



**CITY OF MIRAMAR
STATE ROAD 7 TRANSIT ORIENTED CORRIDOR/MIRAMAR
ACTIVITY CENTER II**

**PROPOSED AMENDMENT
TO THE CITY OF MIRAMAR &
BROWARD COUNTY LAND USE PLANS**

May 2018

Prepared by:

**City of Miramar
Community and Economic Development
2200 Civic Center Place
Miramar, FL 33025**



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I. 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 and Economic Development Department
2200 Civic Center Place
Miramar, Florida 33025
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- 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”). See attached Newspaper Advertisement in the Sun-Sentinel.

- 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 and Economic 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 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 (ABOUT TWO PARAGRAPHS).

The Amendment site is designated Transit Oriented Corridor ("TOC") on the City of Miramar Future Land Use Map and, as the June 2017 adoption of BrowardNext-Broward County Land Use Plan ("BCLUP"), Miramar Activity Center II on the Broward County Land Use Map Series. This land use category was originally established in 2009, with the passage of Miramar City Commission Ordinance No. 09-15 and Broward County Board of County Commissioners' Ordinance No. 2009-44. It was the culmination of a decade-long, collaborative planning endeavor that built on and furthered the recommendations of previous studies and efforts, such as the East Miramar Neighborhood Vision Plan, the State Road 7 Corridor Overlay District, the



Miramar/West Park SR 7 Charrette: A Citizen's Master Plan, and the State Road 7 Collaborative.

The TOC/Miramar Activity Center II land use category encompasses a 439.7-acre area bounded by Pembroke Road, State Road 7 (SR 7), County Line Road and SW 66th Avenue. The vision for this land use category also reflects the long-term development expressed by the area residents at several community meetings held between August 2007 and August 2008. This designation aims to revitalize the area by encouraging a well-integrated mixed-use development that incorporates smart growth principles, promotes sustainable and healthy lifestyles, and provides access to alternative modes of transportation, especially along SR 7, a corridor that boasts one of the County's highest mass transit ridership levels. The density and intensity of uses originally approved for the TOC/Miramar Activity Center II include the following:

- Residential Land Uses: 3,406 dwelling units, consisting of 1,883 mid-rise units, 659 (3-bedroom) townhouse units, 623 single-family units, 209 (2-bedroom) garden apartment units, and 32 mobile homes;
- Office Land Uses: 2,500,000 square feet;
- Commercial Land Uses: 2,500,000 square feet;
- Hotel: 250 rooms; and
- Parks: 61.31 acres.

However, since the inception of the TOC/Miramar Activity Center II, the market demand for single-family and garden apartment dwelling units has outperformed that for mid-rise residential development leading a quick depletion of the former residential dwelling unit types. Furthermore, the market for office space has been quasi-inexistent, with less than 200,000 square feet of office spaces being used out of the 2.5 million square feet available. The City is therefore seeking to amend Policy 1.14 of the Future Land Use Element (FLUE) of its Comprehensive Plan, as well as Section 2: Permitted Uses of the BCPLU to modify the approved land use distribution within the TOC/Miramar Activity center II land use category, in an attempt to adjust to the market trends for residential development and office space within the area.

As currently written, the policies governing the TOC and the Miramar Activity Center II specifically limit the distribution of the 3,406 residential dwelling to 1,883 mid-rise units, 659 townhouses, 623 single-family homes, 209 garden apartment units and 32 mobile homes. Given the market trends for residential development, the City believes that such limitation has stymied residential redevelopment, thus the creation of much needed affordable and mixed-income housing in the area. It is therefore the intent of the proposed Amendment to remove the above-noted limitation on the allocation of residential dwelling units in the related policies, in order to offer interested developers greater flexibility to take full advantage of the existing entitlements. The proposed Amendment is by no means an attempt to increase the currently approved allocation of residential units and therefore net new development permitted within the area.



The proposed Amendment is two-fold. First, it attempts to increase the allocation of single-family dwelling units by 100 units and reduce the multifamily dwelling units by a corresponding amount before collapsing the overall allocation of residential units into two (2) generic pools. The first pool will total 755 single-family dwelling units, including the 32 previously approved mobile homes. With the above-noted reduction of 100 multifamily units, the second pool will total 2,651 multifamily dwelling units and will include no restriction on the types of such units that can be built in the area.

Second, the Amendment also recognizes the relatively low demand for office space in the area seeks to reduce the allocation of office use from 2.5 million to 2 million square feet. This will help mitigate the increase in traffic that may result from the additional 100 single-family dwelling units.

Through the proposed Amendment, the City hopes to remove the regulatory barriers to residential redevelopment, which currently exist in the City and County land use plans, provide for more market-friendly policies, and create the development opportunities necessary to fulfill the community vision of transforming the area into a vibrant place where diverse people can come together to construct meaning, foster attachment and mediate change.

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 comprises approximately 439.7 acres. It is located east of Southwest 66th Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road. More specifically, the Amendment aims to reshuffle the allocation of residential units and reduce the allocation of office uses in order to further promote the community vision for the area.

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

The proposed Amendment involves certain text changes to the policies of the TOC and does not involve any change to either the City FLUM or the BCLUPM. As such, a survey is not warranted and is not to be provided with this application. A legal description is nonetheless provided as Exhibit C.

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

A location map and proposed Future Land Use Map showing the location, boundaries and proposed land uses for the TOC/Activity Center are appended as Exhibit D and E.



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 TOC on the City FLUM and Miramar Activity Center II on the BCLUP Map. The Amendment being sought does not involve any map change, but some text changes in the related to allow for the redistribution of the residential uses and a concomitant reduction of the office uses from the previously approved basket-of-rights.

As previously noted, the maximum intensity and density, as well as distribution of land uses currently allowed within the Amendment area per both the City and County land use plans are as follows:

- ❖ Residential: 3,406 maximum dwelling units
 - Single-Family 623 dwelling units
 - Townhouse (3-bedroom) 659 dwelling units
 - Garden Apartments (2-bedroom) 209 dwelling units
 - Mid-Rise 1,883 dwelling units
 - Mobile Home 32 units
- ❖ Commercial 2,500,000 square feet
- ❖ Office 2,500,000 square feet
- ❖ Hotel 250 rooms
- ❖ Parks 61.31 acres*

*Park acreage includes:

- Miramar Athletic Park: 5.71 acres
- Snake Warrior’s Island Park: 55.0 acres
- Miramar Athletic Park Addition: .6 acre**

**Miramar Athletic Park Addition was acquired through the Broward County Safe Parks and Land Preservation Bond Program.

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

- ❖ Residential 3,406 maximum dwelling units
 - Single-Family 755 dwelling units*
 - Multi-Family 2,651 dwelling units



❖ Commercial	2,500,000 square feet
❖ Office	<u>2,000,000 square feet</u>
❖ Hotel	250 rooms
❖ Parks	61.31 acres**

*The total number of single-family units include the 32 mobile homes.

**Park acreage includes:

➤ Miramar Athletic Park:	5.71 acres
➤ Snake Warrior’s Island Park:	55.0 acres
➤ Miramar Athletic Park Addition:	.6 acre***

*** Miramar Athletic Park Addition was acquired through the Broward County Safe Parks and Land Preservation Bond Program

The corresponding text amendment permitted uses and policies is included in this Application. Exhibit F.

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

The flexibility provisions of the BCLUP were used west of the Amendment site on Pembroke Road and SW 66th Avenue located in the City of Pembroke Pines.

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 TOC Amendment Area	Automotive Businesses, Retail, Vehicle Storage, Office, Motel, School, Church, Auto Sales, single family and multi-family residential
North	Automotive Businesses, Retail, Vehicle Storage, Office, Motel, School, Church, Auto Sales, Single-Family, Printing (Hollywood)
East	Retail, Post Office, Restaurant, Auto Sales, Office, Building Supplies, Automotive Businesses, Motel and Vacant (West Park)
South	County Limits (Miami-Dade County)
West	Single Family and Park; Retail and Multi-Family Residential (Miramar; a (portion in Pembroke Pines)



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.

The current TOC/Miramar Activity Center II future land use designation allowed a maximum of 3,406 dwelling units; 2,500,000 square feet of commercial; 2,500,000 square feet of office; 250 hotel rooms; and 61.31 acres of park. Through this Amendment, the City of Miramar is not seeking to increase the entitlement of any land use beyond what was originally approved for the TOC/Miramar Activity Center II land use category, but simply to transfer and redistribute some of the previously approved land uses therein. More specifically, the City is proposing to reduce the allocation of office uses by 500,000 square feet. The Amendment also proposes to increase the allocation of single-family dwelling units by 100 dwelling units and reduce the multifamily dwelling units by a corresponding amount, keeping the overall allocation of residential units unchanged at 3,406. The following table provides a breakdown of the proposed and existing uses in the Amendment site, in terms of total square footage of nonresidential uses and total dwelling residential dwelling units.

Proposed Use	Existing Use
Residential: 3,406 maximum dwelling units ❖ Single-Family :755 dwelling units* ❖ Multi-Family: 2,651 dwelling units	Residential: ❖ Single-Family: 630 units ❖ Multi-Family: 875 units
Commercial: 2,500,000 square feet	Commercial: 818,588 square feet
Office: 2,000,000 square feet	Office: 188,580 square feet
Hotel: 250 rooms	Hotel: 14 rooms
Parks: 61.31 acres	Parks: 61.31 acres

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 2017 BrowardNext Broward County Land Use Plan.

- ❖ Residential: 3,406 maximum dwelling units
 - Single-Family 623 dwelling units
 - Townhouse (3-bedroom) 659 dwelling units
 - Garden Apartments (2-bedroom) 209 dwelling units



○ Mid-Rise	1,883 dwelling units
○ Mobile Home	32 units
❖ Commercial	2,500,000 square feet
❖ Office	2,500,000 square feet
❖ Hotel	250 rooms
❖ Parks	61.31 acres

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). The latest revised City of Miramar 10-Year Water Supply Facilities Work Plan was adopted on May 20th, 2015.

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 majority of the proposed Amendment site is located within the City’s East Water Treatment Plant (WTP) service area or the Eastern Service Area. A small section, between Pembroke Road to the north, the Florida Turnpike to the west, SW 25th Street to the south and US 441 to the east, is located within the Broward County Water and Wastewater Services service area, which is denoted as Retail District 3BC and serviced by the City of Hollywood Water Facility (HWF).

The East WTP was constructed in the 1950s and has undergone many modifications and expansions. The facility is now a conventional lime softening treatment plant with a current rated capacity of 5.7 MGD. However, upgrade is underway that will convert the current treatment process to membrane softening, which will not only increase the capacity to 6.0 MGD, but improve finished water quality and overall treatment



reliability, and ultimately allow the decommissioning of the facility's aging lime softening infrastructure. The project is expected to be in operation in 2019.

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.

As previously noted, a small section of the Amendment site falls within the County's Retail District 3BC service area. BCWWS purchases finished water from the City of Hollywood for resale to Retail District 3BC customers in accordance with their interlocal agreement. Withdrawals are primarily from the Biscayne aquifer via 16 existing withdrawal facilities and from the Floridan Aquifer System (FAS) via six existing withdrawal facilities, as well as untreated water from the Biscayne Aquifer that is provided by Broward County's South Regional Brian Piccolo Park wellfield. The City of Hollywood's Water Facility (HWF) that services the part of the Amendment site, utilizing lime softening, membrane, and reverse osmosis (RO) treatment technologies. It is anticipated that the FAS will provide about 25 percent of future demands. The City of Hollywood's Consumptive Use Permit (CUP) (Permit No. 06-00038-W), which was issued by SFWMD on April 9, 2008 and expires April 9, 2028, contains sufficient allocation to meet demands through the year 2028.



Plant	Plant Capacity		Plant Demand		Committed/ Peak Demand	SFWMD Permitted Withdrawal
	Current	Projected 2025	Current	Projected 2025		
East WTP	5.7 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
HWF	59.5 MGD	59.5 MGD	24 MGD	24 MGD	1,367,917 gal/hour	39 MGD

- 10.15 MGD Biscayne Withdrawal plus 3.15 Florida Withdrawal

3. Identify the net impact on potable water 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 a decrease in demand for potable water of **47,325 gpd**. Demand calculations are summarized in the following table.

Potable Water Demand (gpd)

Land Use	Residential	Commercial	Office/Flex	Hotel	Total
Current Land Use Plan	699,630 gpd	163,250 gpd	105,000 gpd	23,500 gpd	991,380 gpd
Proposed Land Use Plan	673,305 gpd	163,250 gpd	84,000 gpd	23,500 gpd	944,055 gpd
Difference	-26,325 gpd	-	-21,000 gpd	-	- 47,325 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, 0.70 ERC per townhome and mobile home, and 0.50 ERC for apartment). The demands for office and hotel uses were derived using the guidelines of the Broward County Water and Wastewater Engineering Division (42 gpd per 1,000 square feet for office and 94 gpd per rental room). A key assumption of these estimates is that five percent or 125,000 square feet of the total 2.5 million square feet of commercial uses would consist of restaurants (at 356 gpd per 1,000 square feet) and the remaining 2.375 million square feet for shopping center “dry uses” (at 5gpd per 100 square feet).

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 from the service providers are attached as Exhibit G.

Stephen Glatthorn-Utility Engineer
City of Miramar Utilities Department
13900 Pembroke Road, Building L, 1st Floor, Miramar, FL 33025
Office: 954-883-5143
Email: sglatthorn@miramarfl.gov

Ali Parker-Public Utilities Outreach Coordinator
City of Hollywood Department of Public Utilities
1621 N. 14 Avenue, Hollywood, FL 33022
Office: 954-967-4512
Email: aparker@hollywoodfl.org



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 site is located within the City of Miramar’s Wastewater Reclamation Facility (WWRF) service area. The properties in this Amendment site 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 Waste Water 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 a decrease in demand for potable water of 41,540 gpd. Demand calculations are summarized in the table below. 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, 0.70 ERU per townhome and mobile home, and 0.50 ERU for apartment). The demands for office and hotel uses were derived using the guidelines of the Broward County Water and Wastewater Engineering Division (34 gpd per 1,000 square feet for office and 77 gpd per rental room). A key assumption of these estimates is that five (5) percent or 125,000 square feet of the total 2.5 million square feet of commercial uses would



consist of restaurants (at 290 gpd per 1,000 square feet) and the remaining 2.375 million square feet for shopping center “dry uses” (at 5gpd per 100 square feet).

Sanitary Sewer Demand (gpd)

Land Use	Residential	Commercial	Office/Flex	Hotel	Total
Current Land Use Plan	645,810 gpd	155,000 gpd	85,000 gpd	19,250 gpd	905,060 gpd
Proposed Land Use Plan	621,270 gpd	155,000 gpd	68,000 gpd	19,250 gpd	863,520 gpd
Difference	-24,540 gpd	-	-17,000 gpd	-	-41,540 gpd

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.

Correspondence from the service provider is included as Exhibit H.

Stephen Glatthorn-Utility Engineer
 City of Miramar Utilities Department
 13900 Pembroke Road, Building L, 1st Floor, Miramar, FL 33025
 Office: 954-883-5143
 Email: sglatthorn@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.

The City of Miramar has entered into a solid waste disposal agreement with Sun Bergeron LP. Waste Pro of Florida provides solid waste and recycling collection throughout the City through an exclusive franchise agreement. The subject waste transfer station sites are located in Broward County. Municipal Solid Waste is delivered to 2 locations, Sun 12 located in Davie, Florida, has a capacity of 2260 tons per day 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 Sun Bergeron LP expires in July of 2018. The City is currently in the final stages of negotiations for a new contract for solid waste disposal services.

Landfill Capacity:	24 million cubic yards
Current Demand:	900,000 yards annually
Committed Capacity:	675,000 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 decrease the total solid waste generated by **30,000 pounds per day (lbs./day)**.

Solid Waste Demand (lbs./day)

Land Use	Residential	Commercial	Office/Flex	Hotel	Total
Current Land Use Plan	30,313.4 lbs./day	225,000 lbs./day	150,000 lbs./day	2,225 lbs./day	407,538.4 lbs./day
Proposed Land Use Plan	30,313.4 lbs./day	225,000 lbs./day	120,000 lbs./day	2,225 lbs./day	377,538.4 lbs./day
Difference	-	-	30,000 lbs./day	-	30,000 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 I.

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." Right-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 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 inch of rainfall. A runoff from the rainfall exceeding 2 inch is diverted into Snake Warrior Island wetlands. Additionally, Florida Department of Transportation recently completed significant drainage improvements in the area as part of the SR 7 widening project. Some of the planned detention ponds in the TOC were replaced with exfiltration trenches.

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 aforementioned 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). Since the Amendment site features moderate (Zone X and Zone X-Shaded, 0.2-percent annual chance) and especially special (AH) flood hazard areas, the City will also enforce floodplain regulations that meet or exceed the minimum requirements of the National Flood Insurance Program (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 from the local drainage district is appended as Exhibit J.

Joe Heilman- Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@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 City’s adopted LOS for Recreation and Open Space is 4 acres per 1,000 residents. The City currently provides 746 acres of parkland to its 139,000 residents, which amount to an LOS in excess of 5.4 acres per 1,000 residents. This Amendment does not propose to increase the residential allocation in the TOC.

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 not warranted and is not to be submitted with this application, since this Amendment does not propose to increase the allocation of residential dwelling units in the TOC and, subsequently, the current demand for “community parks.”

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

The proposed Amendment does not propose any additional residential dwelling units; therefore, there is not a net impact on the demand for community parks.

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	138,449*	554 acres	746 acres
Build-Out	169,686	678 acres	746 acres

*Source: U.S. Census 2016 Population Estimates

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.

The standards of Policies 2.5.4 and 2.5.5(a. through e.) of the BCLUP do not apply in the review of the City’s application, as the proposed Amendment will not result in any loss of open space and does not affect any golf course.



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 includes three (3) east-west facilities and one (1) north-south roadway. These four roadways include Pembroke Road, Miramar Parkway/Hallandale Beach Boulevard, County Line Road, and State Road 7. The following matrix depicts the 2017 current average daily traffic volume in terms of Annual Average Daily Traffic (AADT), current LOS and adopted LOS for the impacted roadway segments.

Roadway	Number of Lanes	AADT Daily Conditions	LOS Standard	
			Current	Adopted
State Road 7	6	43,500	F	D
Pembroke Road	4	51,000	F	D
Miramar Parkway	4	37,000	C	D
County Line Road	4	31,500	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 Daily Conditions	AADT Peak Hour Conditions	Projected LOS	
			Daily	Peak Hour
State Road 7	49,400	4,690	C	C
Pembroke Road	51,900	3,951	C	C
Miramar Parkway	38,600	3,667	D	F
County Line Road	34,700	3,297	C	D

- 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:	3,406 maximum dwelling units
○ Single-Family	623 dwelling units
○ Townhouse (3 bedroom)	659 dwelling units
○ Garden Apartments (2 bedroom)	209 dwelling units
○ Mid-Rise	1,883 dwelling units
○ Mobile Home	32 units
❖ Commercial	2,500,000 square feet
❖ Office	2,500,000 square feet
❖ Hotel	250 rooms
❖ Parks	61.31 acres

PROPOSED USES AND INTENSITIES – Proposed Land Use Text Amendment

❖ Residential	3,406 maximum dwelling units
○ Single-Family	<u>755 dwelling units*</u>
○ Multi-Family	2,651 dwelling units
❖ Commercial	2,500,000 square feet
❖ Office	<u>2,000,000 square feet</u>
❖ Hotel	250 rooms
❖ Parks	61.31 acres

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



Code	Description	Unit of Measure	Trips per Unit
210	Single-Family Detached Housing	Dwelling Units	1.00
220	Apartment	Dwelling Units	0.62
221	Low-Rise Apartment	Dwelling Units	0.58
230	Townhouse	Dwelling Units	0.52
240	Mobile Home Park	Dwelling Units	0.59
820	Shopping Center	1,000 Square Feet	3.71
710	General Office Building	1,000 Square Feet	1.49
310	Hotel	Rooms	0.60
411	City Park	Acres	0.19

* ITE Common Trip Generation Rates (PM Peak Hour), Trip Generation Manual, 9th Edition

Trip Generation Rates (PM Peak Hour)

Land Use	Residential	Commercial	Office	Hotel	Park	Total PM Peak Hour Trips
Current Land Use Plan	2,273	9,275	3,725	150	12	15,435
Proposed Land Use Plan	2,386	9,275	2,980	150	12	14,803
Difference	+113	-	-745	-	-	-632

As shown on the trip generation comparison table above, the proposed reallocation of the allowable residential uses is projected to generate 113 more PM Peak Hour trips than the current allocation of residential uses, while the proposed reduction in allowable office uses is anticipated to generate approximately 745 less PM Peak Hour trips. Overall, the proposed Amendment will result in a net decrease of 632 PM Peak Hour Trips. It shall be noted that this trip generation does not take into account any trip capture that may result from potential mixed-use development, which, in all likelihood, will further reduce the vehicular trips in the Amendment area.

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

The proposed Amendment will result in a net decrease in peak hour trips. As such, no transportation studies are warranted and are to be submitted with this application.



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 18 and 441 Breeze; Miramar Yellow Community Bus, and West Park Community Bus. 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	4:31a – 12:38a	20 Minutes
	Saturday	5:10a – 12:40a	15 Minutes
	Sunday	6:00a – 11:40p	20 Minutes
BCT 441 Breeze	Weekday	5:10a – 9:01p	23 Minutes
	Saturday	Not in Service	Not in Service
	Sunday	Not In Service	Not in Service
Miramar Yellow Community Bus	Weekday	7:00a – 7:00p	72 Minutes
	Saturday	Not in Service	Not in Service
	Sunday	Not in Service	Not in Service
West Park Community Bus	Weekday Peak	7:00a – 9:00a	60 Minutes
	Service Only	3:00p – 6:12p	60 Minutes

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

As previously stated, the TOC/Miramar Activity Center II designation derives its vision from the findings and recommendations of previous planning studies, as well as the valuable input gathered from the area residents and stakeholders at various community meetings. 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 at intensities that support and are supported by multi-modal transportation options, especially along SR, one of the County’s most heavily traveled transit corridors.

The proposed Amendment only involves a redistribution of the approved mix of uses within the TOC and is therefore in keeping with the original intent and purpose of the TOC, in terms of promoting the implementation of transit-oriented development.

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.

Correspondences from the service providers sure attached as Exhibit K.



Mabelle M. Mittelberg – Service Planner
Service and Capital Planning
Broward County Transit Division
1 N. University Drive, Suite 3100A Plantation, FL 33324
Office: (954) 357-8554 Fax (954) 357-8482
Email: mmittelberg@broward.org



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.

Per a conversation with the Growth Management Section of the SBBC, 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 18 archaeological sites, 146 standing structures, 1 historic cemetery, 8 resource groups and 1 historic bridge within the corporate limits of the City of Miramar. Within the Amendment area, there are 20 Florida Master Site File historic structures within the Amendment site. These sites are listed below, however none of these sites are eligible, individually or as contributors to a historic district or cultural resource group.

BD4728, located at 1800 S State Road 7
BD4729, located at 1900 S State Road 7
BD4730, located at 1910 S State Road 7
BD4731, located at 2208 S State Road 7
BD4732, located at 2212-2220 S State Road 7
BD4733, located at 2300 S State Road 7
BD4734, located at 2300 S State Road 7
BD04735 located at 2310 S State Road 7
BD04736 located at 2340 S State Road 7
BD04737 located at 2340 S State Road 7
BD04738 located at 2340 S State Road 7
BD04739 located at 2408 S State Road 7
BD04740 located at 2420-2430 S State Road 7
BD04741 located at 2550 S State Road 7
BD04742 located at 2590 S State Road 7
BD04743 located at 2600 S State Road 7
BD04745 located at 2690 S State Road 7
BD04746 located at 6024 SW 25th Street
BD04747 located at 6028 SW 25th Street

There is one unmarked historic cemetery site, Florida Master Site File BD294 known as the Miramar Graves, located within the Amendment site. The cemetery is located in the northeastern extreme of Snake Warrior Island Park, however; prior archeological survey has not been able to determine the full extent of the cemetery site and elements of the cemetery may exist outside the boundary of Snake Warrior Island Park where they may remain buried under modern development in the vicinity of the intersection of SW 35th Street and SW 62nd Avenue. The cemetery is subject to State Statutes



Chapter 872, regarding treatment of unmarked human burials and shall be managed accordingly. Additional protection is in place for portions of the cemetery contained within Snake Warrior Island Park.

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.

There are two Florida Master Site File archaeological sites within the existing Snake Warrior's Island Park. The park is owned by State of Florida and managed by Broward County Parks & Recreation Division's Environmental Section and all protection of the resources are in place.

C. Wetlands.

According to the Broward County Wetlands Map adopted September 17, 2015, there are no wetlands on the subject site.

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 site is 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, the Amendment area is located within the Hollywood Wellfield Protection Zone 3 as well as the Miramar Wellfield 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.

The proposed Amendment does not propose to increase the allocation of residential units within the TOC and is not subject to the requirements of BCLUP Policy 2.16.2. Nevertheless, 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 support the TOC by encouraging all income, mixed use housing and alternative residential types within proposed developments. This policy further provides that the City shall continue to support the Traditional Neighborhood Development District (TNDD) and the State Road 7 Corridor Overlay District, which encourages all income, mixed use housing and alternative residential types. The intent of the mixed-use housing policy is to ensure that those affordable units are integrated into a development proposal and not easily identified by location or design within the overall community. The land development regulations adopted for the TOC encourage new residential development within the TOC on reduced lot sizes, with reduced parking ratios and vertical integration of residential units with non-residential units.

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.

It shall be reminded that the existing Miramar Activity Center on the BCLUP Map, which corresponds to the TOC on the City's FLUM, was previously evaluated and found to be consistent and compliant with the objectives, policies and implementation criteria of the BCLUP regarding the TOC category, as part of the initial approval and adoption. Moreover, the BCLUP Activity Center land use is almost uniformly applied along and around the State Road 7 Corridor, and within the neighboring municipalities of West Park and Hollywood. The proposed Amendment only involves a redistribution of the previously approved mix of uses, and, as such, still maintains the City's plan for connectivity and integration of uses, consistent with BrowardNext. As such, it is consistent with existing and planned future land uses in the area.

9. HURRICANE EVACUATION 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 site 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 proposed amendment 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 proposed Amendment is adjacent to the City of Pembroke Pines, the City of Hollywood, the City of West Park and Miami-Dade County. Additional copies are provided for the benefit of these municipalities.

In order to further the goal of the BCLUP for enhanced pedestrian mobility, connectivity to transit stops and greenway networks, the City will continue implementing land development regulations that incentivize new development and redevelopment along US 441 to provide such amenities, as pedestrian-scale lighting, shade trees, bicycle racks, bicycle repair stations, and even electric vehicle charging stations.

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

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.

The Activity Center is an existing land use within the BCLUP and therefore is internally consistent with the highlighted regional issues and policies of the BCLUP. The proposed Amendment is merely a reallocation of the already permitted uses within the existing Activity Center land use designation of the area. No change in the consistency with the highlighted



regional issues and policies of the BCLUP as noted above will occur as a result of this Amendment.

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.



CITY OF MIRAMAR

An Equal Opportunity Employer

Mayor

Wayne M. Messam

Vice Mayor

Yvette Colbourne

City Commission

Maxwell B. Chambers

Winston F. Barnes

Darline B. Riggs

Interim City Manager

Vernon E. Hargray

"We're at the
Center of Everything"

Community & Economic Development

2200 Civic Center Place
Miramar, Florida 33025

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

July 9, 2018

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

**Re: Broward County Land Use Plan Amendment Application - Miramar
Activity Center II**

Dear Ms. Boy:

Enclosed please find the transmittal package for a City-initiated land use plan amendment to the Broward County Land Use Plan (BCLUP).

The area encompassed by the proposed amendment is currently designated Transit Oriented Corridor on the City Future Land Use Map and Activity Center on the BCLUP. The City is seeking to amend Policy 1.14 of the Future Land Use Element of its adopted Comprehensive Plan, as well as Section 2: Policies of the BCPLU to modify the approved land use distribution within that land use category. The proposed amendment does not seek to increase previously approved densities and intensities of development within the involved land use category. Rather, and as further explained in the Amendment Application and Report, enclosed, it attempts to adjust to the market trends for residential and office space demand within the area by reallocating the approved mix of uses.

Pursuant to state statutes and the City Land Development Code, the City's Local Planning Agency reviewed the proposed amendment at a duly noticed public hearing on June 12, 2018 and forwarded it to the City Commission. On July 3, 2018, the City Commission held a duly advertised public hearing on the proposed amendment and authorized its transmittal to the Broward County Planning Council (BCPC) for further review and consideration.

In light of the foregoing, the City of Miramar respectfully requests the BCPC take favorable action on the enclosed application at its next available public hearing and, subsequently transmit same to the Department of Economic Opportunity (DEO) for review pursuant to the Expedited State Review Process.

Please find enclosed four (4) hard copies and twenty (20) digital copies of the application (24 copies total) for the BCPC and DEO. If you have any questions concerning this application, please contact Nixon Lebrun, AICP, Senior Planner, at (954) 602-3281 or Nlebrun@miramarfl.gov.

Sincerely,


Vernon E. Hargray
Interim City Manager

Attachment: Amendment Application and Report

cc: Eric B. Silva, Director, Community & Economic Development
Department

Temp. Ord. No. 1690
6/12/18
6/14/18

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; MAKING FINDINGS; AMENDING THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT OF THE CITY'S ADOPTED COMPREHENSIVE PLAN; REVISING POLICY 1.14 TO MODIFY THE DISTRIBUTION AND INTENSITY OF THE APPROVED MIX OF USES WITHIN THE TRANSIT-ORIENTED CORRIDOR LAND USE CATEGORY; COLLAPSING THE ALLOCATION OF THE RESIDENTIAL USES INTO SINGLE-FAMILY (755 DWELLING UNITS) AND MULTIFAMILY UNITS (2,651 DWELLING UNITS); REDUCING THE ALLOCATION OF OFFICE USES FROM 2,500,000 SQUARE FEET TO 2,000,000 SQUARE FEET; PROVIDING FOR TRANSMITTAL TO BROWARD COUNTY AND THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY/INTERPRETATION; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR RECERTIFICATION; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 1985 Florida State Legislature established the Local Government Comprehensive Planning and Land Development Regulation Act ("1985 Act"), which required every local government in the State, including the City of Miramar ("City"), to adopt a detailed comprehensive plan by 1992; and

WHEREAS, the 1985 Act required each local government, as part of the continuous and ongoing comprehensive planning process, 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

Ord. No. _____

Temp. Ord. No. 1690
6/12/18
6/14/18

WHEREAS, in compliance with the 1985 Act, the City adopted its first Comprehensive Plan in 1989, consisting of principles, guidelines, standards, and strategies, arranged in goals, objectives and policies intended to foster the orderly and balanced future economic, social, physical, environmental, and fiscal development of the City; and

WHEREAS, in compliance with the 1985 Act, the City completed two Evaluations and Appraisal Reports, in 1995 and in 2005, which resulted in adopted EAR-based Amendments to its Comprehensive Plan in 2000 and in 2010, respectively; and

WHEREAS, the 2011 Florida State Legislature substantially revised the 1985 Local Government Comprehensive Planning and Land Development Regulation Act and renamed the law as the Community Planning Act, as Part II of Chapter 163, Florida Statutes (the "CPA"); and

WHEREAS, the CPA provides that local governments may review and adopt comprehensive plan amendments under the expedited state review process, pursuant to the provisions set out in Sections 163.3184(2) and (3), Florida Statutes; and

WHEREAS, Section 163.3184(3), Florida Statutes, mandates that the City hold an initial public hearing to review and subsequently transmit all such amendments with appropriate supporting data and analyses to the review agencies listed under Section 163.3184(1)(c), Florida Statutes, and any other local government or governmental agency that has filed a written request; and

Temp. Ord. No. 1690
6/12/18
6/14/18

WHEREAS, pursuant to Section 163.3184(3), Florida Statutes, these review agencies must transmit their comments to the City within thirty (30) days from the date they received such amendments; said comments to be within the scope prescribed within that same section; and

WHEREAS, Section 163.3184(3), Florida Statutes further provides that the City has 180 days after receipt of timely agency comments to hold a second public hearing to adopt amendments as may be revised to address any such comment, and, within ten working (10) days of said hearing, transmit the amendments to Florida Department of Economic Opportunity (DEO) for a determination of completeness; and

WHEREAS, pursuant to Section 163.3184(3), Florida Statutes, the proposed amendments will not become effective until 31 days after DEO notifies the City of their completeness; and

WHEREAS, on July 1, 2009, the Miramar City Commission passed and adopted Ordinance No. 09-15, which amended the Future Land Use Map (FLUM) and text of the Future Land Use Element (FLUE) of the Adopted City Comprehensive Plan to redesignate from Commercial, Residential Low 5, (Residential Low Medium 10, Residential Medium 16, Residential Medium High 25, and Recreation and Open Space to Transit Oriented Corridor (TOC) a 439.7-acre area bounded by Pembroke Road, State Road 7 (SR-7), County Line Road and SW 66th Avenue, and

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WHEREAS, the mix of land uses approved for the TOC includes: 2,500,000 square feet of commercial uses; 2,500,000 square feet of office uses; 250 rooms of hotel use; 61.31 acres of park uses; and 3,406 residential dwelling units limited to: 623 single-family units, 659 three-bedroom townhouses, 209 two-bedroom garden apartments; 1,883 mid-rise apartments and 32 mobile homes; and

WHEREAS, since the adoption of the TOC, the market demand for single-family and garden apartment residential developments has outperformed that for mid-rise residential development, leading to a relatively quick depletion of the former residential dwelling unit types;

WHEREAS, in order to better reflect existing developmental realities and market trends, the City is desirous to amend the text of its adopted Comprehensive Plan, more particular at Policy 1.14, to reallocate the approved mix of uses in the TOC by collapsing the allocation of residential uses into two (2) pools, one with 755 single-family dwelling units and the other with 2,651 multifamily dwelling units, removing thereby the market-unfriendly limitation on the types of multifamily dwelling units and the maximum number for each type of such units permitted within the TOC; and

WHEREAS, the proposed reallocation seeks to transfer 100 dwelling units from the multifamily residential pool to the single-family residential, decreasing the former pool from 2,751 to 2,651 dwelling units and increasing the latter from 623 to 755 dwelling units (including the previously approved 32 mobile home uses); and

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WHEREAS, in order to account for the increase in traffic that may result from the additional 100 single-family dwelling units, and give the relatively low demand for office space in the TOC, the City also proposes to reduce the previously approved allocation of office uses from 2,500,000 square feet to 2,000,000 square feet; and

WHEREAS, a trip calculation performed using the methodology of the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, concludes that the proposed reallocation of uses within the TOC will result in a net decrease of PM peak hour trips from 14,254 to 13,935 and will have a de minimis impact on the adjacent roadways; and

WHEREAS, the proposed amendment to the Comprehensive Plan has been analyzed and is supported by the data and analysis in the Application & Report for an Amendment to the City of Miramar and Broward County Land Use Plan dated May, 2018, to amend Policy 1.14 of the Comprehensive Plan; and

WHEREAS, this City-initiated amendment to the City Comprehensive Plan will trigger a concurrent amendment to the Broward County Land Use Plan (BCLUP) and shall, pursuant to Article 1.1(A)(4) of the Administrative Rules Document: BrowardNext, be transmitted to the Broward County Planning Council ("BCPC") for review, before being transmitted to DEO and other applicable State review agencies; and

WHEREAS, the Interim City Manager has recommended that the City Commission hold an initial hearing, and vote to forward the proposed amendment to the

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the BCPC for review, and to subsequently authorize the BCPC to transmit same to DEO for review and other State review agencies for timely comments; and

WHEREAS, the Interim City Manager has further recommended that the City Commission hold an adoption hearing and vote to adopt the proposed amendment as may be amended to address comments from the County, DEO and any state review agencies; and

WHEREAS, Section 107 of the City Land Development Code ("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), Florida Statutes; 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 public hearing, with due public notice, on any proposed amendment to the City Comprehensive Plan and make a recommendation to the City Commission; and

WHEREAS, after a duly noticed public hearing held on May 8, 2018, the Planning and Zoning Board, sitting as the LPA, reviewed and discussed the proposed amendment and heard testimony from the attending members of the public; and

WHEREAS, the Planning and Zoning Board found the proposed amendment to be internally consistent with the Comprehensive Plan and recommended the proposed

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amendment be sent forward for further City Commission, County and State review; and

WHEREAS, Section 163.3184(11), Florida Statutes, requires that the proposed amendments shall be adopted by the City Commission by Ordinance; and

WHEREAS, the City Commission, after a duly noticed initial hearing held on July 3, 2018, reviewed and discussed the proposed amendment, and authorized its transmittal to DEO and other reviewing agencies for review under the expedited state review process, as per Sections 163.3184(2) and (3), Florida Statutes; and

WHEREAS, the proposed amendment has been transmitted to and reviewed by the BCPC, DEO and other review agencies, and may have been revised to address timely agency comments, if any, pursuant to Section 163.3184(3), Florida Statutes; and

WHEREAS, in accordance with the requirements of s.163.3184(3)(c), Florida Statutes, the City has one hundred eighty (180) days from the receipt of agency comments to hold the second public hearing on whether to adopt the proposed amendment to the Comprehensive Plan by Ordinance; and

WHEREAS, the City Commission, at a duly noticed adoption hearing held on _____, 2018, found the proposed amendment to be consistent with the Community Planning Act, the Broward County Land Use Plan and the South Florida Regional Planning Council Strategic Plan, and

WHEREAS, the City Commission also found the proposed amendment to be internally consistent with the City Comprehensive Plan, as required by Section

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163.3177(2), Florida Statutes; and

WHEREAS, the City Commission found the adoption of the proposed amendment to promote the public health, safety, orderly growth and general welfare of the City and its residents, and further authorized their transmittal to DEO for a determination of completeness, in accordance with state law, unless timely challenged.

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

Section 1: Recitals: That the foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

Section 2: Adoption: The City Commission of the City of Miramar, Florida, hereby passes and adopts the following proposed amendment to Policy 1.14 of the Future Land Use Element of the City of Miramar Comprehensive Plan, as follows:

Policy 1.14 For an area to qualify as an Activity Center, pursuant to the provisions of the BCLUP, the following criteria must be met:

- a. The Activity Center shall include substantial housing opportunities and permits at least two (2) non-residential uses.
- b. Affordable housing needs of the Activity Center must be addressed within the City Comprehensive local land use plan.
- c. The Activity Center shall include park land and/or open space that is open to the public as a functional component.
- d. The Activity Center shall promote the development of key

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intersections or major transit stops to create nodes of development, and provide convenient access to mass transit and/or multi-modal facilities.

- e. Pedestrian circulation between non-residential activity nodes and residential to non-residential activity nodes should be based, at a maximum, on a ten (10) minute or half-mile walk.
- f. The Minimum and maximum FAR (Floor Area Ratio) for non-residential uses must be specified by the Miramar City Commission in the City Comprehensive Plan.
- g. The City of Miramar shall enter into an inter-local agreement with Broward County for monitoring development activity; said interlocal agreement to be executed no later than 180 consecutive days after the effective date of adoption.

The following area has been designated Activity Center within the BCLUP.

Miramar Transit Oriented Corridor (TOC)

General Location: The Miramar TOC, also referred to as Miramar Activity Center II on the BCLUP, totals approximately 439.7 acres. It is generally bounded: to the East east, by SW 66th Avenue; to the North north, by Pembroke Road; to the East east, by State Road 7/US 441; and to the South south, by County Line Road.

Land use program: The permitted uses, as well as the density and intensity of land uses within the Miramar TOC shall be as follows:

- Residential: 3,406 dwelling units*
755 Single-Family Dwelling Units*
2,651 Multi-Family Dwelling Units
- Commercial: 2,500.000 square feet

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- Office: 2,000,000 ~~2,500,000~~ square feet
- Hotels: 250 rooms
- Park: 61.31 acres minimum**

* Single-family dwelling unit count includes 32 mobile home units.

** Park acreage includes Snake Warrior's Island Park (55 acres), Miramar Athletic Park (5.71 acres), and the City's proposed Miramar Athletic Park Addition (0.6 acres). Acquisition of the Miramar Athletic Park Addition site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

~~*The maximum allowable number of dwelling units within the Miramar TOC includes:~~

- ~~❖ 1,883 mid-rise units~~
- ~~❖ 659 3-bedroom townhouse units~~
- ~~❖ 623 single-family units~~
- ~~❖ 209 2-bedroom garden apartment units and~~
- ~~❖ 32 mobile homes.~~

~~**Park acreage includes:~~

- ~~❖ Miramar Athletic Park: _____ 5.71 acres~~
- ~~❖ Snake Warrior's Island Park: _____ 55.0 acres~~
- ~~❖ Miramar Athletic Park Addition: _____ .6 acre***~~

~~*** Miramar Athletic Park Addition was acquired through the Broward County Safe Parks and Land Preservation Bond Program.~~

Section 3: Transmittal: The City Commission of the City of Miramar, Florida, hereby authorizes the Acting City Manager to transmit the appropriate number of copies of this Ordinance and the City Comprehensive Plan, as amended herein, to the Broward County Planning Commission, the State of Florida Department of Economic

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Opportunity and to any other governmental agency having jurisdiction with regard to the approval of same in accordance with, and pursuant to Chapter 163, Florida Statutes, and to keep available copies of the amended Comprehensive Plan available for public review and examination at the Miramar Community and Economic Development Department.

Section 4: 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 5: Interpretation. In interpreting the provisions of Section 2. of this Ordinance, the following rules and symbols shall apply:

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

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

Section 6: Scrivener's Error: The City Attorney is hereby authorized to correct scrivener's errors found in this Ordinance by filing a corrected copy with the City Clerk.

Section 7: Recertification: The City Commission requests recertification of
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6/14/18

the City of Miramar Comprehensive Plan by the Broward County Planning Council.

Section 8: Effective Date: That Sections 1., 3., 4., 5., 6., 7., and 8. of this Ordinance shall take effect immediately upon adoption. Section 2. of this Ordinance and the associated amendment shall become effective thirty-one (31) days after the State Land Planning Agency notifies the City that the plan amendment packet transmitted is complete.

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
Weiss Serota Helfman
Cole & Bierman, P. L.

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6/14/18

<u>Requested by Administration</u>	<u>Voted</u>
Commissioner Winston F. Barnes	_____
Commissioner Maxwell B. Chambers	_____
Vice Mayor Yvette Colbourne	_____
Commissioner Darline B. Riggs	_____
Mayor Wayne M. Messam	_____

Passed 1st
Reading

17. **FIRST READING** of Temp. Ord. #O1690 relating to comprehensive planning; making findings; amending the Goals, Objectives and Policies of the Future Land Use Element of the City's adopted Comprehensive Plan; revising Policy 1.14 to modify the distribution and intensity of the approved mix of uses within the **Transit-Oriented Corridor** land use category; collapsing the allocation of the residential uses into single-family (755 dwelling units) and multifamily units (2,651 dwelling units); reducing the allocation of office uses from 2,500,000 square feet to 2,000,000 square feet; providing for transmittal to Broward County and the State of Florida Department of Economic Opportunity; providing for repeal; providing for severability/interpretation; providing for correction of scrivener's errors; providing for recertification; providing for codification; and providing for an effective date (***Continued from the Meeting of 06/20/2018***) (*Community & Economic Development Director Eric Silva*)

SECOND READING DATE TBD

Passed 1st
Reading

18. **FIRST READING** of Temp. Ord. #O1694 amending the City Code Chapter 2 "Administration," Article XII "Procurement," Division 1 "Generally," Section 2-405 "Definitions," to amend the definition of small purchases; amending Division 2 "Procurement Organization," Section 2-412 "Award Authority," to increase the City Manager's award authority to \$75,000 and allow the City Manager to **delegate contract approval and execution authority**; amending Division 3 "Source Selection and Contract Formation," Section 2-420 "Bid Thresholds," to increase the bid threshold to \$75,000; amending Section 2-421 "Competitive Sealed Bidding," to increase the threshold for the cone of silence to \$75,000; amending Section 2-423 "Small Purchases" increasing the amount of small purchases to \$75,000 or less; providing for severability; providing for codification; and providing for an effective date. (***Continued from the meeting of 06/20/18***) (*Procurement Director Alicia Ayum*)

SECOND READING SCHEDULED FOR August 22, 2018

PUBLIC HEARINGS

MINUTES OF THE CITY OF MIRAMAR PLANNING AND ZONING BOARD MEETING

JUNE 12, 2018

V. LOCAL PLANNING AGENCY PUBLIC HEARING:

1. **City-initiated Land Use Plan Amendment:** The City is seeking to amend the texts of the Future Land Use Element of its adopted Comprehensive Plan, more specifically at Policy 1.14, by modifying the land use distribution and intensity of the approved mix of uses in the Transit Oriented Corridor land use category. In compliance with Section 163.3174(4)(a), F.S., and Section 303.6 of the City LDC, Planning and Zoning Board consideration and recommendation are required prior to City Commission final consideration and adoption. *(continued from the last meeting)*

Presenter: Nixon Lebrun, Senior Planner

Senior Planner Nixon Lebrun gave a PowerPoint presentation of the proposed amendment, as detailed in the backup.

Chairperson Thompson asked if there had been any traction from developers in the area that sparked the subject rezoning change.

Mr. Lebrun replied that there has been so far no interest from developers to build mid-rise apartment units, with the more than 1800 such approved units remaining untouched. However, the demand has been single-family, townhomes and garden apartments has been relatively strong, which led to the quick depletion of these residential unit types in the TOC. Mr. Lebrun added that there remain less than 10 single-family units, 20 townhome units and 14 garden apartment units. It is the intent of this land use amendment to adjust to the market and create one big pool of multifamily units with no restrictions on the types of multifamily units that can be built in the area.

Chairperson Thompson opened the discussion to the public and received no input.

Chairperson Thompson asked for a motion to find the proposed amendments as presented by City staff, to be in compliance with State law and internally consistent with the City's Comprehensive Plan, and to forward same to the City Commission for further consideration by the City Commission. A motion made by Member Scialabba and seconded by Member Lomax was unanimously passed by the members in attendance, 4-0.

EXHIBIT C

**TRANSIT ORIENTED CORRIDOR/MIRAMAR ACTIVITY CENTER II
Legal Description**

All that certain tract of land located in the northeast corner of the City of Miramar, being herein described as follows:

Beginning the point of intersection of the centerlines of Pembroke Road and State Road 7, (U.S. Highway 441) and running: west along the centerline of Pembroke Road to the intersection of the centerlines of Pembroke Road and Southwest 66th Avenue;

Thence, South along the centerline of Southwest 66th Avenue to the intersection of centerlines of Southwest 66th Avenue and Southwest 19th Avenue;

Thence, East along the centerline of Southwest 19th Street to the intersection of the centerlines of Southwest 19th Street and Southwest 61st Avenue;

Thence, South along the centerline of Southwest 61st Avenue to the intersection of the centerlines of Southwest 61st Avenue and Southwest 25th Street;

Thence, West along the centerline of Southwest 25th Street to the intersection of the centerlines of Southwest 25th Street and Southwest 64th Avenue;

Thence, South along the centerline of Southwest 64th Avenue the intersection of the centerline of Southwest 64th Avenue extended to a point along the South line extended easterly of Lot 24, Block 1, Miramar Isles, Section 1, Plat Book 56, Page 13, Broward County Record;

Thence, west along said South line of Lot 24, Block 1, to a point on the East line of Lot 1, Block 5, Miramar Isles, Section 1, Plat Book 56, Page 13, Broward County Records;

Thence, South along the East line of said Block 5, Miramar Isles, Section 1, extended across Emerald Lakes Drive (SW 40th Court) and along the East line of Lot 1, Block 6, Miramar Isles, Section 1, also recorded in Plat Book 56, Page 13, Broward County Records, said East line of Lot 1, Block 6 extended to the centerline of County Line Road;

Thence, East along the centerline of County Line Road the intersection of the centerlines of County Line Road and State Road 7(U.S. Highway 441);

Thence, North along the centerline of State Road 7 (U.S. Highway 441) to the intersection of the centerlines of State Road 7 and Pembroke Road, the point of beginning.

Said lands lying in the City of Miramar, Broward County and containing 14, 837,842.8 square feet or 439.70 acres more or less.



0 550 1,100 Feet

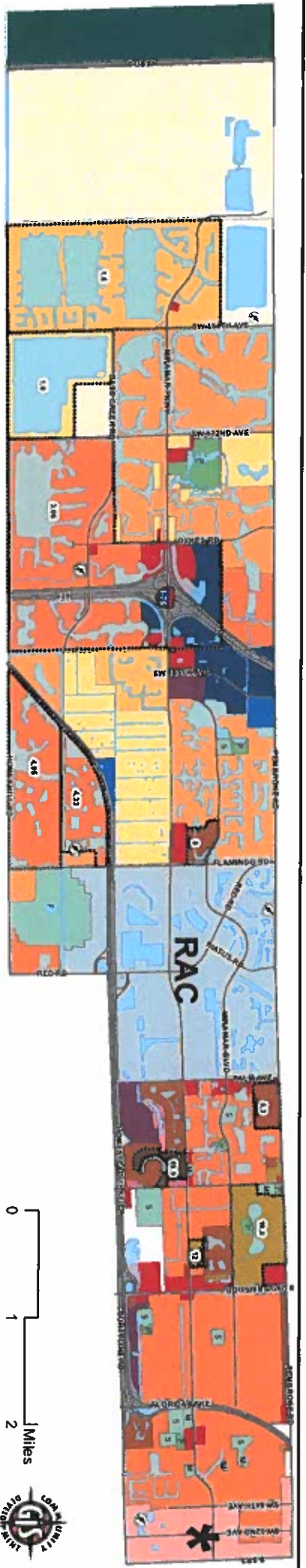


Miramar Activity Center II Boundary Map



Future Land Use Map

2200 Civic Center PL
Miramar FL 33025
<http://www.miramarfl.gov>



Legend

- RURAL
 - ESTATE (1 DU/AC)
 - LOW 2
 - LOW 3
 - LOW 5
 - LOW MEDIUM 10
 - MEDIUM 16
 - MEDIUM HIGH 25
 - COMMERCIAL
 - TRANSIT ORIENTED CORRIDOR
 - RAC REGIONAL ACTIVITY CENTER
 - INDUSTRIAL
 - EMPLOYMENT CENTER
 - OFFICE PARK
 - COMMERCIAL RECREATION
 - INSTITUTIONAL & PUBLIC FACILITY
 - RECREATION & OPEN SPACE
 - CONSERVATION
 - UTILITIES
 - Known Archeological Sites
 - Maximum Density
 - Waterbodies
 - Transportation
 - INSTITUTIONAL & PUBLIC FACILITY
- S = School
F = Federal
M = Municipal

* Land Use Categories Affected by the Proposed Amendment

PROPOSED 2017 BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT

Miramar Activity Center II

Acreage: Approximately 439.7 acres

General Location: Located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.

Density and Intensity of Land Uses:

Residential Land Uses: 3,406 dwelling units*

Office Land Uses: ~~2,500,000~~ 2,000,000 square feet

Commercial Land Uses: 2,500,000 square feet

Hotel: 250 rooms

Parks: 61.31 acres minimum**

Remarks:

*Consisting of 1,883 mid-rise units, ~~659 (3-bedroom) townhouse units~~, ~~623 single-family units~~, ~~209 (2-bedroom) garden apartment units~~, and 755 single-family dwelling units (including 32 mobile homes) and 2,651 multifamily dwelling units.

Formatted: Justified

**Park acreage includes Snake Warrior's Island Park (55 acres), Miramar Athletic Park (5.71 acres), and the City's proposed Miramar Athletic Park Addition (0.6 acres). Acquisition of the Miramar Athletic Park Addition site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

Note: Underlined words are proposed additions, ~~struck-through~~ words are proposed deletions.



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM
UTILITIES DEPARTMENT**

TO: Nixon Lebrun, AICP, MPA, CFM, Senior Planner
FROM: Evelyn Valerio, PE, Utility Engineer
DATE: July 9, 2018
SUBJECT: Review of Transit Oriented Corridor Documents

On July 9, 2018, the Utilities Department reviewed the Analysis of Public Facilities and Services section of the application and more specifically, subsections A. Potable Water Analysis, and B. Sanitary Sewer Analysis. Upon completing the review, the Department concludes that the information conveyed in these sections of this land use plan amendment is essentially correct.



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM
UTILITIES DEPARTMENT**

TO: Nixon Lebrun, AICP, MPA, CFM, Senior Planner
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Lebrun, Nixon

From: Mittelberg, Mabelle <mmittelberg@broward.org>
Sent: Monday, May 21, 2018 12:59 PM
To: Lebrun, Nixon
Cc: Silva, Eric B.; Hughes, Richard
Subject: RE: Miramar TOC Land Use Plan Amendment
Attachments: BCT LUPA (Sample).pdf

Good afternoon Mr. Lebrun,

Please see Broward County's **LUPA application**. To clarify, you will need to submit the following:

- LUPA memo on your letterhead
- Section G Mass Transit Analysis (Note: you have already answered the required questions. Please add to the letterhead package)
- Map(s) of the amendment site

Please note that the sample provided is only to show what is required by the applicant. Please also note that this is an older sample so the questions will not be the same. Please keep my contact information on the LUPA memo and under any correspondence from a transit provider contact information. If you so choose, you can attach additional maps or information but this is not required.

If you have any questions, please feel free to contact me. Thank you and have a great day.

Best regards,

Mabelle



Mabelle M. Mittelberg – Service Planner
Service and Capital Planning
Broward County Transit Division
1 N. University Drive, Ste 3100A Plantation, FL 33324
Office (954) 357-8554 Fax (954) 357-8482
Email mmittelberg@broward.org
Website <http://www.broward.org/bct>

From: Lebrun, Nixon [mailto:nlebrun@miramarfl.gov]
Sent: Tuesday, May 15, 2018 9:00 AM
To: Mittelberg, Mabelle <mmittelberg@broward.org>
Cc: Silva, Eric B. <esilva@miramarfl.gov>; Hughes, Richard <rhughes@miramarfl.gov>
Subject: FW: Miramar TOC Land Use Plan Amendment

Good morning Mabelle,

It was a pleasure talking to you last Thursday. Along with a synopsis of the change being proposed, I have attached a draft of the Mass Transit Analysis for the above-captioned LUPA, which the City is getting ready to submit to the Broward County Planning Council. Could you please review it and provide some feedback before the formal submittal?

As usual, your assistance will be greatly appreciated.

Best regards,



Nixon Lebrun, AICP, MPA, CFM

Senior Planner | Community & Economic Development Department
City of Miramar | 2200 Civic Center Place, Miramar, FL 33025
O: 954.602.3281 | F: 954.602.3497 | nlebrun@miramarfl.gov
Hours: M – Th., 7am – 6pm, F – Closed | www.miramarfl.gov

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Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Lebrun, Nixon

From: Trapani, Ralph A.
Sent: Tuesday, July 17, 2018 9:30 AM
To: Lebrun, Nixon; Buxton-Tetteh, Bernard; Glatthorn, Stephen
Cc: Silva, Eric B.; Hughes, Richard; Alpert, Michael; Vazquez, Hector
Subject: RE: TOC Activity Center Amendment Application and Full Report 07012018

The City's solid waste disposal contractor has sufficient capacity to accommodate the proposed land use change.



#OurMiramar60

RALPH TRAPANI, *Solid Waste Manager*
Public Works Department
City of Miramar | 13900 Pembroke Road
Building L,
Miramar, Florida 33027
Hours: M – Th 7am – 6pm | F - Closed
O: 954.883.6832 | F: 954.602.3485 | ratrapani@miramarfl.gov
Celebrating 60 Years of Beauty & Progress | www.miramarfl.gov



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From: Lebrun, Nixon
Sent: Tuesday, July 17, 2018 9:08 AM
To: Buxton-Tetteh, Bernard <bbuxton-tetteh@miramarfl.gov>; Trapani, Ralph A. <ratrapani@miramarfl.gov>; Glatthorn, Stephen <sglatthorn@miramarfl.gov>
Cc: Silva, Eric B. <ebsilva@miramarfl.gov>; Hughes, Richard <rhughes@miramarfl.gov>; Alpert, Michael <malpert@miramarfl.gov>; Vazquez, Hector <havazquez@miramarfl.gov>
Subject: RE: TOC Activity Center Amendment Application and Full Report 07012018

Good morning all,

The Interim City Manager has signed the letter authorizing CED to transmit the above-captioned application to the County. I have only received the confirmation response from Utilities for potable water and sanitary sewer. I am still awaiting response for solid waste stating the City has enough capacity to accommodate the proposed land use change and thus have no objection. Please provide response so I can transmit the application.

Thank you!



Nixon Lebrun, AICP, MPA, CFM

Senior Planner | Community & Economic Development Department
City of Miramar | 2200 Civic Center Place, Miramar, FL 33025
O: 954.602.3281 | F: 954.602.3497 | nlebrun@miramarfl.gov
Hours: M – Th., 7am – 6pm, F – Closed | www.miramarfl.gov

It's Right Here In Miramar... And So Are You!



From: Lebrun, Nixon

Sent: Monday, July 09, 2018 10:12 AM

To: Buxton-Tetteh, Bernard <bbuxton-tetteh@miramarfl.gov>; Trapani, Ralph A. <ratrapani@miramarfl.gov>; Glatthorn, Stephen <sglatthorn@miramarfl.gov>

Cc: Silva, Eric B. <ebsilva@miramarfl.gov>; Hughes, Richard <rhughes@miramarfl.gov>; Alpert, Michael <malpert@miramarfl.gov>

Subject: TOC Activity Center Amendment Application and Full Report 07012018

Good morning all,

As you may know, at the July 3 meeting, the City Commission passed on first reading an ordinance to transmit a proposed land use plan amendment to the Transit Oriented Corridor land use designation, which involves the area lying between State Road &, County Line Road, SW 64/66 Avenue and Pembroke Road to the Broward County Planning Council. I am preparing to send the application and I would like you to review for one last time the specific subsection in the Analysis of Public Facilities and Services section, which involves your discipline and follow up with an email or preferably a memo confirming the enclosed findings. I will be submitting the City Manager Transmittal Letter to the City Manager's Office for his signature today and will be sending the package to the County by week's end, in conformity with state law and County Code. Your prompt response to this matter will be greatly appreciated.

Please feel free to contact me with any question.

Thanks,



Nixon Lebrun, AICP, MPA, CFM

Senior Planner | Community & Economic Development Department
City of Miramar | 2200 Civic Center Place, Miramar, FL 33025
O: 954.602.3281 | F: 954.602.3497 | nlebrun@miramarfl.gov
Hours: M – Th., 7am – 6pm, F – Closed | www.miramarfl.gov

It's Right Here In Miramar... And So Are You!



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Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

Nixon Lebrun
Senior Planner
Community & Economic Development Department
2200 Civic Center Place
Miramar, FL 33025

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: "TOC/ Miramar Activity Center II" Land Use Plan Amendment – Drainage Analysis

Mr. Lebrun:

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

Sincerely,

A handwritten signature in black ink, appearing to be "J. Heilman", written in a cursive style.

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

May 23, 2018

Lebrun, Nixon

From: Mittelberg, Mabelle <mmittelberg@broward.org>
Sent: Monday, May 21, 2018 12:59 PM
To: Lebrun, Nixon
Cc: Silva, Eric B.; Hughes, Richard
Subject: RE: Miramar TOC Land Use Plan Amendment
Attachments: BCT LUPA (Sample).pdf

Good afternoon Mr. Lebrun,

Please see Broward County's **LUPA application**. To clarify, you will need to submit the following:

- LUPA memo on your letterhead
- Section G Mass Transit Analysis (Note: you have already answered the required questions. Please add to the letterhead package)
- Map(s) of the amendment site

Please note that the sample provided is only to show what is required by the applicant. Please also note that this is an older sample so the questions will not be the same. Please keep my contact information on the LUPA memo and under any correspondence from a transit provider contact information. If you so choose, you can attach additional maps or information but this is not required.

If you have any questions, please feel free to contact me. Thank you and have a great day.

Best regards,

Mabelle



Mabelle M. Mittelberg – Service Planner
Service and Capital Planning
Broward County Transit Division
1 N. University Drive, Ste 3100A Plantation, FL 33324
Office (954) 357-8554 Fax (954) 357-8482
Email mmittelberg@broward.org
Website <http://www.broward.org/bct>

From: Lebrun, Nixon [mailto:nlebrun@miramarfl.gov]
Sent: Tuesday, May 15, 2018 9:00 AM
To: Mittelberg, Mabelle <mmittelberg@broward.org>
Cc: Silva, Eric B. <ebsilva@miramarfl.gov>; Hughes, Richard <rhughes@miramarfl.gov>
Subject: FW: Miramar TOC Land Use Plan Amendment

Good morning Mabelle,

It was a pleasure talking to you last Thursday. Along with a synopsis of the change being proposed, I have attached a draft of the Mass Transit Analysis for the above-captioned LUPA, which the City is getting ready to submit to the Broward County Planning Council. Could you please review it and provide some feedback before the formal submittal?

As usual, your assistance will be greatly appreciated.

Best regards,



Nixon Lebrun, AICP, MPA, CFM

Senior Planner | Community & Economic Development Department

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Hours: M – Th., 7am – 6pm, F – Closed | www.miramarfl.gov

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