City’s adopted LOS for parks of four (4) acres of land per 1,000 residents.

RECREATION & OPEN SPACE IMPACT			
	<i>Residential Dwelling Units</i>	<i>Population</i>	<i>Park Acreage Needed</i>
Current Land Use	42 Single Family Homes	$3.47^{(1)} \times 42 = 146$ residents	$146 \times .004 = .6$ acres
Proposed Land Use	900 Multifamily Units and 42 Single Family Units	$3.47^{(1)} \times 942 = 3269$ residents	$3,269 \times .004 = 13.08$ ac
Difference	900	3123	+ 12.49 ac

(1) Source: 2018 Census Bureau Quick Facts: City of Miramar Average Household Size from

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

Population (est.)		Park Acreage Needed	Current Park Acreage
Current	140,823*	563 acres ⁽¹⁾	746 acres
Build-Out	169,867**	678 acres ⁽¹⁾	746 acres
		(1) 4 park and open space x 1,000 residents	

*Source: U.S. Census 2018 Population Estimates

**According to the Adopted City of Comprehensive Plan Part 2 - Supporting Document: Data & Analysis of Community Development & Improvement Plan and Trends, the City’s built-out population is 169,867 residents.

5. As applicable, describe how the local government is addressing BCLUP Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

Not applicable.

F. TRAFFIC CIRCULATION ANALYSIS

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The roadway network that will be most impacted by the proposed Amendment is Miramar Parkway.

Roadway	Number of Lanes	AADT Daily Conditions	LOS Standard	
			Current	Adopted
Miramar Parkway	4	37,000	C	D

Source: Broward County Metropolitan Planning Organization

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.

The following matrix shows the 2040 Projected average daily and p.m. peak hour traffic volumes and LOS for the impacted roadway segments.

Roadway	AADT	AADT	Projected LOS	
	Daily Conditions	Peak Hour Conditions	Daily	Peak Hour
Miramar Parkway	38,600	3,667	D	F

Source: Broward County Metropolitan Planning Organization

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon

Pursuant to Policy 2.14.2 of the BrowardNext BCLUP, a trip generation comparison analysis was undertaken between the existing and proposed uses and intensities in order to ensure that the adopted level of service standards identified in the BCLUP and the City's Comprehensive Plan will be maintained. The trip generation comparison analysis was based on the following assumptions:

ALLOWABLE USES AND INTENSITIES - Existing Land Use Designation

▪ Residential:	
○ Single-Family	42 dwelling units
▪ Commercial	220,784 square feet
▪ Office	0
▪ Municipal Uses	101,317 square feet
▪ Parks	10.23 acres

PROPOSED USES AND INTENSITIES - Proposed Land Use Text Amendment

❖ Residential	
○ Single-Family	42 dwelling Units
○ Multifamily	<u>900 dwelling units*</u>
❖ Commercial	<u>400,000 square feet</u>
❖ Office	<u>200,000 square feet</u>
❖ Municipal Uses	<u>200,000 square feet</u>
❖ Parks	<u>10.23 acres</u>

The following trip generation rates (PM Peak Hour) from the Institute of Transportation Engineers (ITE) Trip Generation Manual, Tenth Edition, were used to calculate the trips that will be generated from the proposed Amendment.

Code	Description	Unit of Measure	Trips per Unit
210	Single-Family Detached Housing	Dwelling Units	1.00
820	Shopping Center	1,000 Square Feet	4.92
710	General Office Complex	1,000 Square Feet	2.82
411	City Park	Acres	0.19

** ITE Common Trip Generation Rates (PM Peak Hour), Trip Generation Manual, 10th Edition*

TRIP GENERATION RATES (PM PEAK HOUR)

Land Use	Residential	Commercial	Office	Park	Municipal Uses	Total PM Peak Hour Trips
Current Land Use Plan	42	1,086	0	2	286	1,416
Proposed Land Use Plan	942	1,968	564	2	451	3,925
Difference	+900 trips	+882 trips	+564 trips	-	+165 trips	+2,509

As shown on the trip generation comparison table above, the proposed Amendment is projected to generate an additional **2,509** PM Peak Hour trips, or **2,333** such trips if the 7 percent reduction from internal trip capture is applied.

- 4. Provide any relevant transportation studies relating to this amendment, as applicable.**

N/A.

G. MASS TRANSIT ANALYSIS

- 1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

The current transit service provided within one-quarter mile from the Amendment site includes Broward County Transit (BCT) Routes 05, Miramar Community Bus Yellow Route, and BCT 28. Please refer to the following table for detailed information:

Bus Route	Days of Service	Service Span A.M. - P.M	Service Frequency
BCT 18	Weekday	4:52a - 12:27a	20 Minutes
	Saturday	5:53a - 12:28a	25 Minutes
	Sunday	7:31a - 11:28p	20 Minutes
BCT 05	Weekday	6:40a - 9:39p	23 Minutes
	Saturday	7:28a - 9:28p	60 Minutes

**Miramar Community Bus
Yellow Route**

Sunday	8:28a - 8:28p	60 Minutes
Weekday	7:00a - 7:00p	72 Minutes
Saturday	Not in Service	Not in Service
Sunday	Not in Service	Not in Service

2. Describe how the proposed amendment furthers or supports mass transit use.

The MITAC designation derives its vision from the findings and recommendations of previous planning studies. This category provides a policy framework upon which more detailed land development regulations have been developed that enable the creation of a planned concentration of pedestrian-oriented mixed-use development with a primary orientation toward multi-modal transportation. In fact, the proposed Miramar Innovation and Technology Village is to include a transit hub, which would definitely support mass transit in that new activity center.

3. Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondence to be provided as Exhibit I.

Tara T. Crawford, AICP - Senior Planner
Service and Capital Planning
Broward County Transit Division
1 North University Drive-Suite 3100A
Plantation, Florida 33324
Office (954) 357.8381

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

The City will file an application along with the associated fees with the SBBC, once a request is received from the Planning Council to perform an analysis and review of the proposed Amendment.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

According to the Division of Historical Resources of the Florida Department of State, the Florida Master Site File lists no archaeological sites, 2 resource groups, and 66 historic structures within the Amendment site. These sites are listed below in Exhibit J, along with the local historic resource map and Department of State Division of Historic Resources letter.

Federal, state and local laws require formal environmental review for most projects. Prior to development and/or redevelopment of any of these historic sites, the City shall ensure that all historic property owners contact the Compliance and Review Section of the Florida State Department Division of Historical Resources to address historic preservation issues.

B. Archaeological sites listed on the Florida Master Site File.

Not applicable.

C. Wetlands.

According to the Broward County Wetlands Map adopted December 17, 2017, there are no wetlands on the subject site or within a 1000-foot buffer.

D. Local Areas of Particular Concern as identified within the BCLUP.

Two (2) Broward County Land Use Plan, Local Areas of Particular Concern, Cultural Resource Map Series/Local Areas of Particular Concern-Archaeological Sites (LAPC-Archaeological Site) are located within the subject site. These are LAPC-Archaeological Site 1867 - the Miramar Oaks Site, and LAPC-Archaeological Site 2112 - the Miramar Oaks North Site. Both LAPCs are located within Snake Warrior Island Park and are protected by County established guidelines for the management of Broward County LAPCs. Snake Warrior's Island Miramar 265141, 255141 County Natural Area Park.

E. Priority Planning Area Map and BCLUP Policy 2.21.01 regarding sea level rise.

The Amendment Area is not located near tidal water bodies at increased risk of inundation under a 2-foot sea level rise scenario and is not, therefore, a Priority Planning Area.

- F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.**

None.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.**

None.

- H. Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.**

According to the Broward County Wellfield Protection Zone Map adopted on January 15, 2016, the Amendment area is located within the Miramar East Wellfield Protection Zone 1, Protection Zone, 2, and Protection Zone 3. No uses of hazardous materials will be allowed within the zones that will affect the protection of these wellfields.

- I. Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.**

The only soil alteration will be that of typical redevelopment land activities ensuring the proper grading and creation of on-site storm water retention facilities.

- J. Beach Access - Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

Not Applicable.

7. AFFORDABLE HOUSING

Describe how the local government is addressing BCLUP Policy 2.16.2, consistent with Article 5 of this Document.

A minimum of 15% total residential entitlements ($942 \times 0.15 = 141$ units) in the MITAC is required to be affordable. Policy 1.2 of the Housing Element of the City's Comprehensive specifically mandates the City to include provisions in the Land Development Code, which would further support this policy of the MITAC by encouraging all income, mixed use housing and alternative residential types within proposed developments.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The proposed Amendment will be compatible with the surrounding land uses, which are predominately low-lying, single-family residences. While it is not anticipated that any of the buildings will be higher than 8 stories, design elements will be incorporated into the development to ensure appropriate transition to the adjacent single-family residential neighborhoods, and thus protect the character and integrity of these neighborhoods.

9. HURRICANE EVALUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

The Amendment Area is not located within a Hurricane Evacuation Zone based on the BCLUP's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

10. REDEVELOPMENT ANALYSIS

Indicate whether the proposed amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Amendment Area is not located within a Community Redevelopment Area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The Amendment Area is not adjacent to any other local government.

12. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BCLIP

The 2017 BrowardNext - BCLUP offers a renewed focus on regionalism and has been developed around the following key regional policy issues: climate change resilience, targeted redevelopment, multi-modal transportation, world-class natural resource protection and enhancement, affordable housing, disaster planning and post-disaster redevelopment, and renewed intergovernmental partnership.

Climate Change Resilience: The proposed Amendment intends to create a mixed-use development, which, with its primary orientation toward multimodal transportation, will reduce reliance on automobile travel and promote mass transit, and thereby reduce greenhouse gas emissions.

Targeted Redevelopment: The City has been one of the fastest growing community in the State of Florida, having witnessed its population nearly doubled in the last 20 years. In order to promote the revitalization of Historic Miramar and accommodate additional population growth considering the built-out character of the City, the City must come up with creative land use approaches that, in furtherance of Strategy TR-1 of the BCLUP, prioritize new development and redevelopment within planned activity centers and along transit corridors and transit hubs. The proposed Amendment will provide such strategic place-making land use framework to creatively transform Historic Miramar by promoting Smart Growth Principles and creating a vibrant walkable urban place where people can come together to live, work, learn, co-invent, shop and play.

Multimodal Transportation: The goal of the Amendment is to transform the Amendment Area into an innovation district, a major destination. With the proposed transit hub and many pedestrian amenities, the development of the innovation district will promote complete streets implementation strategies and prioritize the housing transportation nexus by adding sufficient residential units to support the proposed non-residential development, in furtherance of Strategies MM-1, MM-2 and MM-4 of the BCLUP.

Affordable Housing: As stated earlier, the proposed Amendment includes the requirements that a minimum of 15% of the total residential entitlements, i.e., 141 units, in the innovation district will be set aside for be affordable housing. The Amendment will support Strategies AH-1 and AH-2 of the BCLUP.

13. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

Not applicable.

- B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

14. PLAN AMENDMENT COPIES

- A. 3 hard copies and 10 digital copies (13 copies total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

To be provided with transmittal.

- B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.

To be provided with transmittal.