

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

**First Reading Date:** March 18, 2020

**Second Reading Date:** July 7, 2021

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

**Prepared By:** Nixon Lebrun, Development and Capital Management Coordinator, Community Development

**Temp. Ord. Number:** 1743

**Item Description:** **SECOND 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 (2020), 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~~ 450 MULTI-FAMILY DWELLING UNITS, ~~400,000~~ 300,000 SQUARE FEET OF COMMERCIAL USES, 200,000 SQUARE FEET OF OFFICE USES, 160,000 SQUARE FEET OF MUNICIPAL FACILITY USES, 276,000 SQUARE FEET OF PUBLIC SCHOOL 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 83.2-ACRE AREA ALSO KNOWN AS THE MIRAMAR INNOVATION AND TECHNOLOGY VILLAGE, GENERALLY LOCATED ALONG MIRAMAR PARKWAY BETWEEN THE FLORIDA TURNPIKE AND SW 67<sup>TH</sup> AVENUE AND LEGALLY DESCRIBED IN EXHIBIT "A", FROM INSTITUTIONAL AND PUBLIC FACILITIES (~~43.5~~ 47.4 ACRES), COMMERCIAL (24.1 ACRES), RECREATION AND OPEN SPACE (7.4 ACRES) AND LOW (5) RESIDENTIAL (~~44~~ 4.3 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; 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 6/2/2021 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” – Amended Policy 1.14 of the Comprehensive Plan FLUE**
  - **Exhibit “B” – Proposed MITAC Future Land Use Map Designation**
  - **Exhibit “C” – Legal Descriptions of the MITAC Properties**
- **Attachment(s)**
  - **Attachment 1: Current and Proposed FLUM Designations**



**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:** July 1, 2021

**RE:** SECOND 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

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**RECOMMENDATION:** It is recommended that, in accordance with 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-Broward County Land Use Plan ("BCLUP") and ss. 303.7 through 303.9 of the City Land Development Code ("LDC"), the City Commission adopts by ordinance the proposed City-initiated Amendment to Part 1: Goals, Objectives and Policies of the City Comprehensive Plan, more specifically to: (1) Policy 1.14 of the Future Land Use Element ("FLUE") thereof to establish the Miramar Innovation and Technology Activity Center ("MITAC") future land use designation; and (2) the Future Land Use Map ("FLUM") thereof to delineate an 83.2-acre area, generally located on both sides of Miramar Parkway between the Florida's Turnpike and Hibiscus Place/SW 67<sup>th</sup> Avenue and also known as the Miramar Innovation and Technology Village (the "Village"), and change the future land use designations of the properties therein from Institutional and Public Facilities (47.4 acres), Commercial (24.1 acres), Recreation and Open Space (7.4 acres) and Low (5) Residential (4.3 acres) to MITAC. In considering the proposed City Amendment, the City Commission shall consider: (1) the extent to which this City Amendment maintains the internal consistency of the City Comprehensive Plan, conforms with the BCLUP and complies with all applicable provisions of the Community Planning Act and the City LDC; (2) the finding of facts in the Staff Report; (3) the recommendation of the Planning and Zoning Board; (4) the adoption of the concurrent amendment to the BCLUP by the Broward County Board of County Commissioners (the "County Commission"); and (5) any oral or written comments received before or at the hearing. It is further recommended that, upon adopting the proposed City Amendment, the City Commission authorizes the City Manager to take all actions necessary to: (1)

transmit the adopted City Amendment package to the Department of Economic Opportunity ("DEO"), the designated State Land Planning Agency, for a determination of completeness, and to all other state review agencies listed under s. 163.3184(1)(c), F.S., which provided timely comments on the Amendment; and (2) file a request with the Broward County Planning Council ("Planning Council") to recertify the City Comprehensive Plan, upon the adopted City Amendment becoming effective.

**ISSUE:** It is the intent of the City to create an economically productive, socially inclusive, and environmentally sustainable innovation district in the Village (the Amendment Area), in order to revitalize Historic Miramar. The Village is envisioned as a vibrant destination place with a primary orientation toward a multimodal transportation, an employment hub featuring anchor institutions, biotech labs and offices, business startups and incubators, mixed-income housing, mid-priced to high-end retailers, and cultural and educational amenities. The Village includes multiple parcels of both private and public lands featuring a hodgepodge of future land use designations (Low (5) Residential, Commercial to Institutional & Public Facilities to Recreation & Open Space) on the City's FLUM. Taken together or separate, these land use designations do not provide the land use framework needed to accommodate the mix of uses envisioned for the Village. The City has therefore initiated this petition to amend Policy 1.14 of the FLUE and the FLUM of the City Comprehensive Plan to set the development thresholds for and delineate the boundary of the new MITAC future land use designation.

In accordance with s. 163.3174, F.S., and s. 303.6 of the City LDC, the Amendment was discussed at a community meeting held on March 9, 2020, in the lobby of the Development Services building. In conformity with s. 163.3174(4)(a), F.S., and s. 303.6 of the City LDC, it was reviewed and recommended for adoption by the Planning and Zoning Board, sitting as the local planning agency, at its duly advertised public hearing held on March 10, 2020. In compliance with ss. 163.3184(3) and (11), F.S., ss. 303.7 through 303.9 of the City LDC, and Article 1.1(A)(4) of Administrative Rules Document: BrowardNext-BCLUP, the City Commission held a duly noticed transmittal hearing on March 18, 2020, on the proposed City Amendment, and voted to direct the City Manager to submit an application with the Planning Council for a similar amendment (Amendment PC/PCT 21-1) to the BCLUP (the "County Amendment") to create a new Activity Center land use designation and to change the current designations of the affected properties from Community and Commerce to Activity Center, and to authorize the Planning Council to jointly transmit to DEO and all pertinent state agencies both the City and County proposed amendment packages for review and timely comments under the expedited state review process, pursuant to s. 163.3184(3), F.S.

The Planning Council, sitting as the LPA for the BCLUP, held a duly noticed hearing on the County Amendment on January 28, 2021, and unanimously voted to recommend that a second Planning Council hearing would not be required and that the County Commission transmit both the County and the City proposed amendment packages to the state review agencies. The County Commission held a transmittal hearing on the County Amendment at a duly noticed hearing on March 9, 2021, and authorized the Planning Council to transmit

both amendment packages to the state agencies for review. No comment was received from any of the state agencies. Subsequently, the County Commission held an adoption hearing on June 1<sup>st</sup>, 2021, and after due consideration to all matters, unanimously voted to adopt the concurrent County Amendment (see Attachment 2). Therefore, the proposed City Amendment is being placed on this meeting agenda so the City Commission can hold the statutorily required adoption hearing to adopt and transmit same to DEO for a determination of completeness, under the expedited state review process as set forth in s. 163.3184(3), F.S.

**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. Along with other determinants of neighborhood change, the commodification of real estate influences in the late 1990s significantly altered the morphology and economy of the City. While this process has bankrolled the expansion of the City's growth boundary far beyond Palm Avenue, it has also fostered hardship for Historic Miramar, which began experiencing neighborhood decline, a condition which, in the late 2000s was further exacerbated by the Great Recession and the obsolescence of the public infrastructures.

As a counterweight to these forces, the City began investing significant resources in the area, including \$230 million in capital improvement projects, to set the stage for the redevelopment of the area. In order to cast a redevelopment vision that is both informed by public input and balanced with private sector realities, the City has also 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"). 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 have 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 are having 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 neighborhood decline, 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 Village 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.

**DISCUSSION:** The proposal to create the new MITAC future land use designation, which was approved on first reading by the City Commission on March 19, 2020, and was subsequently submitted to the Planning Council, originally involved a certain 88-acre of private and public properties located on both sides of Miramar Parkway, between the Florida's Turnpike and SW 67<sup>th</sup> Avenue. That proposal included 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 Miramar Aquatic Complex, the Historic Miramar Public Safety Complex, the Miramar Multi-Service Complex, as well as the 42 single-family residences located along the south side of Miramar Parkway between SW 67<sup>th</sup> terrace and SW 68<sup>th</sup> Avenue. Moreover, the originally proposed development program consisted of 942 dwelling units (including the 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.

Subsequent to filing the County Amendment application, the City hosted a total of four additional community outreach efforts to further discuss the proposed Amendment with a group of affected residents who, because of the COVID-19 outbreak, had not otherwise been able to attend the previous meetings. The first one was a virtual community meeting held on Thursday, August 13, 2020, and featured opening statements from the Mayor, the Commissioners and the City Manager, and a PowerPoint presentation on the Amendment and updates on ongoing projects in Historic Miramar from staff. Afterward, residents were allowed to call in to either voice their concerns and/or ask questions/clarification on the Amendment. The second effort was an in-person meeting held on August 25, 2020, on the site of the Wellman Field, where the City Manager and Staff highlighted the merits of the proposed Amendment in light of the drivers of neighborhood decline at play in Historic Miramar. The third outreach opportunity involved a presentation to the Historic Miramar Advisory Board at its regularly scheduled meeting on August 26, 2020. Finally, on September 1, 2020, City Staff and a small group of residents toured the entire Amendment Area on golf carts to gain a better insight of some of the issues plaguing the area.

It was the input gathered at these outreach meetings and the need to minimize the traffic impacts on the regional roadway network that led the City to amend both the City and the County Amendment, as originally proposed. As a result, the new development program for the MITAC has been amended to read as follows: (1) 450 residential dwelling units, 15 percent of which being set aside for affordable/workforce housing; (2) 300,000 square

feet of retail uses; (3) 200,000 square feet of office uses; (4) 160,000 square feet of municipal uses; (5) 276,000 square feet of public school uses; and 10.23 acres of park land. It shall be noted that the 42 single-family residences were removed from the Amendment Area, which now covers 83.2 acres.

**ANALYSIS:** Upon initiating the Amendment, the City performed a concurrency analysis to determine the impact of the originally proposed Amendment on existing and planned public facilities and services, namely, potable water, sanitary sewer, drainage, solid waste, recreation and open space. Sufficient capacity was found to exist at the adopted level of service ("LOS") standards in the Comprehensive Plan to accommodate any additional impact from this Amendment, and even more now with the reduction in the development program. The proposed Amendment was also reviewed by the Broward County School Board, which determined that it would generate 193 additional students into Broward County Public Schools, consisting of 87 elementary school students, 51 middle school students and 55 high school students. According to the School District's Seven Long Range Planning Areas, School District Planning Area "F," in which the Amendment Area is located, is anticipated to have sufficient excess capacity to accommodate the students that would be generated by the residential units from the proposed Amendment. Lastly, the proposed Amendment is projected to increase traffic on the regional transportation network by approximately 13 p.m. peak hour trips at the long-range planning horizon. No significant or adverse impacts to the regional transportation network are projected, since that relatively small increase of p.m. peak hour trips would result in no segment being significantly impacted greater than three (3) percent or degrading a level of service from acceptable to unacceptable.

The Planning Council transmitted on March 9, 2021, both the City and County Amendments, as amended, to the state review agencies listed under s. 163.3184(1)(c), F.S., and as mentioned above, no comment/objection was received from any of these agencies. It shall be noted that, in an April 12, 2021, telephone conversation, the State Land Planning Agency commended the City on the proposed Amendment for being innovative, for taking into account the need for redevelopment in the area, and for supporting a 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. No other comments were received from State or Regional agencies. On June 1, 2021, the Broward County Board of County Commissioners unanimously approved the Broward County land use amendment.

In conclusion, the proposed Amendment will provide more flexibility for the City and property owners to create an economically productive and socially inclusive innovation district in the Amendment Area. It maintains the internal consistency of the City Comprehensive Plan, is in substantial conformity with the BCLUP, and satisfies all the criteria of the Community Planning Act pertaining to land use plan amendment. Staff therefore recommends that the City Commission adopts same.

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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 (2020), 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: 450 MULTI-FAMILY DWELLING UNITS, 300,000 SQUARE FEET OF COMMERCIAL USES, 200,000 SQUARE FEET OF OFFICE USES, 160,000 SQUARE FEET OF MUNICIPAL FACILITY USES, 276,000 SQUARE FEET OF PUBLIC SCHOOL 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 83.2-ACRE AREA ALSO KNOWN AS THE MIRAMAR INNOVATION AND TECHNOLOGY VILLAGE, GENERALLY LOCATED ALONG MIRAMAR PARKWAY BETWEEN THE FLORIDA TURNPIKE AND SW 67<sup>TH</sup> AVENUE AND LEGALLY DESCRIBED IN EXHIBIT "A", FROM INSTITUTIONAL AND PUBLIC FACILITIES (47.4 ACRES), COMMERCIAL (24.1 ACRES), RECREATION AND OPEN SPACE (7.4 ACRES) AND LOW (5) RESIDENTIAL (4.3 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; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, in 1985, the Florida State Legislature (the “Legislature”) passed and adopted Part II: Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes (“F.S.”) (the “Growth Management 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 Growth Management Act further required local governments to prepare an Evaluation and Appraisal Report (“EAR”) every seven years and to update their comprehensive plans based on the recommendations of the EAR; and

**WHEREAS**, in conformity with, and in furtherance of, the Growth Management Act, the City of Miramar (the “City”) adopted its first Comprehensive Plan in 1989, and upon preparing two EARs in 1995 and in 2005, subsequently updated its Comprehensive Plan in 2000 and in 2010, respectively; and

**WHEREAS**, the 2011 Legislature repealed and replaced the Growth Management Act with the Community Planning Act, which now subjects general amendments to local comprehensive plans to the expedited state review process, pursuant to the criteria set forth in Sections 163.3184(2) and (3), F.S.; and

**WHEREAS**, Section 163.3184(3), F.S., further requires a local government to hold an initial public hearing to review and transmit all such amendments with all supporting analyses to the Department of Economic Opportunity (“DEO”), which serves as the State

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data and 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

**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 local government; 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 local government holds a second public hearing to adopt the amendments as may be revised to address any 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 become effective 31 days after DEO notifies the local government of their completeness, or, if timely challenged, when the DEO or the Administration Commission enters a final order determining the adopted amendments to be in compliance; and

**WHEREAS**, Historic Miramar, the approximately 4--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 inner cities in the United States in the late 20<sup>th</sup> century, experienced economic stagnation, physical deterioration and thus disinvestment, under the combined threats of aging infrastructures,

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and the commodification of real estate influences, which financially supported the many sub-urban developments in the western fringe of the City; and

**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 noteworthy 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 20<sup>th</sup> 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

**WHEREAS**, the NRSP identifies the area located along Miramar Parkway between  
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the Florida Turnpike and SW 68<sup>th</sup> Avenue, and anchored by the Bravo Supermarket Plaza and the Publix Plaza, as a strategic economic development area 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 many other older 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

**WHEREAS**, pursuant to the grant of home rule powers set forth in Section 2(b), Article VIII of the Florida Constitution, the City Commission finds and declares that the City has been experiencing unequal economic development, and that Historic Miramar has been lagging behind the western part of the City as it has been beset by prolonged

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neighborhood decline, which, despite significant public infrastructure investment in the area, continues unabated, as evidenced in a number of negative developments in the physical, social or economic conditions of the area; and

**WHEREAS**, the City Commission further declares that it is in the public interest to create an innovation district in Historic Miramar, the *Miramar Innovation and Technology Village*, in order to (1) enhance and expand economic activity in the area; (2) increase access to greater employment and educational opportunities; (3) provide a stronger, more balanced and stable economy on citywide basis; and (4) ultimately improve the welfare and competitive position of the City; 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

**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 Miramar Innovation and Technology Village is being planned as a walkable urban place or WalkUP featuring a transit hub and a synergistic mix of new housing, retail, educational, recreational, office, arts and culture, and entertainment uses,

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with the goal of providing 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 low- and moderate-income residents of Historic Miramar and the city as a whole; and (3) achieve denser residential and employment patterns; and

**WHEREAS**, the area proposed for the Miramar Innovation and Technology Village (the “Amendment Area”) originally covered approximately 88 acres of both public and private land generally located on both sides of Miramar Parkway between the Florida’s Turnpike and Hibiscus Place/SW 67<sup>th</sup> Avenue, including 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 Miramar Aquatic Complex, the Historic Miramar Public Safety Complex, and the Miramar Multi-Service Complex, as well as the 42 single-family residential dwellings units grouped into three blocks of 14 units between SW 68<sup>th</sup> Avenue and SW 67<sup>th</sup> Terrace, on the south side of Miramar Parkway; and

**WHEREAS**, the Amendment Area specifically included the following existing uses: 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

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**WHEREAS**, as the existing uses indicate, the Amendment Area features a hodge-podge 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 necessary to develop and transform the Miramar Innovation and Technology Village into a pedestrian-centric, technology-wired, transit-accessible innovation ecosystem; 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 City has filed an application with the City Community Development Department (the “Department”) to amend the City Comprehensive Plan by creating a new activity center land use category for the Miramar Innovation and Technology Village, aptly dubbed the *Miramar Innovation and Technology Activity Center* or *MITAC*, in order to provide the regulatory land use framework necessary to implement the innovation district concept; and

**WHEREAS**, the City is specifically seeking to amend: (1) Policy 1.14 of the Future Land Use Element (“FLUE”) of the City Comprehensive Plan to set forth the development Ord. No. \_\_\_\_\_

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program of the MITAC future land use designation; and (2) the City Future Land Use Map ("FLUM") to delineate the boundary of the MITAC and change the future land use designations of the properties within the Miramar Innovation and Technology Village to the new MITAC future land use designation (the "City Amendment"); and

**WHEREAS**, in conformity with, and in furtherance of, the policies regulating activity center land use designations in the Broward-Next/Broward County Land Use Plan ("BCLUP") and FLUM Series, the MITAC is to include residential use as a primary component and feature at least two non-residential uses, originally included 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**, the MITAC shall further include policies that address affordable housing, and design features that prioritize pedestrian mobility and internal transit system within the Amendment Area; said requirements, which may be supplemented in the City Land Development Code, shall include, but not be limited to:

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

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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;
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

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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**, pursuant to Section 163.3177, F.S., the Department reviewed the City 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**, the Department further found the City Amendment to maintain the internal consistency of the Comprehensive Plan, and to satisfy all applicable provisions of the Community Planning Act and the City Land Development Code ("LDC"); and

**WHEREAS**, the City Manager concurred with the findings of fact from the Department Report and recommended adoption of the proposed City Amendment; and

**WHEREAS**, Section 107 of the City LDC establishes the Planning and Zoning Board (the "Board") as the Local Planning Agency ("LPA"), with all the powers and duties

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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 Board, sitting as the LPA, shall hold at least one duly noticed public hearing to review any amendment to the City Comprehensive Plan with respect to the review standards of the City LDC and Section 163.3177, F.S., and, upon a finding that such proposed amendment satisfies said review standards and maintains the internal consistency of the City Comprehensive Plan, forward a recommendation to the City Commission; and

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

**WHEREAS**, upon hearing the evidence presented at the hearing and upon due consideration of all matters, the Board found the City Amendment to maintain the internal consistency of the City Comprehensive Plan and to comply with all applicable review criteria of the Community Planning Act and the City LDC, and therefore forwarded a recommendation for adoption to the City Commission; and

**WHEREAS**, in conformity with Section 163.3184(11), F.S., the City Commission held a transmittal hearing on March 18, 2020 on the City Amendment, at which hearing authorization was given to the City Manager to file a concurrent request with the Planning

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Council ("Planning Council") to amend the BCLUP, and to the Planning Council to transmit to DEO and the state reviewing agencies the proposed Amendment to the City Comprehensive Plan concurrently with the proposed Amendment to the BCLUP, following the transmittal hearing by the Broward County Board of County Commissioners ("County Commission") on the latter, for review under the expedited state review process as set out in Section 163.3184(3)(b), F.S.; and

**WHEREAS**, pursuant to Article 1.1(A)(4) of the Administrative Rules Document: BrowardNext-BCLUP, the City Manager filed an application (County Amendment PC/PCT 21-1) or the "County Amendment", with the Planning Council to amend Section 2: Permitted Uses of the BCLUP to initially 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**, subsequent to filing the application with the Planning Council, the City hosted four additional community outreach efforts to further discuss the proposed Amendment with the residents who, because of the COVID-19 outbreak, could not otherwise attend the Board's hearing and the City Commission's transmittal hearing; and

**WHEREAS**, concerns expressed by the residents at these outreach meetings, as well as conversations with County agencies led the City to amend the original land use plan program as follows: (1) 450 residential dwelling units, 15 percent of which being set

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aside for affordable/workforce housing; (2) 300,000 square feet of retail uses; (3) 200,000 square feet of office uses; (4) 160,000 square feet of municipal uses; (5) 276,000 square feet of public school uses; and 10.23 acres of park land; 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 January 28, 2021, to review the County Amendment and forwarded a recommendation to the County Commission to transmit same to DEO and voted to recommend that a second Planning Council hearing would not be required, and that the County Commission transmit the County Amendment along with the City Amendment to the state review 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 March 9, 2021, and voted to authorize transmittal of both the City and County Amendment packages to the state agencies for timely comments, in conformity with the provisions of Section 163.3184(3), F.S.; and

**WHEREAS**, as authorized by both the County Commission and the City Commission, the Planning Council transmitted both Amendment packages, along with all supporting data and analyses, to the state agencies, which, upon further review, found both Amendments to satisfy the procedural standards of Section 163.3184(3), F.S., and therefore issued no comment/objection; and

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**WHEREAS**, in conformity with Section 163.3184(3), F.S., the County Commission held an adoption public hearing on June 1<sup>st</sup>, 2021, following the notification procedures of Section 163.3184 (11), F.S., at which hearing public testimony was taken; and

**WHEREAS**, upon due consideration of all matters, the County Commission, found County Amendment PC/PCT 21-1 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 Community Planning Act; and

**WHEREAS**, the County Commissioners found County Amendment PC/PCT 21-1 to promote the health, morals protection and welfare of the residents of the County, and unanimously voted to adopt same at its duly noticed hearing held on June 1<sup>st</sup>, 2021; and

**WHEREAS**, in conformity with Section 163.3184(11), F.S., requires that the proposed City Amendment 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**, in light of the adoption of the concurrent County Amendment, and in conformity with Section 163.3184(3), F.S., the City held an adoption hearing on June 16, 2021, following the notifications procedures of Section 163.3184(11), F.S., at which hearing public testimony taken; and

**WHEREAS**, upon due consideration of all matters, the City Commission found the City Amendment to create the MITAC future land use designation along with the proposed basket of rights under Policy 1.14 of the FLUE, to preserve the internal consistency of the

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City Comprehensive Plan, to be in substantial conformity with the BCLUP, and to comply with all applicable criteria of the Community Planning Act and the City LDC; and

**WHEREAS**, upon due consideration of all matters, the City Commission also found the City Amendment would promote the public health, safety and general welfare of the City and its residents, and would aid in the harmonious, orderly, and progressive development of the City, as it would provide the land use regulatory framework necessary to revitalize and creatively transform Historic Miramar.

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

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

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

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

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

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

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

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

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

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(9) "FLUM" means the Future Land Use Map.

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

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

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

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

(14) "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 Ordinance enacting the proposed Amendment to: (1) the texts of Policy 1.14 of the Future Land Use Element of Part 1 of the City of Miramar Comprehensive Plan, creating the Miramar Innovation and Technology Activity Center ("MITAC") land use category, attached hereto and incorporated herein by this reference as composite Exhibit "A;" and (2) to the Future Land Use Map thereof, attached hereto and incorporated herein by this reference as composite Exhibit "B," changing the land use

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designations of the properties within the Miramar Innovation and Technology Village, as legally described in composite Exhibit "C," from Residential Low 5, Commercial, Institutional & Public Facilities and Recreation & Open Space to MITAC and. The actual text of the proposed Amendment can be read below.

#### Policy 1.14

\* \* \* \* \*

#### **Miramar Innovation and Technology Activity Center**

General Location: The Miramar Innovation and Technology Activity Center (MITAC) covers approximately ~~88~~ 83.2 acres, and is located in the heart of Historic Miramar and comprises multiple properties on both sides of Miramar Parkway, between the Florida turnpike and SW 67 Avenue.

Land use program: 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~~
- Residential Land Uses: 450 multifamily dwelling units
- Commercial Land Uses: 300,000 square feet
- Office Land Uses: 200,000 square feet
- Municipal Land Uses: 160,000 square feet
- Public School Land Uses: 276,000 square feet
- Parks: 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

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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 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

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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 keep available copies of the City Comprehensive Plan, as amended, for public review and examination at the Miramar Community Development Department.

**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: 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

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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, and 8 of this Ordinance shall become effective upon adoption.

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**PASSED FIRST READING:** \_\_\_\_\_

**PASSED AND ADOPTED ON SECOND READING:** \_\_\_\_\_

\_\_\_\_\_  
Mayor, Wayne M. Messam

\_\_\_\_\_  
Vice Mayor, Yvette Colbourne

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  
Vice Mayor Yvette Colbourne  
Commissioner Alexandra P. Davis  
Mayor Wayne M. Messam

**Voted**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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## Policy 1.14

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**Miramar Innovation and Technology Activity Center**

General Location: The Miramar Innovation and Technology Activity Center (MITAC) covers approximately 83.2 acres and is located in the heart of Historic Miramar, and comprises multiple properties on both sides of Miramar Parkway, between the Florida Turnpike and SW 67<sup>th</sup> 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: 450 multifamily dwelling units;
- Commercial Land Uses: 300,000 square feet;
- Office Land Uses: 200,000 square feet;
- Municipal Land Uses: 160,000 square feet;
- Public School Land Uses: 276,000 square feet;
- Parks: 10.23 acres.

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 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;

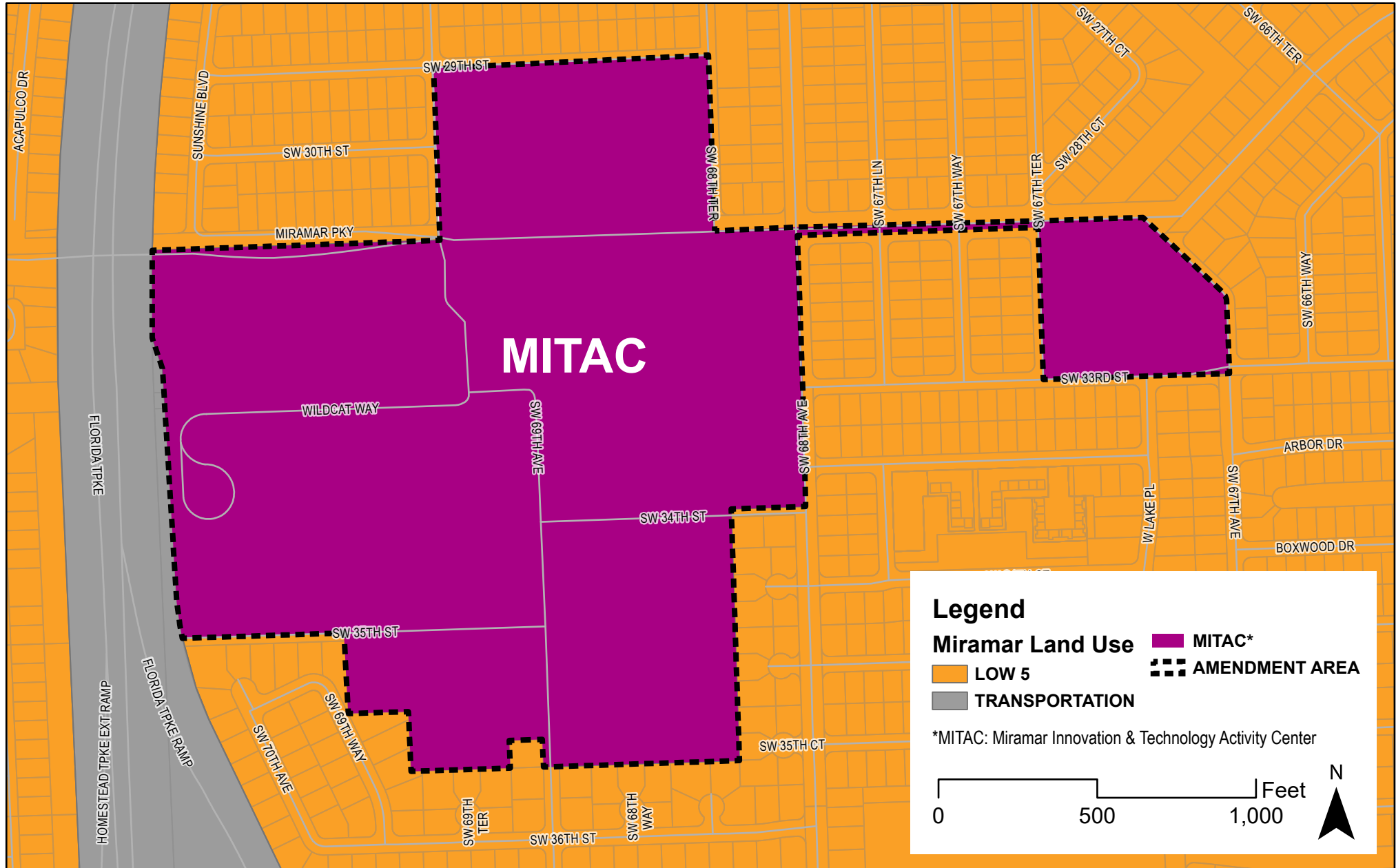
# EXHIBIT “A”



## FUTURE LAND USE ELEMENT

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.

# Exhibit B | Proposed MITAC FLUM Designation



## Exhibit "C"

### 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 "C"

**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: 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

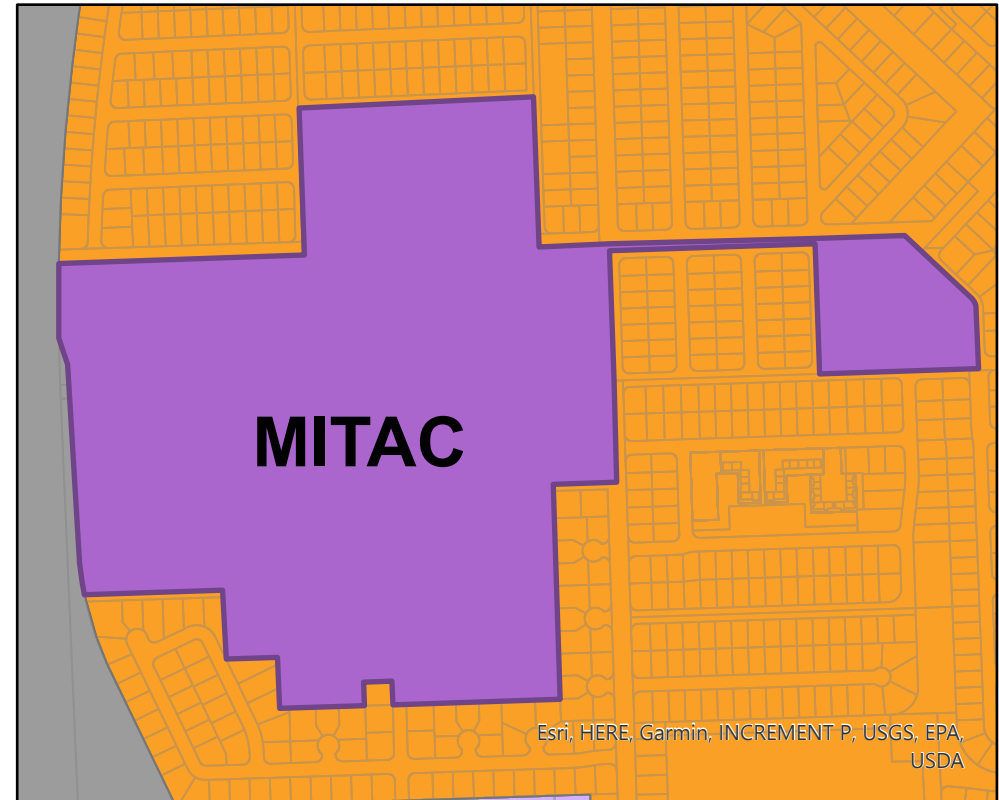
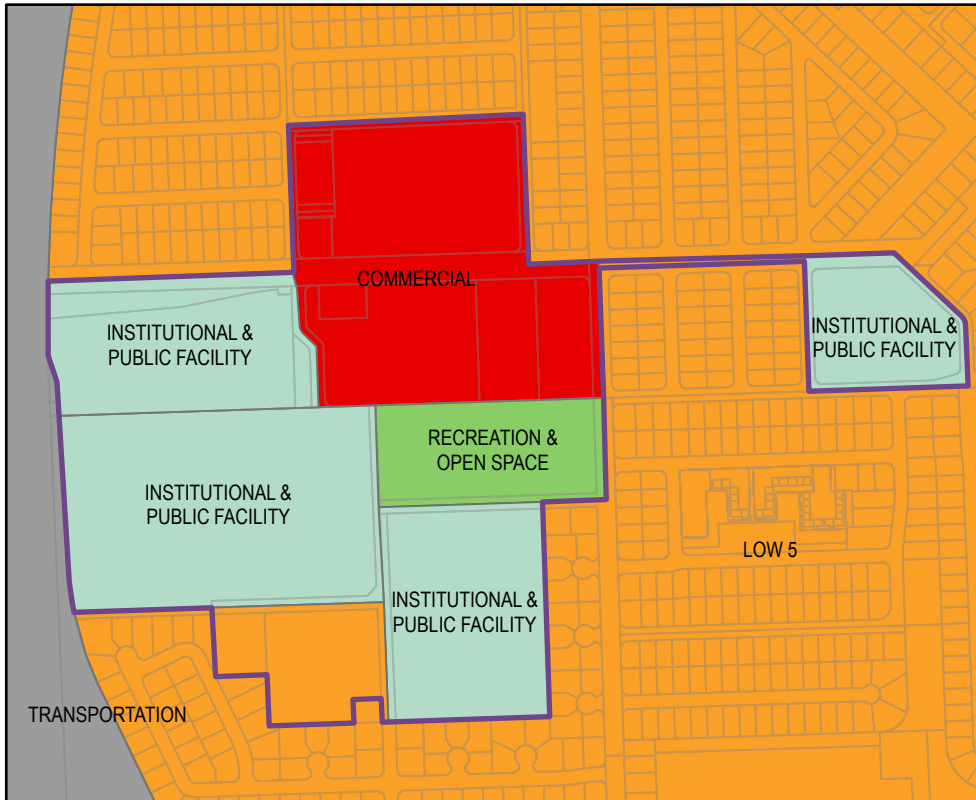
**PARCEL ID: 514126080020** - MIRAMAR BUSINESS DISTRICTS 44-7 B THE S 24 OF N 44 OF W 138.98, THE N 26 OF S 199 OF W 138.97, THE N 3 OF THE S 153 OF W 138.97 ALL IN BLK 1

**PARCEL ID: 514126000061** - 26-51-41 POR OF NW1/4 DESC AS: COMM AT SW COR OF NW1/4 OF SEC 26, E 1275.32 N 450 TO POB, W 898.57 TO E R/W/L SUNSHINE STATE PKWY (FLA TPKE), SLY 91.07, NE 494.74, NE 258, ELY

**PARCEL ID: 514126080022** - MIRAMAR BUSINESS DISTRICTS 44-7 B POR DESC AS: COMM AT SW COR OF NW1/4 SEC 26-51-41, E 1275.32 TO POB, N 275, SE 74.50, S ELY 19.64, S 204.65, W FOR 60 TO POB

**PARCEL ID: 514126080030** - MIRAMAR BUSINESS DISTRICTS 44-7 B POR DESC AS: COMM AT SW COR OF NW 1/4 OF SEC 26-51-41, E 1335.32 TO POB, N 204.65, NWLY 19.64, NW 74.50, N 175, E 75, SWLY 39.27,

# Attachment 1: Current & Proposed FLUM Designations



## Existing Future Land Use Designations

- COMMERCIAL
- LOW 5

- INSTITUTIONAL & PUBLIC FACILITY
- RECREATION & OPEN SPACE
- TRANSPORTATION

## Proposed Future Land Use Designation - MITAC

- MITAC

