



# CITY OF MIRAMAR

An Equal Opportunity Employer

## Mayor

Wayne M. Messam

## Vice Mayor

Yvette Colbourne

## City Commission

Winston F. Barnes

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## Interim City Manager

Vernon E. Hargray

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

**CITY MANAGER**  
c/o City of Miramar  
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Miramar, Florida 33025

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May 9, 2018

Mr. Jack Osterholt  
Deputy Mayor  
Miami-Dade County  
111 N.W. 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, Florida 33128

RE: Development Agreements for Applications Nos. 5 and 6 of the  
May 2016 Cycle to Amend the Comprehensive Development  
Master Plan

Dear Mr. Osterholt:

City staff has reviewed the development agreements for Application No. 5 (International Atlantic, LLC) and Application No. 6 (Graham Properties). Throughout the process, the City of Miramar has expressed concerns about traffic impacts on roadways within the City. Although some of these issues were responded to through correspondence and additional analysis provided by the applicant's traffic consultant, two issues have not been resolved.

The first concern is related to improving transit service from the American Dream Mall ("ADM") to urban centers within the City. On March 28, 2017, the applicant submitted a *Summary of Transportation Mitigation Improvements*. Page A-570 of this document included shuttle service between the ADM transit center and two stops in Broward County. Specific stops within the City of Miramar were suggested in the attached letters and discussed at several meetings. Neither of the above referenced development agreements include shuttle service to Miramar.

The second issue that both the City of Miramar and Broward County have significant concerns about is the lack of roadway improvements in Broward County. All traffic studies for a project of this magnitude include hundreds of assumptions, from trip generation and distribution of traffic to the appropriate improvements to keep traffic flowing at an acceptable level of service. As noted in the development agreements, a total of 11,099 net external PM peak hour trips will be generated by these two projects. As was debated several months ago, the manual adjustments to the traffic model forced trips in Broward County to the Homestead Extension of the Florida Turnpike ("HEFT") causing fewer trips to travel on other roadways, such as I-75. This information was presented at a meeting on January 18, 2018. It illustrated that the transportation model runs without any forced diversion to HEFT would cause a significant impact at a section of Miramar Parkway around I-75. A total of 475 project trips are associated with this deficiency.

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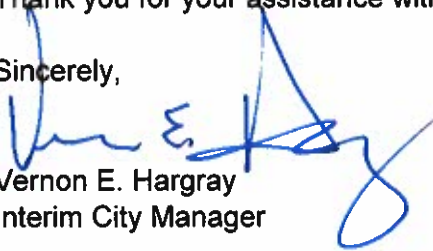
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Given that no Broward County transit or roadway improvements have been proffered by the applicant and the Miami-Dade County road impact fee schedule is based on project square footage, one way to mitigate for this deficiency would be to apply the Broward County Transportation Concurrency Fee of \$1,380 per trip. This would equate to \$655,500. As was mentioned in our comments and at several meetings, this mitigation payment would be used to provide an alternate connection to Miami-Dade County on US 27. Both Miramar and Pembroke Pines have been working with the Broward County Metropolitan Planning Organization to connect Miramar Parkway/Pembroke Road to US 27.

We respectfully request that the shuttle service and mitigation payment be included in the development agreements. Please include this letter as part of the record for the May 17, 2018 Board of County Commissioners Meeting.

Thank you for your assistance with this matter.

Sincerely,



Vernon E. Hargray  
Interim City Manager

## Attachments

cc: Honorable Wayne M. Messam, Mayor and Members of the Miramar City Commission  
Honorable Carlos A. Gimenez, Mayor – Miami-Dade County  
Honorable Chairman Esteban L. Bovo, Jr., and Members, Miami-Dade Board of County Commissioners  
Honorable Beam Furr, Mayor – Broward County  
Commissioner Barbara Sharief – Broward County  
Dennis Kerbel, Assistant County Attorney  
Bertha Henry, County Administrator – Broward County  
Gregory Stuart, Executive Director – Broward Metropolitan Planning Organization  
Isabel Cosio Carballo, Executive Director – South Florida Regional Planning Council  
Jamie Cole, City Attorney – City of Miramar  
Michael Moore, Assistant City Manager – City of Miramar  
Bissy Vempala, City Engineer – City of Miramar  
Eric Silva, Director – City of Miramar Community and Economic Development Department  
Andrew J. Meyers, County Attorney – Broward County  
Josie Sesodia, Director – Broward County Environmental Protection and Growth Management  
Scott Brunner, Director – Broward County Public Works  
Barney McCoy - Broward County Transit  
Joseph G. Goldstein, Esq. – Holland and Knight  
Miguel Diaz de la Portilla, Esq. - Arnstein and Lehr