

EXHIBIT 4

MAP 1

BROWARD COUNTY LAND USE PLAN  
GENERALIZED LOCATION MAP

PC 09-1



MAP 2  
AERIAL PHOTOGRAPH  
Amendment PC 09-1

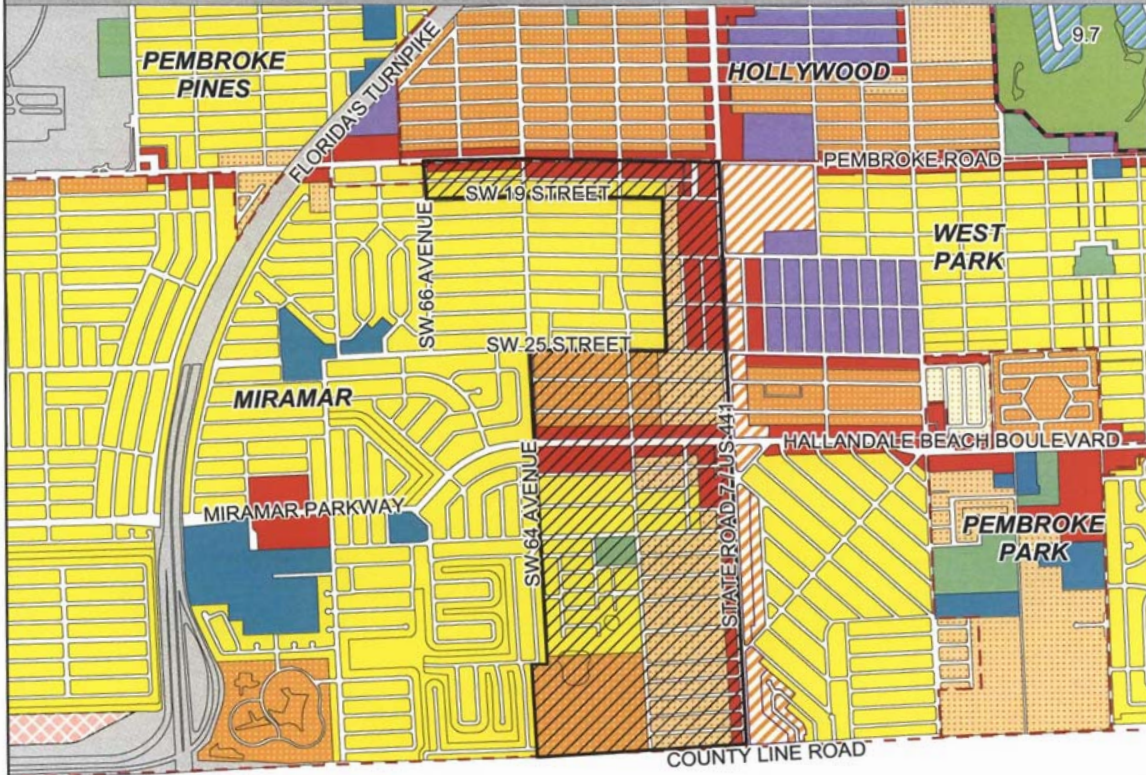


**MAP 3**  
**BROWARD COUNTY LAND USE PLAN**  
**FUTURE LAND USE DESIGNATIONS**  
**Amendment PC 09-1**

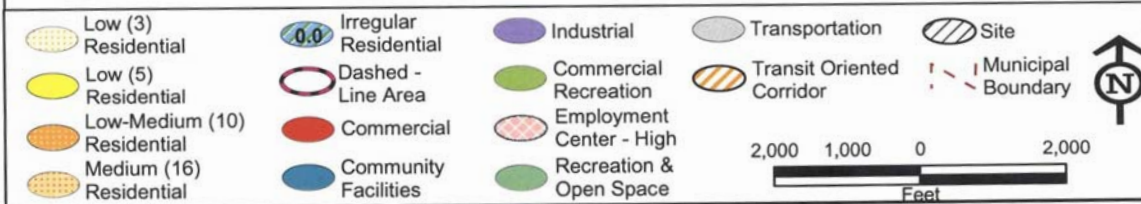
**Current Land Uses:** 126.4 ACRES OF MEDIUM (16) RESIDENTIAL,  
 107.3 ACRES OF COMMERCIAL, 107.2 ACRES OF LOW (5) RESIDENTIAL,  
 92.8 ACRES OF LOW-MEDIUM (10) RESIDENTIAL, AND  
 6.0 ACRES OF RECREATION AND OPEN SPACE

**Proposed Land Use:** TRANSIT ORIENTED CORRIDOR

**Acreage:** Approximately 439.7 acres



**MIAMI-DADE COUNTY**



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 09-1**  
**(CORRESPONDING TO PROPOSED TEXT AMENDMENT PCT 09-1)**  
**(MIRAMAR)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*February 17, 2009*

Planning Council staff finds the proposed amendment to be generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment to the Broward County Land Use Plan be approved.

*II. Planning Council Transmittal Recommendation*

*February 26, 2009*

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 12-0; Bigio, Bruck, Case, Castillo, Castro, S. Cooper, Fisher, Julian, Mallozzi, Outler, Willett and Williams)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 09-1**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Site Characteristics
- A. Size: Approximately 439.7 acres
- B. Location: In Sections 23, 24 and 25, Township 51 South, Range 41 East; generally located on the west side of State Road 7/U.S. 441, between Pembroke Road and County Line Road.
- C. Existing Uses: Single-family residential, multi-family residential, commercial, educational facility, religious institution, parks and recreation, and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: Approximately:  
126.4 acres of Medium (16) Residential  
107.3 acres of Commercial  
107.2 acres of Low (5) Residential  
92.8 acres of Low-Medium (10) Residential  
6.0 acres of Recreation and Open Space
- B. Proposed Designation: Transit Oriented Corridor (TOC) consisting of:  
Commercial: 2,500,000 square feet  
Office: 2,500,000 square feet  
Residential: 3,406 dwelling units:  
1,883 mid-rise units  
659 townhouse units  
(3-bedroom)  
623 single-family units  
209 garden apartments  
(2-bedroom)  
32 mobile homes  
Hotel: 250 rooms  
Recreation and  
Open Space: 61.31 acres minimum

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

**IV. Broward County Land Use Plan (BCLUP) Designations (continued)**

- C. *Estimated Net Effect:*                      Reduction of 107.3 acres designated for commercial use  
Reduction of 80 dwelling units [3,486 dwelling units currently permitted by the Broward County Land Use Plan]  
Addition of 250 hotel rooms  
Addition of 55.31 acres of open space

**V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site**

- A. *Existing Uses:*                      *North:*      Commercial and single-family residential  
*East:*        Commercial, gas station and vacant  
*South:*      Commercial, single-family residential and multi-family residential  
*West:*        Single-family residential
- B. *Planned Uses:*                      *North:*      Commercial (City of Hollywood) and Low (5) Residential  
*East:*        Transit Oriented Corridor (West Park)  
*South:*      Low (5) Residential, Commercial and Low-Medium (6-13) Residential (Miami-Dade County)  
*West:*        Low (5) Residential

**VI. Applicant/Petitioner**

- A. *Applicant:*                              City of Miramar
- B. *Agent:*                                    City of Miramar
- C. *Property Owner:*                      There are numerous property owners in the subject area.

**VII. Recommendation of Local Governing Body:**

The City of Miramar recommends approval. The City is anticipating the adoption of the corresponding local amendment in August of 2009.

## **INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

### ***VIII. Applicant's Rationale***

The applicant states: "The amendment is the next step in the process for the City to begin implementing the community vision plan created by the Miramar/West Park Charrette conducted February 5 to February 11, 2005 ("The State Road 7/U.S. 441 Strategic Master Plan"). This plan aims to improve conditions along the corridor, including development types and intensities, and enhanced transportation options.

As a major north-south transit route, the SR 7/US 441 corridor has the County's highest transit ridership levels. The corridor is currently designated by Broward County as a "Premium" transit corridor and major transit investment for Rapid Bus or Bus Rapid Transit service is proposed in the near term. Longer term projections indicate that light-rail service may be provided along this designated premium transit corridor. Supporting land uses and densities are encouraged to enhance future transit investments. The existing Future Land Use Map designations along the corridor provide limited opportunity for transit-supportive development.

The proposed Transit Oriented Corridor future land use designation will provide the necessary mix and intensity of land uses, appropriate residential density and design features that encourage the creation of an environment that promotes and supports transit use and a sense of place currently lacking along the corridor. The proposed uses are consistent with the Urban Land Institute (ULI) Regional Market Study conducted for the corridor and the Charrette Master Plan. Specific attention has been provided in the development of this plan to ensure that redevelopment enhances and preserves existing residential areas near the corridor."

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 09-1**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

*I. Potable Water/Sanitary Sewer/Drainage/Solid Waste/Parks & Recreation*

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage, solid waste services, and park and recreation acreage will be available to serve the proposed land use. See Attachment 1.

**Update: February 26, 2009:** Planning Council staff revised Attachment 1 to include Sanitary Sewer information. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, Planning Council staff notes that this amendment would result in a projected reduction in water supply demand. Planning Council staff notes that the facilities and services analysis was conducted per Broward County Land Use Plan Policy 10.04.12, which permits non-residential uses within the proposed “Transit Oriented Corridor” to be analyzed based upon the adopted intensity standards of the City of Miramar’s land use element. See Attachment 9.A.

*II. Transportation*

The proposed amendment from various land use categories to the “Transit Oriented Corridor” (TOC) land use category is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 1,062 p.m. peak hour trips. Planning Council staff notes that the transportation impact analysis was conducted consistent with BCLUP Policy 10.04.12 which permits the analysis for TOC proposals to be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element rather than the alternative 10,000 square feet per gross acre utilized for non-residential impact analysis. See Attachment 9.A. As such, the proposed amendment will not adversely impact the operating conditions of the regional transportation network. See Attachment 2. It is noted that, independent of this land use plan amendment traffic analysis, any new development within the amendment area will be subject to Broward County “Transit Oriented Concurrency” fees and provisions.

Independent of the proposed amendment, State Road 7, between County Line Road and Pembroke Road, is currently and projected to operate at level of service (LOS) “F.” Further, County Line Road, between Florida’s Turnpike and State Road 7, is currently operating at a LOS “C” and projected to operate at LOS “F”. Pembroke Road, between Southwest 62 Avenue and Southwest 68 Avenue, is currently and

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### ***II. Transportation (continued)***

projected to operate at LOS "F." Miramar Parkway, from University Drive to State Road 7, is currently and projected to operate at LOS "F."

The amendment site is serviced by several Broward County Transit routes and a community bus route. High performance transit for State Road 7 includes the Broward County Transit 441 Breeze. Additional transit routes include: Route 5 along Pembroke Road; Route 17 along Pembroke Road and State Road 7; Route 18 along State Road 7; Route 28 along Hallandale Beach Boulevard/Miramar Parkway; and the Yellow Route Miramar Community Shuttle.

In accordance with the Broward County Transit Development Plan (TDP) for Fiscal Year 2009-2018, planned service improvements to Broward County Transit routes include weekday peak headway improvements for Routes 5, 28 and 441 Breeze; weekday and Saturday span of service for Route 5; and route extensions for Routes 18 and 441 Breeze. In accordance with the Long Range Transportation Plan (2030 Update), planned improvements include Bus Rapid Transit (BRT)/State Road 7 Transit "Bridge" and weekday headway improvements for Routes 5, 17, 18 and 28.

In addition, the Broward County Transportation Department (Broward County Transit) staff report of October 23, 2008, supports the proposed amendment. See Attachment 3.

### ***III. Public Schools***

A student generation analysis was prepared and submitted by the City of Miramar, based on the mix of dwelling units defined in the corresponding text amendment. The analysis states that the amendment would not generate additional students into Broward County Public Schools and would result in a projected decrease of students. See Attachment 4.A. The Broward County School Board staff states that the amendment as submitted would result in a net decrease of students into Broward County Public Schools at each school level. See Attachment 4.B.

**Update: February 26, 2009:** Planning Council staff has received additional information from the School Board regarding student generation rates. See Attachment 12.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 09-1**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist on or in the immediate vicinity of the proposed amendment site. See Attachment 5.

*II. Wetlands*

The EPGMD report indicates that a 12-acre wetlands mitigation area is located at the Snake Warrior's Island Nature Park, which is in the southwestern portion of the amendment site. The EPGMD states that no impact to wetlands is anticipated from the land use amendment. The EPGMD staff indicates that filling or excavation of any wetlands or surface waters will require an Environmental Resource License from EPGMD. See Attachment 5.

*III. Other Natural Resources*

The EPGMD report states that the proposed land use designation is not expected to have a negative impact on upland resources. Tree removal or relocations within County owned lands or roads are subject to the County Tree Ordinance. See Attachment 5.

Further, the EPGMD report indicates that a small portion of the central-western area of the proposed amendment site is currently within Zone 3 of the City of Miramar Wellfield. Special restrictions apply under the Broward County's Wellfield Protection regulations and hazardous materials licensing procedures, which involves the licensing of facilities that store, handle, produce, use or manufacture regulated substances. See Attachment 5. It is noted that no industrial uses are proposed for the subject site.

Planning Council staff notes the EPGMD report lists several contaminated sites within or adjacent to the proposed amendment area. See Attachment 5. Planning Council staff has included supplemental information regarding such contaminated sites. See Attachment 6. The City has indicated that the identified sites will be addressed through the redevelopment efforts for this area, consistent with regulatory requirements.

**REVIEW OF NATURAL RESOURCES (continued)**

*IV. Historical/Cultural Resources*

The Broward County Historical Commission (BCHC) report states that there are several areas along the corridor that contain parcels which are Florida Master Site File historic structures, archaeological sites, and cemetery resources. The BCHC staff recommends that the City of Miramar update the Historical Section of the County Land Use Plan Amendment application, and identify how it will protect or mitigate the impact on the identified resources. See Attachment 7. The City has responded to the BCHC recommendations in this regard, and has agreed to ensure that all preservation issues are addressed with the respective agency prior to development or redevelopment of the amendment site. See Attachment 8.A. The BCHC has issued updated comments stating their comments have been adequately addressed. See Attachment 8.B.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 09-1**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The subject land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 1.07.07, as the proposed amendment does not propose any additional residential units to the BCLUP.

*II. Broward County Land Use Plan Goals, Objectives and Policies*

The proposed amendment furthers the following goal and policy of the Broward County Land Use Plan:

Policy 10.01.01      Encourage the use of mixed land use development regulations in those areas where compatible mixed land use patterns currently exist or are planned.

Goal 17.00.00      Direct growth to identified urban infill, urban redevelopment and downtown revitalization areas within Broward County in order to discourage urban sprawl, reduce development pressures on rural lands, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential and cultural activities.

In addition, the proposed amendment has been evaluated for consistency and compliance with the objective, policies and implementation criteria of the Broward County Land Use Plan regarding “Transit Oriented Corridor.” See Attachment 9.A.

*III. Other Pertinent Information*

This proposed map amendment corresponds to Broward County Land Use Plan text amendment PCT 09-1.

The City of Miramar indicates that this amendment is consistent with the “Miramar/West Park” Charrette Master Plan and Urban Land Institute Regional Market Study. The proposed TOC area, in accordance with the Charrette Master Plan, aims to improve conditions along the State Road 7/U.S. 441 corridor by fostering mixed-use development, enhancing transportation options, and discouraging urban sprawl.

**OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)**

*III. Other Pertinent Information (continued)*

**Update: February 26, 2009:** Planning Council staff has received information from the City of Miramar regarding community meetings held by the City of Miramar. See Attachment 13.

Comments regarding this amendment were solicited from the adjacent cities of Pembroke Pines, Hollywood and Miami Gardens (Miami-Dade County). No comments have been received as of this writing.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 09-1**

**PLANNING ANALYSIS**

The City of Miramar is proposing the “Transit Oriented Corridor” (TOC) land use designation as a means to facilitate redevelopment and to implement its State Road 7/US 441 Corridor Master Plan. The TOC land use designation was adopted by Broward County in December 2004 pursuant to the findings of the County’s Evaluation and Appraisal Report regarding transit oriented future land use categories. The TOC future land use category facilitates mixed-use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit).

Our analysis finds that the amendment would further several goals, objectives and policies of the Broward County Land Use Plan (BCLUP) which speak to the promotion of mixed-use development through innovative land development regulations, and to develop and implement land use programs to encourage redevelopment activities.

The proposed amendment is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 1,062 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment will not adversely impact the operating conditions of the regional transportation network.

Our review indicates that the proposed amendment is generally in compliance with the BCLUP policies concerning the “Transit Oriented Corridor” (TOC) land use designation, noting the subject area will support mass transit use by having approximately 381 acres, or 87 percent, of the proposed amendment area within a quarter-mile of Broward County fixed route transit facilities, and/or City of Miramar community bus shuttle service. The remaining approximate 13 percent which is not within one-quarter mile of transit generally corresponds with Snake Warrior Island Park. In addition, several short and long range transit improvement projects will support the TOC land use designation. These projects include continued service of the Yellow Route community shuttle, the Bus Rapid Transit (BRT)/State Road 7 Transit “Bridge,” headway improvements to Routes 5, 17, 18, 28 and 441 Breeze, additional span of service for Route 5 and route extensions for Routes 18 and 441 Breeze. See Attachment 9.B.

The proposed amendment seeks to permit mixed-use development, including 3,406 dwelling units, over five million square feet combined of office and commercial uses, hotel use and open space use on approximately 439.7 acres. It is noted that the proposed mixed-use project is bordered by several single-family residential developments to the north, south and west of the area, as well as the City of West Park’s “Transit Oriented Corridor” to the east. Regarding compatibility with existing and future land uses, it is Planning Council staff’s understanding that the City of Miramar plans to phase development intensities and utilize city code requirements regarding buffering and setbacks to address the interface between these established lower density residential areas and the mixed-uses proposed within the corridor.

**PLANNING ANALYSIS (continued)**

The amendment does not propose to increase the overall number of currently permitted dwelling units within the subject area. However, it is the understanding of Planning Council staff that the City's intent is to direct a substantial portion of un-built permitted dwelling units away from existing established residential areas and towards the State Road 7/U.S. 441 major transportation corridor to encourage mixed redevelopment activities in support of and complimentary to the proposed TOC mainline. Based on the information submitted by the City, it is estimated that approximately 2,517 new dwelling units which are currently permitted yet un-built, would be available within the proposed TOC.

Planning Council staff's analysis also finds the following:

1. Based on the information available, adequate **potable water plant capacity and supply, and sanitary sewer, drainage and solid waste capacity and park acreage** will be available to serve the proposed land use.
2. The analysis indicates that the net effect of the amendment from largely "Commercial" and "Residential" planned land uses to the level of uses proposed for the "Transit Oriented Corridor" would not adversely impact the **regional transportation network**. See Attachment 2. It is further noted that development of the amendment area will be subject to Broward County "Transit Oriented Concurrency" mitigation fees and provisions. In addition, this area of the County is served by several existing and planned fixed-route, bus rapid transit and community routes. See Attachment 9.B.
3. Regarding impacts to public school facilities, the City of Miramar has prepared and submitted an analysis that the amendment as submitted would result in a net decrease of students into Broward County Public Schools at each school level.
4. The Broward County Historical Commission (BCHC) comments indicate the potential for historic resources within the amendment area. The BCHC report states that there are several areas along the corridor that contain parcels which are Florida Master Site File historic structures, archaeological sites, and cemetery resources. The BCHC staff recommended that the City of Miramar identify how it will protect or mitigate the impact on the identified resources. The City of Miramar has responded by revising the Historical section of the land use plan amendment application to include a list of all historic and archaeological resources within the amendment site. The City has agreed to ensure that all preservation issues are addressed with the respective agency prior to development or redevelopment of the amendment site.
5. It is felt that the intended location of mixed land uses along the major transportation corridor within the proposed TOC area, as stated by the City, would further the goals, objectives and policies of the Broward County Land Use Plan which speak to encouraging mixed uses in coordination with access to transit and pedestrian networks, facilitating redevelopment activities in dilapidated areas, and protecting the established character of residential areas.

**PLANNING ANALYSIS (continued)**

6. Concerning **affordable housing**, the City is not proposing any additional units be permitted by the Broward County Land Use Plan, therefore the proposal is not subject to Policy 1.07.07 of the Broward County Land Use Plan.
7. Regarding **open space**, the amendment as submitted proposes to restrict existing parks and recreation and open space lands (i.e. Miramar Athletic Park Addition, Miramar Athletic Park and Snake Warrior's Island Park) within the "Transit Oriented Corridor" land use designation to recreation and open space uses. In this regard, the corresponding text amendment proposes a minimum of 61.31 acres of recreation and open space uses.

In summary, Planning Council staff finds that the proposed amendment would further several goals, objectives and policies of the Broward County Land Use Plan which speak to promoting redevelopment plans, mixed uses and transit oriented development and may encourage mixed use redevelopment within the City of Miramar and the State Road 7/U.S. 441 corridor and we therefore recommend approval.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 09-1**

**ATTACHMENTS**

1. Broward County Planning Council Updated Supplemental Report of February 25, 2009
2. Broward County Planning Council Traffic Analysis of February 11, 2009
3. Broward County Transportation Department Report of October 23, 2008
4.
  - A. City of Miramar's Broward County Public School Student Generation Analysis
  - B. E-mail from Lisa Wight, Broward County School Board, to Gretchen Flores, Associate Planner, Broward County Planning Council, dated November 18, 2008
5. Broward County Environmental Protection & Growth Management Department Report of February 12, 2009
6. Supplemental information regarding contaminated sites
7. Broward County Historical Commission Report of October 27, 2008
8.
  - A. "Analysis of Natural and Historic Resources" section of the City of Miramar Transit Oriented Corridor Land Use Plan Amendment
  - B. E-mail from Matthew Defelice, County Archaeologist, Broward County Historical Commission, to Gretchen Flores, Associate Planner, Broward County Planning Council, dated February 10, 2009
9.
  - A. Broward County Land Use Plan Objective and Policies, "Transit Oriented Corridor," Planning Council Staff Review Comments
  - B. Map – Amendment site within ¼ mile of transit routes
  - C. City of Miramar Proposed Land Use Plan Text Amendment 07-CPA-01
10. Broward County Parks and Recreation Division Report of October 24, 2008
11. Broward County Public Works and Transportation Department, Water Management Division Report of January 26, 2009

**ATTACHMENTS (continued)**

**Update: February 26, 2009:**

12. Correspondence from Mohammed Rasheduzzaman, AICP, Planner, Growth Management Department, The School Board of Broward County, Florida, to Lorri Hall, Senior Planner, Community Development Department, City of Miramar, dated February 24, 2009
13. Correspondence from Harold C. Zombek, AICP, Community Development Director, City of Miramar, to Henry Sniezek, Executive Director, Broward County Planning Council, dated February 23, 2009

# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 09-1

Prepared: February 11, 2009

Updated: February 25, 2009 (Note: Underlined words are updates.)

#### ***DRAINAGE***

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from EPGMD will be required prior to any construction.

#### ***POTABLE WATER***

The proposed amendment will be served by the City of Miramar's Water Treatment Plants and the City of Hollywood Treatment Plant with a combined capacity of 57.39 million gallons per day (mgd). The current and committed demand of the treatment plants is 37.68 mgd, with 19.71 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 55.38 mgd, which expire in October 2028 and April 2028, respectively. The amendment will result in a net decrease in demand of 0.081 mgd. Planning Council staff utilized level of service of 350 gallons per day (gpd) per single-family dwelling unit, 300 gpd per mobile home unit, 250 gpd per multi-family dwelling unit, 0.1 gpd per square foot for commercial uses, 0.2 gpd per square foot for office uses, and 150 gpd per hotel room. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

#### ***RECREATION AND OPEN SPACE***

The City of Miramar has 746.38 acres in its open space and parks inventory. The projected population requires approximately 437.93 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will reduce the projected demand for local parks by 0.76 acres. The City of Miramar continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

#### ***SANITARY SEWER***

The proposed amendment site will be served by the City of Hollywood Southern Regional Wastewater Treatment Plant, with the exception of the area north of Southwest 25 Street which is served by septic tank and is planned to be transitioned to sanitary sewer facilities as part of the City's Eastern Redevelopment Septic Tank Conversion Improvement Program. The plant has a capacity of 48.75 mgd, with the City of Miramar having a reserved portion of 1.5 mgd. The current and committed demand of the treatment plant is 40.26 mgd, with 8.49 mgd available. The amendment will result in a net decrease in demand of 0.081 mgd. Planning Council staff utilized level of service of 350 gpd per single-family dwelling unit, 300 gpd per mobile home unit, 250 gpd per multi-family dwelling unit, 0.1 gpd per square foot for commercial uses, 0.2 gpd per square foot for office uses, and 150 gpd per hotel room. Sufficient sanitary sewer capacity will be available to serve the proposed amendment area.

## ***SOLID WASTE***

The proposed amendment site will be served by the Broward County Wheelabrator Facilities and the Broward County Interim Contingency (BIC) landfill. The Wheelabrator Facilities have a capacity of 1.6 million tons per year and a demand of 1.1 million tons per year. The BIC landfill has a capacity of 4,500,000 cubic yards and a demand of 40,000 – 50,000 tons per year. The amendment will result in a net decrease in demand of 16,737 pounds per day or 3,055 tons per year. Planning Council staff utilized level of service of 0.05 pound per square foot per day for office and commercial uses, and 8.9 pounds per day for residential and hotel uses. Sufficient solid waste capacity will be available to serve the proposed amendment area.

## ATTACHMENT 2

### TRAFFIC ANALYSIS

#### PC 09-1

Prepared: February 11, 2009

#### INTRODUCTORY INFORMATION

Jurisdiction: City of Miramar

Size: Approximately 439.7 acres

#### TRIPS ANALYSIS

##### Potential Trips - Current Land Use Designation

Current Designations:	126.4 acres of Medium (16) Residential 107.3 acres of Commercial 107.2 acres of Low (5) Residential 92.8 acres of Low-Medium (10) Residential 6.0 acres of Recreation and Open Space
Potential Development:	2,022 garden apartments 5,365,000 square feet of commercial use consisting of: 3,219,000 square feet of office use 2,146,000 square feet of retail use 536 single-family dwelling units 928 townhouse units 6.0 acres of recreation and open space use
Trip Generation Rate:	“ITE Equation (220) Apartment” “ITE Equation (710) General Office Building” “ITE Equation (820) Shopping Center” “ITE Equation (210) Single-Family Detached Housing”* “ITE Equation (230) Residential Condominium/Townhouse” “ITE Equation (411) City Park”
Total P.M. Peak Hour Trips:	$1,231 + 3,684 + 4,737 + 494 + 354 + 1 = 10,501$ peak hour trips

\* Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation - Seventh Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**TRIPS ANALYSIS (continued)**

**Potential Trips - Proposed Land Use Designation**

Proposed Designation:	Transit Oriented Corridor
Potential Development:	3,406 dwelling units consisting of: 1,883 mid-rise units 659 townhouse units 623 single-family dwelling units 209 garden apartments 32 mobile homes 2,500,000 square feet of commercial use 2,500,000 square feet of office use 250 hotel rooms 61.31 acres of recreation and open space use
Trip Generation Rate:	“ITE Equation (223) Mid-Rise Apartment” “ITE Equation (230) Residential Condominium/Townhouse” “ITE Equation (210) Single-Family Detached Housing” “ITE Equation (220) Apartments” “ITE Equation (240) Mobile Home Park” “ITE Equation (820) Shopping Center” “ITE Equation (710) General Office Building” “ITE Equation (310) Hotel” “ITE Equation (411) City Park”

Total P.M. Peak Hour Trips:  $830 + 262 + 517 + 123 + 19 + 4,872 + 2,677 + 137 + 2 = 9,439$  peak hour trips\*\*

**Net P.M. Peak Hour Trips** - 1,062 peak hour trips

**PLANNING COMMENTS**

The proposed amendment will not adversely impact the operating conditions of the regional roadway network, as it is projected to result in fewer vehicle trips generated (approximately 1,062 fewer p.m. peak hour trips) than the development allowed under the current land use designations.

\*\* Reflects an internal capture rate of 7% consistent with the ITE guidelines.

## ATTACHMENT 3



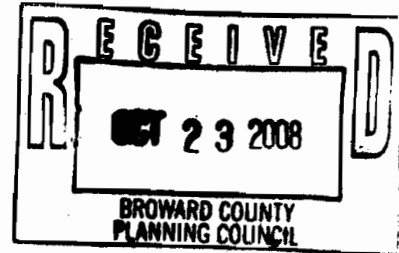
**TRANSPORTATION DEPARTMENT** – Service Development  
1100 Park Central Boulevard, Suite 3500 • Pompano Beach, Florida 33064  
954-357-8340 • FAX 954-978-1189

**DATE:** October 23, 2008

**TO:** Henry Sniezek, AICP, Executive Director  
Broward County Planning Council

**FROM:** David Daniels, Principal Planner  
Broward County Transportation Department

**SUBJECT:** Land Use Plan - Proposed Amendments  
Planning Council's January 2009 Meeting  
Requested Comments



Thank you for providing Broward County Transportation Department (BCT) an opportunity to review the proposed Land Use Amendments. BCT staff finds **no objection to the proposed amendments**, scheduled for the January 2009 meeting.

Broward County Transportation Department supports development and redevelopment that facilitates coordinating land uses to support public transit opportunities. To this end, Broward County Transportation Department recommends that the appropriate Capital Improvement Programs incorporate resources for pedestrian, bicycle, and transit infrastructure, and be consistent with the relevant transportation plans for Broward County, and FDOT including the Long Range Transportation Plan, the Transit Development Plan, and the Trafficways Plan.

Staff has the following comments regarding the specific Proposed Amendments:

PC 09-1 Broward County Transportation Department supports the proposed amendment for a Transit Oriented Land Use Corridor (TOC) along SR 7 and Pembroke Road in the City of Miramar. This amendment site is serviced on SR 7/441 by BCT Routes 18 and 441 Breeze and along Pembroke Road by BCT Route 5.

PC 09-2 Broward County Transportation Department supports the proposed amendment consistent with the adjacent land uses. This amendment site will be serviced by BCT Route 5 in the future. If additional Community Bus Services are desired, please contact and coordinate with the Broward County Transportation Dept. and the City of Pembroke Pines. Please coordinate with BCT, MPO, BC Traffic Engineering, BC Highway Construction and Engineering, and the City on the appropriate pedestrian, bicycle, and transit infrastructure for this site.

Broward County Board of County Commissioners

Josephus Eggelton, Jr. • Sue Gunzburger • Kristin D. Jacobs • Ken Keechl • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • Lois Wexler  
[www.broward.org](http://www.broward.org)

PC 09-3      Broward County Transportation Department supports the proposed amendment consistent with the adjacent land uses. This amendment site will **NOT** be serviced by BCT in the future. If Bus Services are desired, please contact and coordinate with the Broward County Transportation Dept. (BCT) and the BC Metropolitan Planning Organization (MPO). Please coordinate with MPO, BC Traffic Engineering, BC Highway Construction and Engineering, and the City on the appropriate pedestrian, bicycle, and infrastructure for this site.

Thank you for the opportunity to comment. If you should have any questions, or if you require any additional information, please contact me at (954) 357-8351.

C:      Barbara Blake-Boy, Assistant Director, Broward County Planning Council  
Pete Schwarz, Senior Planner, Broward County Planning Council  
Matt Goldstein, Planner, Broward County Planning Council  
Gretchen Flores, Planner, Broward County Planning Council  
Chris Walton, Director, Broward County Transportation Department (BCT)  
Cindy Corbett-Elder, Assistant to the Director, BCT

**ATTACHMENT 4.A.**

**PREPARED  
BY THE  
CITY OF  
MIRAMAR**

**MIRAMAR PC 09-1 STUDENT GENERATION RATES**

**CURRENT POTENTIAL STUDENT GENERATION**

DU Type	No. BR	No. DU	Elementary		TOTAL ELEMENTARY		MIDDLE SCHOOL		TOTAL MIDDLE		HIGH SCHOOL		TOTAL HIGH
			School Factor	DU School Factor	STUDENTS GENERATED	STUDENTS GENERATED	Factor	SCHOOL STUDENTS GENERATED	Factor	SCHOOL STUDENTS GENERATED	Factor	SCHOOL STUDENTS GENERATED	
SFR	3 or less	536	0.17537	0.24029	93.99832	0.07654	41.02544	0.09594	51.42384	0.13973	0	0	0
	4 or more	0			0	0.12434	0	0	0	0	0	0	0
TH, DPLEX, VILLA	1 or less	0	0.02778		0	0	0	0	0	0	0	0	0
	2		0.05752		0	0.02593	0	0	0	0.03386	0	0	0
	3 or more	928	0.12574		116.68672	0.06082	56.44096	0.08421	78.14688				
GARDEN APT	1 or less	0	0.05468		0	0.02258	0	0.02853	0	0	0	0	0
	2		0.0934		0	0.03927	0	0.05272	0	0	0	0	0
	3 or more	2022	0.12028		243.20616	0.05454	110.27988	0.06928	140.08416				
MID-RISE			0.02749		0	0.01108	0	0.0078	0	0	0	0	0
HIGH-RISE			0.00195		0	0.00065	0	0.0013	0	0	0	0	0
MH	1 or less	0	0		0	0	0	0	0	0	0	0	0
	2		0.084		0	0.083	0	0	0	0	0	0	0
	3 or more	0	0.182		0	0.182	0	0	0	0	0	0	0
<b>TOTALS:</b>					<b>453.8912</b>	<b>207.74628</b>	<b>269.65488</b>						

**STUDENT GENERATION W. RES RESTRICTIONS**  
**DIFFERENCE PER SCHOOL LEVEL**  
**TOTAL STUDENT REDUCTION**

269.22644	122.65987	140.97089
-184.66476	-85.08641	-128.68399
<b>-398.43516</b>		

# MIRAMAR PC 09-1 STUDENT GENERATION RATES

## STUDENT GENERATION WITH RES RESTRICTION

DU Type	No. BR	No. DU	Elementary School Factor	TOTAL ELEMENTARY STUDENTS GENERATED		Middle School Factor	TOTAL MIDDLE SCHOOL STUDENTS GENERATED		High School Factor	TOTAL HIGH SCHOOL STUDENTS GENERATED	
				No. DU	Rate		No. DU	Rate		No. DU	Rate
SFR	3 or less	623	0.17537	109.25551	0.07654	47.68442	0.09594	59.77062			
	4 or more	0	0.24029	0	0.12434	0	0.13973	0			
TH, DPLEX, VILLA	1 or less	0	0.02778	0	0	0	0	0			
	2		0.05752	0	0.02593	0	0.03386	0			
	3 or more	659	0.12574	82.86266	0.06082	40.08038	0.08421	55.49439			
GARDEN APT	1 or less	0	0.05468	0	0.02258	0	0.02853	0			
	2	209	0.0934	19.5206	0.03927	8.20743	0.05272	11.01848			
	3 or more		0.12028	0	0.05454	0	0.06928	0			
MID-RISE		1883	0.02749	51.76367	0.01108	20.86364	0.0078	14.6874			
HIGH-RISE		0	0.00195	0	0.00065	0	0.0013	0			
MH	1 or less	0	0	0	0	0	0	0			
	2	0	0.084	0	0.083	0	0	0			
	3 or more	32	0.182	5.824	0.182	5.824	0	0			
<b>TOTALS:</b>				<b>269.22644</b>	<b>122.65987</b>	<b>140.97089</b>					

## ATTACHMENT 4.B.

**Flores, Gretchen**

---

**From:** Lisa Wight [lisa.wight@browardschools.com]  
**Sent:** Tuesday, November 18, 2008 11:38 AM  
**To:** Flores, Gretchen  
**Cc:** Chris Akagbosu; Blake Boy, Barbara; Von Stetina, Deanne; 'Hall, Lorri L.'  
**Subject:** Re: PC 09-1 Miramar TOC SB Student Generation

The attached calculations are slightly different than when I ran the numbers, however it is indeed a reduction of units and student impact at each school level, therefore District staff will not object if BCPC wishes to conduct their own school analysis and approve PC 09-1 without our letter. However, please be advised that formal comments in the form of a Public School Impact Report can only be given if an application and fee is submitted.

Thank you. Please contact me if you have any further questions.

**"Flores, Gretchen" <GFLORES@broward.org> on Wednesday, November 12, 2008 at 10:08 AM -0500 wrote:**  
Lisa, attached please find for your review a student generation analysis sent by the City of Miramar to Planning Council staff as part of the PC 09-1 application.

If you have any questions or concerns, please contact me at your convenience.

Thanks,

Gretchen Flores

Associate Planner

Broward County Planning Council

115 S. Andrews Avenue, Rm. 307

Fort Lauderdale, FL 33301

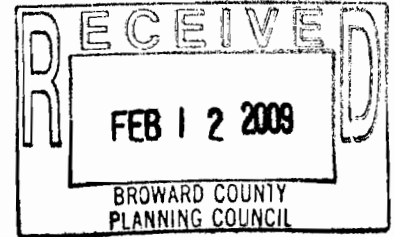
954.357.6696

954.357.6685 (F)

[gflores@broward.org](mailto:gflores@broward.org)

Lisa Wight  
Planner, Growth Management Division  
School Board of Broward County  
754-321-2172 (w)  
754-321-2179 (f)  
600 SE 3rd Ave, 8th Floor  
Fort Lauderdale, FL 33301

## ATTACHMENT 5



### ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON

### PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

**For:** Broward County Planning Council

**Applicant:** City of Miramar

**Amendment No.:** PC 09 - 01

**Jurisdiction:** Miramar                      **Size:** Approximately 439.7 acres

**Existing Use:** Single-family residential, multi-family residential, retail, office, educational facility, religious institution, warehouse, parks and recreation, and vacant

**Current Land Use Designation:** 126.4 acres of Medium (16) Residential  
107.3 acres of Commercial  
107.2 acres of Low (5) Residential  
92.8 acres of Low-Medium (10) Residential  
6.0 acres of Recreation and Open Space

**Proposed Land Use Designation:** Transit Oriented Corridor, consisting of:  
3,406 dwelling units  
2,500,000 square feet of commercial  
2,500,000 square feet of office  
250 hotel rooms  
40 acres of park/open space

**Location:** Section: 23,24,25    Township: 51 South    Range: 41 East; generally located west of State Road 7, between Pembroke Road and County Line Road

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

## ANALYSIS AND FINDINGS:

### DEVELOPMENT & ENVIRONMENTAL REGULATION DIVISION

**Wetlands** - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 09.05.01, 09.05.06, 09.05.08, 09.05.09, 09.05.13, 09.05.17 09.05.18]

Wetland mitigation is located at the Snake Warrior's Island Nature Park which is located in

the southwestern portion of the site. No impacts are anticipated from the Land Use Amendment.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 01.06.02, 05.03.02, 05.03.04, 05.03.05, 09.01.06, 09.01.08, 09.01.09, 09.01.10]

Tree removal or relocations within County owned lands or roads are subject to the County Tree Ordinance. The proposed land use designation is not expected to have a negative impact on upland resources. [BC 11/17/08]

**Marine and Riverine Resources** - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 05.03.02, 06.01.04, 06.01.05, 06.01.06, 09.02.06, 09.03.01, 09.03.02, 09.03.05, 09.03.06, 09.03.07, 09.03.08, 09.03.09, 09.03.10, 09.03.11, 09.04.02]

The proposed land use designation is not expected to have an impact on marine or riverine resources.

### **POLLUTION PREVENTION AND AIR QUALITY DIVISION**

**Air Quality** - [CP Policy 13.1.15, BCLUP Policy 09.14.03]

The preliminary traffic analysis indicates that the proposed amendment would result in a decrease of 1,062 PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips reduced and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have minimal impact on air quality. There are no air permitted facilities in this area, therefore, there are no existing or potential odor or noise concerns. Due to the attraction of mobile sources to commercial areas, if the applicant incurs the construction of parking facilities, the Broward County Code of Ordinances, Parking Facility Rule might be applicable.

The Air Quality Program recommends pro-active long term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas. SS 2/11/09

**Wellfield Protection** - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 09.02.01, 09.02.03, 09.02.05]

A small portion on the central-western area of the proposed amendment site is currently within Zones 3 of the City of Miramar Wellfield. Special restrictions apply under Broward County's Wellfield Protection regulations. DL 10/28/2008

## EP&GMD COMMENTS

PC 09- 01

Page 3

**Solid Waste** - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 01.04.04, 08.01.11, 08.01.13, 08.01.14, 08.01.15]

There is an active solid waste facility located within one mile of the amendment site. It is the Broward County South Residential Transfer Station located at 5601 W Hallandale Beach Blvd, Hallandale Beach, FL 33023. There are no inactive solid waste facilities located within one-quarter mile of the site. *DL 10/28/2008*

**Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of Contaminated Sites in Broward County) has been reviewed. There are approximately twenty (20) listed contaminated sites on or adjacent to the proposed amendment location. *DL 10/28/2008*

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01]

The list of known SARA Title III facilities (from EPD's GIS Database of SARA Title III Facilities in Broward County) has been reviewed. There are no SARA Title III facilities on the proposed amendment site. However, there is one Sara Title III facility within half-mile from the proposed amendment site. It is City of Miramar Water Treatment Plant located at 2600 SW 66 Terrace, Miramar, FL 33023. *DL 10/28/2008*

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of Hazardous Material Facilities in Broward County) has been reviewed. There are approximately fifty (50) known hazardous material facilities in proximity to the boundaries of the proposed amendment site. There are approximately eleven (11) known storage tank facilities located on the proposed amendment site. *DL 10/28/2008*

### **NATURAL RESOURCES PLANNING & MANAGEMENT DIVISION:**

**Specially Designated Areas** - [ CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 09.01.01, 09.01.02, 09.01.03, 09.01.04, 09.01.05, 09.01.06, 09.01.11]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist on or in the vicinity of the proposed amendment site. [BC 11/18/09]

### **Land Preservation Program –**

There are two Safe Parks and Land Preservation inventory sites on the proposed amendment site.

## EP&GMD COMMENTS

PC 09- 01

Page 4

One was acquired in part, (approximately .6acre of GS-450) known as Miramar Athletic Park Addition and one was unsuccessful, GS-458 Snake Warrior Island Addition. This additional acreage may not be referenced in the current open space totals for the proposed amendment site.

**Surface Water Management** - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 08.01.18, 08.01.19, 09.04.01,09.04.02, 09.07.01, 09.07.03, 09.09.01, 09.09.02, 09.09.04, 09.10.02]

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection Department. Successful compliance with the criteria established by the Broward County Environmental Protection Department should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit from the Broward County Environmental Protection Department will be required prior to any construction.

The proposed amendment site is located within two Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas. The northern portion of the project from Pembroke Road to slightly above Sutton Road is located within in Flood Zone X0, meaning it is outside the 500 year flood plain. A minimum elevation of 10 feet, NGVD, as found on the Broward County 100-Year Flood Maps will prevail in those areas where jurisdictionally appropriate. The central portion of the project from Sutton Road to SW 36 Court is located within Flood Zone AE, with a base flood elevation of 6 NGVD. A minimum elevation of 10 feet, NGVD, as found on the Broward County 100-Year Flood Maps will prevail in those areas where jurisdictionally appropriate. The southern portion of the project from SW 36 Court to County Line Road is located within in Flood Zone X0, meaning it is outside the 500 year flood plain. A minimum elevation of 10 feet, NGVD, as found on the Broward County 100-Year Flood Maps will prevail in those areas where jurisdictionally appropriate

**Water Recharge** - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 06.01.01, 06.01.03]

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The recharge capacity resulting from development under the proposed designation would be minor. This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation. See the attached Water Recharge Questionnaire.

**BROWARD COUNTY PLANNING COUNCIL**

**WETLAND RESOURCE QUESTIONNAIRE**

**as completed by the**

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. Amendment No.:*** PC09-1
- B. Municipality:*** Miramar
- C. Project Name:*** Miramar Transit Oriented Corridor

***II. Site Characteristics***

- A. Size:*** Approximately 340.6 acres
- B. Location:*** Section 23, 24 and 25, Township 51 South, Range 39 East
- C. Existing Uses:*** mixed use

***III. Broward County Land Use Plan Designation***

- A. Current Designation:*** mixed use
- B. Proposed Designation:*** Transit oriented corridor

***IV. Wetland Review***

- A. Are wetlands present on subject property?*** Yes, within Snake Warrior's Island Nature Park
- B. Describe extent (i.e. percent) of wetlands present on subject property.*** Approx. 12 acres
- C. Describe the characteristics and quality of wetlands present on subject property.*** High quality restored marsh and forested wetlands for wetland mitigation

Wetland Resource Questionnaire  
PC 09-1

**D. Is the property under review for an Environmental Resource License?**

An ERL, DF98-1067 was issued 6/5/98

**If yes, at what stage in the process is the application?**

(as above)

**E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?**

yes

**If yes, what is the mitigation requirement for the property?**

The license requirements have been met.

**V. Comments**

Filling or excavation of any wetlands or surface waters is regulated under Article XI of Chapter 27, Broward County Code of Ordinances and an Environmental Resource License (DF98-1067) was issued for the Snake Warrior's Island Nature Park.

Other activities, including but not limited to, installation, repair or replacement of bulkheads, revetments, or docks, lake or canal excavation, are also regulated under Article XI of Chapter 27, Broward County Code of Ordinances, and therefore, may require an Environmental Resource License.

Completed by: Barbara Chow  
Natural Resource Specialist II  
(954) 519-1419  
bchow@broward.org

**BROWARD COUNTY PLANNING COUNCIL**

**WATER RECHARGE QUESTIONNAIRE**

**as completed by**

**ENVIRONMENTAL PROTECTION DEPARTMENT**

***I. Introductory Information***

- A. *Amendment No.:*** PC 09-01
- B. *Municipality:*** Miramar
- C. *Applicant:*** City of Miramar

***II. Site Characteristics***

- A. *Size:*** Approximately 441.98 acres
- B. *Location:*** Section: 23, 24, 25 Township: 51 South Range: 41 East;  
generally located west of State Road 7, between Pembroke  
Road and County Line Road
- C. *Existing Use:*** Single-family residential, multi-family residential, retail,  
office, educational facility, religious institution, warehouse, parks  
and recreation, and vacant

***III. Broward County Land Use Plan Designation***

- A. *Current Land Use Designation:*** 128.22 acres of Low (5) Residential  
101.35 acres of Commercial  
101.21 acres of Low-Medium (10) Residential  
97.24 acres of Medium (16) Residential  
7.89 acres of Medium-High (25) Residential  
6.07 acres of Recreation and open space
- B. *Proposed Land Use Designation:*** Transit Oriented Corridor, consisting of:  
3,406 dwelling units  
2,500,000 square feet of commercial  
2,500,000 square feet of office  
250 hotel rooms  
40 acres of park/open space

**IV. Water Recharge Review**

**A. *Describe the general impacts of the current land use designation on water recharge:***

The current land use designation is a mix of 128.22 acres of Low (5) Residential, 101.35 acres of Commercial, 101.21 acres of Low-Medium (10) Residential, 97.24 acres of Medium (16) Residential, 7.89 acres of Medium-High (25) Residential, and 6.07 acres of Recreation and open space. A typical value for an impervious area produced by this type of development is approximately sixty-one percent.

**B. *Describe the general impacts of the proposed land use designation on water recharge:***

The proposed land use designation is Transit Oriented Corridor. A typical value for an impervious area produced by this type of development is approximately sixty-two percent.

**V. Impact of Change in Land Use Designation**

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation would result in a minor net decrease in the volume of water available for recharge.

**VI. Comments**

Certain assumptions concerning the designation of commercial property in the pre and post conditions were verified with the assistance of Lorri Hall, Senior Planner from the City of Miramar.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Asif Ali  
Water Resources Division

# ATTACHMENT 6

**PREPARED BY  
PLANNING COUNCIL  
STAFF**

## LISTED CONTAMINATED SITES PC 09-1

Site	Facility Name	Street Address	City	Zip	DEP Fac #	Program Type	Facility Type	Pollutant	Lead Agency
Within Site 1234	NORTMANN (ABANDONE D STATI	2750 S SR7	Miramar	33023	068736592	FDEP	Gas Station	Petroleum	BCEPD
1369B	Mobil Station #02- HW7/13085	4090 S STATE ROAD 7	Miramar	33023	068502339	NF	Gas Station	Gasoline	BCEPD
1525B	Miramar Sunoco	6201 MIRAMAR PKY	Miramar	33023	068622422	NF	Gas Station	Petroleum	BCEPD
1842	America Gas	6390 MIRAMAR PKY	Miramar	33023	068627886	FDEP	Gas Station	Gasoline	BCEPD
3689	Millionaire's Drycleaners	6313 MIRAMAR PKY	Miramar	33023	069701206	DRY-CLEAN	Dry Cleaner	Chlorinated	DEP
1508	BP Amoco Station #06015	2807 S STATE ROAD 7	Hollywood	33023	068502321	FDEP	Gas Station	Petroleum	BCEPD
1485	Miramar Food & Car Wash Enterprises, LLC	2840 S STATE ROAD 7	Miramar	33023	068622588	FDEP	Gas Station	Petroleum	BCEPD
1148	Shell - Motiva, Enterprises, LLC	2900 S STATE ROAD 7	Miramar	33023	068502340	FDEP	Gas Station	Gasoline	BCEPD
0087	Home Depot #0285	1951 S STATE ROAD 7	Hollywood	33023	068733184	NF	Retail	Used Oil	BCEPD
3245	Master Auto Mechanics, Inc.	6201 PEMBROKE RD	Hollywood	33023	069063873	FDEP		Petroleum	BCEPD
1617	ALL TOOL RENTAL INC	6401 PEMBROKE RD	Hollywood	33023	069063876	FDEP	Warehouse	Diesel Gasoline	BCEPD
3510	La Mar Dry Cleaners	6430 PEMBROKE RD	Miramar	33023	069501018	DRY-CLEAN	Dry Cleaner	Chlorinated	DEP

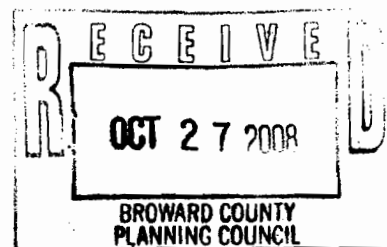
**LISTED  
CONTAMINATED SITES  
PC 09-1**

Site	Facility Name	Street Address	City	Zip	DEP Facility	Program Type	Facility Type	Pollutant	Lead Agency
Around Site									
3657	Economy Paint and Body	5691 PLUNKETT ST	Hollywood	33023		NF			DEP
2610	Former Seacoast Sanitation Limited, Inc.	2300 SW 56TH TER	Hollywood	33023	068840525	NF	Auto Repair	Diesel	BCEPD
0815	Days' Dry Cleaners	5232 PEMBROKE RD	Hollywood	33021	069502935	DRY-CLEAN	Dry Cleaner	Chlorinated	DEP
1391B	Kwik Stop #6960	5551 W HALLANDALE BEACH BLVD	Pembroke Park	33023	68627947	NF	Gas Station	Gasoline	BCEPD
3559	Aristocrat Cleaners	6745 PEMBROKE RD	Pembroke Pines	33023	069500381	DRY-CLEAN	Dry Cleaner	Chlorinated	DEP

## ATTACHMENT 7



Broward County Historical Commission  
151 SW. 2<sup>nd</sup> Street Fort Lauderdale, Florida 33301  
Tel: 954 765 4671 Fax: 954 765 4437



October 27, 2008

Pete Schwarz  
Broward County Planning Council

Re: **Cultural Resource Development Review**  
**PC 09-1**

Pete Schwarz,

The Broward County Historical Commission has had opportunity to review material for Proposed Amendment **PC 09-1**, generally located between Pembroke Road and Countyline Road and west of State Road 7/US-441, city of Miramar, Sections 23, 24 and 25, Township 51, Range 40s, city of Pembroke Pines, Broward County, Florida.

The Broward County Historical Commission finds that section 7. *Analysis of Natural and Historic Resources* inadequately addresses the concern for impacts to historic and archaeological cultural resources within the site area. Specifically the Broward County Historical Commission identifies multiple Florida Master Site File historic structures, archaeological sites, and cemetery resources are located within the site. Similarly two (2) archaeological cultural resources are listed on the Broward County Land Use Plan Cultural Resource map Series: Local Areas of particular Concern – Archaeological Sites are located within the site. These are provided below:

### Florida Master Site File:

#### Archaeological Sites:

Two (2) archaeological sites are located with the site, FMSF 8BD1867, *Miramar Oaks* and 8BD2112 *Miramar Oaks North*.

#### Cemetery Sites:

One historic cemetery, Florida Master Site File 8BD2914 *Miramar Grave Site* is located within the site boundaries.

#### Historic Structures:

Eleven (11) identified historic structures listed on the Florida Master Site File are located within the site boundaries; none of these are eligible, individually or as contributors to a historic district or cultural resource group:

8BD3997, located at 6117 SW 37<sup>th</sup> Street  
8BD3053, located at 6043 SW 37<sup>th</sup> Street  
8BD3998, located at 2501 S State Road 7  
8BD3999, located at 2417-2423 S State Road 7  
8BD4000, located at 2409-2415 S State Road 7  
8BD4001, located at 2401 State Road 7  
8BD4002, located at 2317 State Road 7  
8BD4003, located at 2315 State Road 7e  
8BD4004, located at 2301-2313 State Road 7e  
8BD4005, located at 5991 SW 23<sup>rd</sup> Street  
8BD4006, located at 5960 Mayo Street S

### **Broward County Board of County Commissioners**

Josephus Eggelation, Jr. • Stacy Ritter • Sue Gunzburger • Kristin D. Jacobs • Ilene Lieberman • John E. Rodstrom, Jr. • Ken Keechl • Diana Wasserman-Rubin • Lois Wexler  
www.broward.org

**Broward County Land Use Plan Cultural Resources Map Series: Local Area of Particular Concern – Archaeological Sites**

Both archaeological sites contained on the Florida Master Site File, 8BD1867 *Miramar Oaks* and 8BD2112 *Miramar Oaks North* are also present on the Broward County Land Use Plan Cultural Resources Map Series: Local Area of Particular Concern – Archaeological Sites.

**Broward County Land Use Plan Cultural Resources Map Series: Local Area of Particular Concern – Historical Sites**

The Broward County Land Use Plan Cultural resources Map Series: Local Areas of Particular Concern – Historical Sites does not indicate any structures within the site boundaries.

**The Broward County Historical Commission recommends that the applicant revise comments in Section 7. *Analysis of Natural and Historic Resources* within the Land Use Plan amendment to reflect the cultural resources identified within this Cultural Resources Development Review, identifying how the applicant will protect or mitigate impact of the identified resources.**

Please feel free to call the Historical Commission with any questions or for consultant contact information.

Sincerely,

Matthew De Felice  
County Archaeologist

**Broward County Board of County Commissioners**

Josephus Eggelleton, Jr. • Stacy Ritter • Sue Gunzburger • Kristin D. Jacobs • Ilene Lieberman • John E. Rodstrom, Jr. • Ken Keechl • Diana Wasserman-Rubin • Lois Wexler  
[www.broward.org](http://www.broward.org)

## ATTACHMENT 8.A.

### PREPARED AND SUBMITTED BY THE CITY OF MIRAMAR

#### 7. 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 protect or mitigated. Planning Council staff will request additional information from the 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 Broward County Historical Commission there are eleven 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.

- 8BD3997, located at 6117 SW 37<sup>th</sup> Street
- 8BD3053, located at 5043 SW 37<sup>th</sup> street
- 8BD3998, located at 2501 S State Road 7
- 8BD3999, located at 2417-2423 S State Road 7
- 8BD4000, located at 2409-2415 S State Road 7
- 8BD4001, located at 2401 State Road 7
- 8BD4002, located at 2317 State Road 7
- 8BD4003, located at 2315 State Road 7
- 8BD4004, located at 2301-2313 State Road 7



8BD4005, located at 5991 SW 23<sup>rd</sup> Street  
8BD4006, located at 5960 Mayo Street S

There is one unmarked historic cemetery site, Florida Master Site File 8BD291 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 determined 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.

The City will ensure that all historic property owners work with the respective agency to address historic preservation issues prior to development and redevelopment of the site.

**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 November 12, 2002, there are no wetlands on the subject site.

**D LOCAL AREAS OF PARTICULAR CONCERN AS IDENTIFIED WITHIN THE BROWARD COUNTY LAND USE PLAN.**

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 County established guidelines for the management of Broward County LAPCs.

**E “ENDANGERED” OR “THREATENED SPECIES” OR “SPECIES OF SPECIAL CONCERN” OR “COMMERCIALY 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 AGRICULTURAL AND CONSUMER SERVICES (FAUNA). IF YES, IDENTIFY THE SPECIES AND SHOW THE HABITAT LOCATION ON A MAP.**



There are no “endangered” or “threatened species” or “species of special concern” or “commercially exploited” flora or fauna in the subject area.

**F PLANTS LISTED IN THE REGULATED PLANT INDEX FOR PROTECTION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.**

There are not any regulated plants located on the amendment site.

**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 proposed amendment site 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 the wellfield.

**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 IS OCEAN FRONT. IF SO, DESCRIBE HOW PUBLIC BEACH ACCESS WILL BE ADDRESSED.**

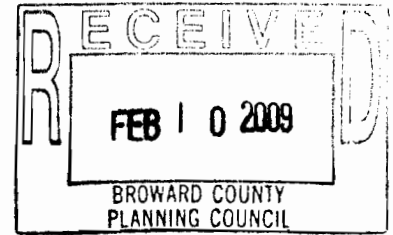
Not applicable

## ATTACHMENT 8.B.

**Flores, Gretchen**

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**From:** Defelice, Matthew  
**Sent:** Tuesday, February 10, 2009 9:05 AM  
**To:** Flores, Gretchen  
**Subject:** RE: PC 09-1 follow up



Good Morning Gretchen,

I had meant to contact you last week. I received Lorrie's updates for PC 09-1. This last round of updates satisfies the BC Historical Commission's comments and the BC Historical Commission has no additional comments.

Thanks and have a good day.

Matt

Matthew A. De Felice  
County Archaeologist  
Broward County Historical Commission  
151 SW 2nd Street  
Fort Lauderdale, Florida 33301  
Email: [mdefelice@broward.org](mailto:mdefelice@broward.org)  
Tel: 954.765.4479  
Fax: 954.765.4437

---

**From:** Flores, Gretchen  
**Sent:** Monday, February 09, 2009 10:11 AM  
**To:** Defelice, Matthew  
**Subject:** PC 09-1 follow up

Hi Matthew, hope you're well.

I am following up on the latest revised HC section from the City of Miramar regarding the above mentioned LUPA. Just needed to know if your office would be issuing revised comments early this week regarding the city fully addressing your concerns. Please forward your comments to me so we may include same with our staff report.

If you have any questions, please contact me at your convenience. Thanks.

Kind regards,  
Gretchen Flores  
Associate Planner  
Broward County Planning Council  
115 S. Andrews Avenue, Rm. 307  
Fort Lauderdale, FL 33301  
954.357.6696  
954.357.6685 (F)  
[gflores@broward.org](mailto:gflores@broward.org)

## ATTACHMENT 9.A.

### BROWARD COUNTY LAND USE PLAN OBJECTIVE AND POLICIES “TRANSIT ORIENTED CORRIDOR”

#### Planning Council Staff Review Comments Regarding Proposed Amendment PC 09-1 City of Miramar

**OBJECTIVE 10.04.00** Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization’s (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan, through the establishment of a Transit Oriented Corridor (TOC) land use category within the Broward County Land Use Plan.

State Road 7, which is an existing transit corridor designated for high performance transit service such as bus rapid transit, or rapid bus by the above referenced plans, may be appropriate for this designation. The Transit Oriented Corridor category may also be applicable along other existing and planned high performance transit corridors designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County MPO’s Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan.

#### *Planning Council Staff Comment*

It is felt that the information submitted with the City’s application, as described in the following Planning Council staff comments regarding the City’s consistency with the Broward County Land Use Plan’s “Transit Oriented Corridor” policies, demonstrates that the proposed “Transit Oriented Corridor” would generally further Objective 10.04.00. High performance transit for State Road 7 includes the Broward County Transit 441 Breeze. The 441 Breeze is a fleet of 60-foot articulated buses characterized by limited-stop service, which operate on weekends during morning and afternoon rush hours, and include free WiFi (internet) connection. Additional transit routes include: Route 5 along Pembroke Road; Route 17 along Pembroke Road and State Road 7; Route 18 along State Road 7; Route 28 along Hallandale Beach Boulevard/Miramar Parkway; and the Yellow Route Miramar Community Shuttle.

#### **Land Use Criteria**

**POLICY 10.04.01** Upon application, local governments must propose a specific land area for designation as a Transit Oriented Corridor. This designation may only be applied to areas within approximately ¼ mile on either side of the mainline transit corridor. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.

#### *Planning Council Staff Comment*

The proposed Transit Oriented Corridor (TOC) consists of a specific, contiguous land area containing approximately 439.7 gross acres. Approximately 87% of the proposed TOC is located within one-quarter mile of transit routes. The remaining approximate 13% of the

proposed TOC which is not located within one-quarter mile of transit routes generally corresponds with the boundaries for Snake Warrior Island Park. See Attachment 9.B.

**POLICY 10.04.02** Residential use is required as a principal component within a Transit Oriented Corridor. Maximum residential density must be specified by the local government, may vary along the corridor, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the “Local Activity Center” (LAC) and “Regional Activity Center” (RAC) designations). When the density of the area is specified as units per gross acre the percentage distribution among the mix of uses must also be identified.

*Planning Council Staff Comment*

The proposed Transit Oriented Corridor (TOC) consists of a maximum total of 3,406 dwelling units within the approximately 439.7 gross acres.

**POLICY 10.04.03** At least two non-residential uses must be permitted in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.

*Planning Council Staff Comment*

The proposed Transit Oriented Corridor (TOC) non-residential uses consist of commercial use, office use, hotel use and recreation and open space use.

**POLICY 10.04.04** Minimum and Maximum FAR (Floor Area Ratio) for non-residential uses within a Transit Oriented Corridor must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along the corridor and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non residential intensity is specified as a maximum FAR the percentage distribution among the mix of uses must also be identified.

*Planning Council Staff Comment*

The proposed Transit Oriented Corridor (TOC) non-residential uses consist of 2,500,000 square feet of commercial use, 2,500,000 square feet of office use, 250 hotel rooms and 61.31 acres of recreation and open space use within the approximately 439.7 gross acres.

**POLICY 10.04.05** Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and should be prohibited by the local government, or limited unless designed in a manner to encourage pedestrian and transit usage.

Planning Council Staff Comment

The proposed Transit Oriented Corridor (TOC) designation is intended to facilitate the implementation of the City of Miramar's State Road 7/U.S. 441 Corridor Master Plan that was created as part of State Road 7/U.S. 441 Strategic Master Plan charrette series. The City of Miramar Comprehensive Plan Policy 9D.5 proposes language to satisfy the above requirement. See Attachment 9.C.

**Design Guideline Principles**

**POLICY 10.04.06 Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.**

Planning Council Staff Comment

The City of Miramar Comprehensive Plan Policy 9D.6 proposes language to satisfy the above requirement. See Attachment 9.C.

**POLICY 10.04.07 Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Corridor.**

Planning Council Staff Comment

The proposed City of Miramar Comprehensive Plan Policy 9D.7 proposes language to satisfy the above requirement. See Attachment 9.C.

The location of such open areas shall be consistent with the required amount of Park and Recreation space identified in the permitted uses section of the land use plan. The design of such areas shall be reviewed through the site plan review process and consistent with the land development regulations adopted to implement the TOC land use category and with the design established through the State Road 7/U.S. 441 Corridor Master Plan.

**POLICY 10.04.08 The municipality shall include within their land use element policies that ensure that areas designated as Transit Oriented Corridors include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:**

- **Integrated transit stop with shelter, or station (within the TOC area).**
- **Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.**
- **Buildings should front the street (zero or minimal setbacks are encouraged).**
- **Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).**

- **Streets (internal and adjacent to the TOC) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).**

*Planning Council Staff Comment*

The City of Miramar Comprehensive Plan Policy 9D.8 proposes language to satisfy the above requirement. See Attachment 9.C.

**POLICY 10.04.09** Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as a Transit Oriented Corridor (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

*Planning Council Staff Comment*

The City of Miramar Comprehensive Plan Policy 9D.9 proposes language to satisfy the above requirement. See Attachment 9.C.

**POLICY 10.04.10** The intent of the required Design Guideline Principles is to provide guidelines for municipal implementation of the Transit Oriented Corridor land use category. Municipalities are encouraged to use some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking Transit Oriented Corridor land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

*Planning Council Staff Comment*

The City of Miramar Comprehensive Plan Policy 9D.10 proposes language to satisfy the above requirement. See Attachment 9.C.

**Review Process Considerations**

**POLICY 10.04.11** The transportation impact analysis for a proposed Transit Oriented Corridor designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

*Planning Council Staff Comment*

The proposed amendment to the “Transit Oriented Corridor” (TOC) land use category is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 1,062 p.m. peak hour trips. See Attachment 2. Planning Council staff notes that the p.m. peak hour vehicle trips generated by the proposed amendment include a seven (7) percent reduction for internal capture which is consistent with the Institute of Transportation Engineers (ITE) guidelines. In addition,

Planning Council staff has provided information addressing transit service and planned transit improvements serving the proposed TOC amendment area. See Attachment 9.B. Further, the City of Miramar Comprehensive Plan Policy 9D.11 proposes language to satisfy the above requirement. See Attachment 9.C.

**POLICY 10.04.12** In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Corridor the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element rather than the alternative 10,000 square feet per gross acre utilized for non-residential impact analysis.

*Planning Council Staff Comment*

The transportation impact analysis was based on the amount of existing non-residential development which could be permitted as per the intensity standards of the effective local government land use element rather than the alternative 10,000 square feet per gross acre utilized for non-residential impact analysis. See Attachment 2.

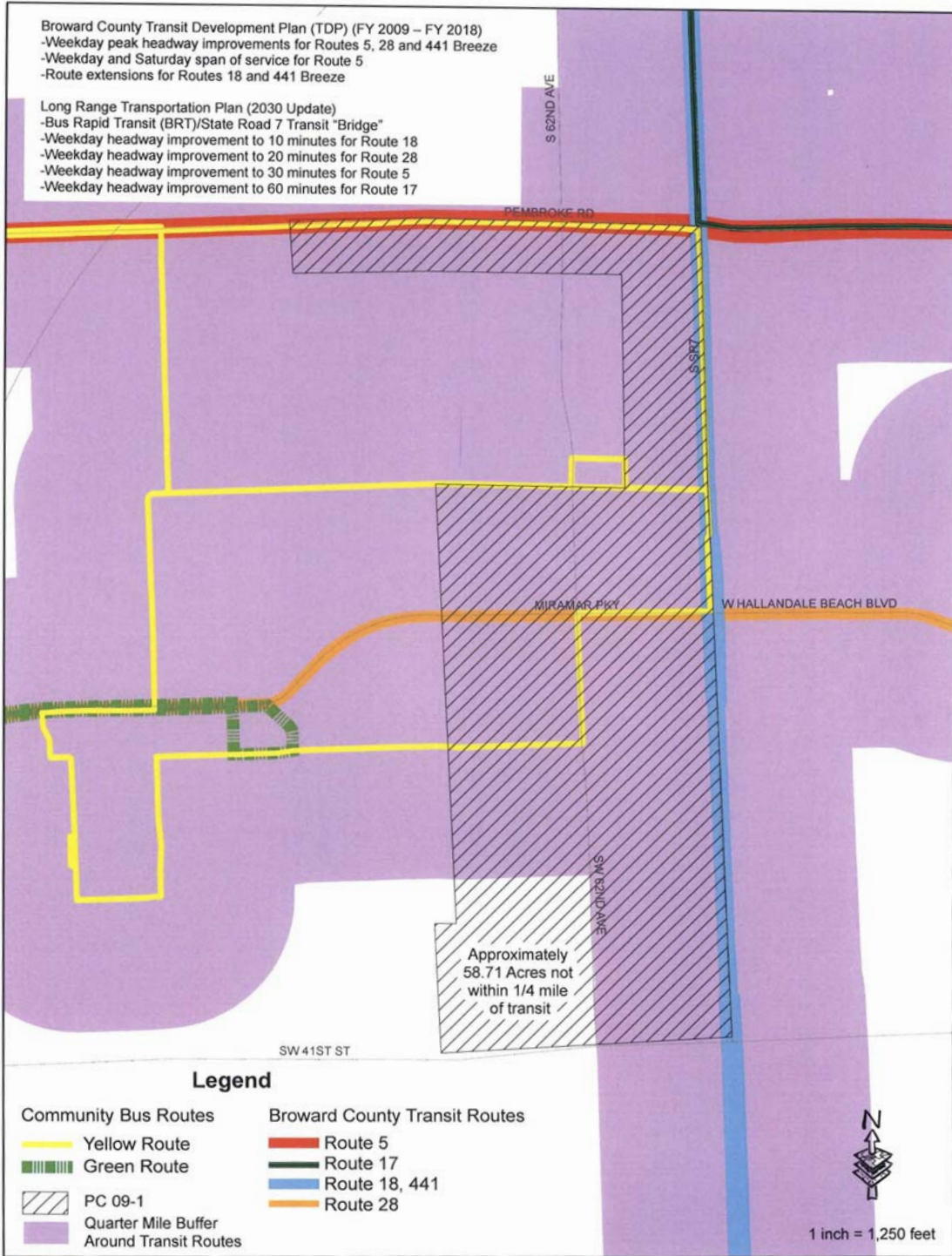
**POLICY 10.04.13** An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

*Planning Council Staff Comment*

The City of Miramar Comprehensive Plan Policy 9D.13 proposes language to satisfy the above requirement and enter into an interlocal agreement.

NOTE: For informational purposes, Attachment 9.C. contains the proposed City of Miramar Comprehensive Plan policies regarding the local implementation of the “Transit Oriented Corridor” category.

# ATTACHMENT 9.B.



# ATTACHMENT 9.C.

## CITY OF MIRAMAR LAND USE PLAN TEXT AMENDMENT 07-CPA-01

Policy 1.17 Permit the following uses in the Miramar Transit Oriented Corridor

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 and on the south by County Line Road

Density and Intensity

Of Land Uses:

<u>Commercial</u>	<u>2,500,000 square feet</u>
<u>Office</u>	<u>2,500,000 square feet</u>
<u>Residential</u>	<u>3,406 dwelling units - limited to:</u>
	<u>623 Single Family</u>
	<u>659 Townhouse 3 bedrm</u>
	<u>209 Garden Apts 2 bedrm</u>
	<u>1883 Mid-Rise</u>
	<u>32 Mobile homes</u>
<u>Hotel</u>	<u>250 rooms</u>
<u>Park</u>	<u>61.31 acres</u>

Miramar Athletic Park	5.71 acres
Miramar Athletic Park Addition	0.6 acres
Snake Warrior's Island Park	55.0 acres

(Park acreage includes the City's proposed Miramar Athletic Park Addition, Folio Number 5141-25-01-0162, that consist of 0.6 acres. Acquisition of the recreation and open space site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.)

### OBJECTIVE 9D

### TRANSIT ORIENTED CORRIDOR

Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan, through the establishment of a Transit Oriented Corridor (TOC) land use category within the Miramar Land Use Plan.

State Road 7, which is an existing transit corridor designated for high performance transit service such as bus rapid transit, or rapid bus by the above referenced plans, may be appropriate for this designation. The Transit Oriented Corridor category may also be applicable along other existing and planned high performance transit corridors designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County MPO's Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan.

### Land Use Criteria

POLICY 9D.1: The Transit Oriented Corridor designation may only be applied to areas within approximately ¼ mile on either side of the mainline transit corridor. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.

POLICY 9D.2: Residential use is required as a principal component within a Transit Oriented Corridor. Maximum residential density must be specified by the city, may vary along the corridor, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential density is specified as a maximum number of permitted units.

POLICY 9D.3: At least two non-residential uses must be permitted in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel, research business, civic and institutional.

POLICY 9D.4: Minimum and Maximum FAR (Floor Area Ratio) for non residential uses within a Transit Oriented Corridor must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Non residential intensities may vary along the corridor and may be specified as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].

POLICY 9D.5 Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and should be prohibited by the City, or limited unless designed in a manner to encourage pedestrian and transit usage.

Design Guideline Principles

POLICY 9D.6: The City of Miramar Land Use Element policies shall include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.

POLICY 9D.7: Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Corridor.

POLICY 9D.8 The City shall include within their land use element policies that ensure that areas designated as Transit Oriented Corridors include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- Integrated transit stop with shelter, or station (within the TOC area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).

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

- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the TOC) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

POLICY 9D.9:

The City of Miramar shall require internal pedestrian and transit amenities to serve the residents and employees within the area designated as a Transit Oriented Corridor (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

POLICY 9D.10:

The intent of the required Design Guideline Principles is to provide guidelines for the City's implementation of the Transit Oriented Corridor land use category. The city shall use some or all of the above design elements, or develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking Transit Oriented Corridor land use category designations will only determine whether the City has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

Review Process Considerations

POLICY 9D.11:

The transportation impact analysis for a proposed Transit Oriented Corridor designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

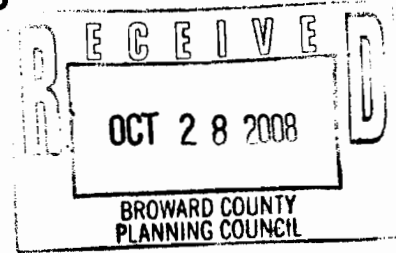
POLICY 9D.12:

In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Corridor the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the City of Miramar land use element rather than the alternative 10,000 square feet per gross acre utilized for non-residential impact analysis.

POLICY 9D.13:

An interlocal agreement between the City of Miramar and Broward County must be executed no later than six months from the effective date of the adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

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



**PARKS AND RECREATION DIVISION**  
950 N.W. 38<sup>th</sup> Street • Oakland Park, FL 3330924  
954-357-8100 • TTY 954-537-2844 • FAX 954-537-2849

Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
Accredited by the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)

**MEMORANDUM**

**DATE:** October 24, 2008  
**TO:** Henry Sniezek, AICP,  
Executive Director  
Broward County Planning Council  
**THRU:** Bob Harbin, Director  
Parks and Recreation Division  
**FROM:** John R. Fiore, Associate Planner  
Parks and Recreation Division  
**SUBJECT:** **Land Use Plan Amendment Comments,  
January 22, 2009 Meeting**

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing on January 22, 2009. Our comments are as follows:

- PC 09-1** No objections. However, regional park impact fees will be required at the time of platting, replatting, or a note on the face of the plat, to reflect the regional park impact fees to be paid for the residential units.
- PC 09-2** No objections.
- PC 09-3** No objections.

If you or your staff have any questions or need any additional information, please call me at 954-357-8133.

JRF/jrf

c. Beth Chavez, Director, Community Services Department

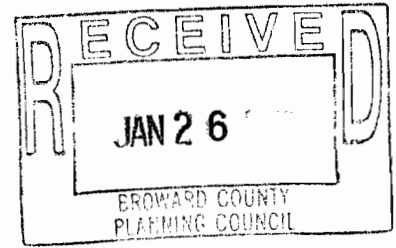
## ATTACHMENT 11



Public Works and Transportation Department  
Water and Wastewater Services

**WATER MANAGEMENT DIVISION**

2555 W. Copans Road • Pompano Beach, Florida 33069 • 954-831-0751 • FAX 954-831-3285



### MEMORANDUM

TO: Gretchen Flores  
Associate Planner  
Broward County Planning Council

FROM: Joe Heilman  
Broward County Water Management Division

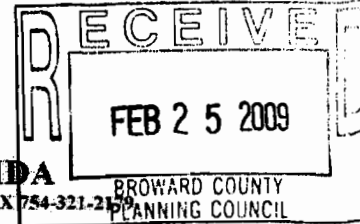
SUBJECT: Miramar TOC - PC 09-1 Updated Drainage Section

I have reviewed the information in the packages for the referenced LUPA. The drainage information in the packages is generally correct. Our office does not have any additional comments. If you have any questions or concerns feel free to contact me at (954) 831-0764 or [JHeilman@Broward.org](mailto:JHeilman@Broward.org)

Broward County Board of County Commissioners

Josephus Eggelletion, Jr • Ben Graber • Sue Gunzburger • Kristin D. Jacobs • Ilene Lieberman • John E. Rodstrom, Jr. • Jim Scott • Diana Wasserman-Rubin • Lois Wexler  
[www.broward.org](http://www.broward.org)

# ATTACHMENT 12



## THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

600 SOUTHEAST THIRD AVENUE, FORT LAUDERDALE, FLORIDA 33301 • TEL 754-321-2177 • FAX 754-321-2178

BROWARD COUNTY  
PLANNING COUNCIL

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*Growth Management Department*  
*Facility Management, Planning & Site Acquisition*  
chris.akagbosu@browardschools.com

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February 24, 2009

Lorri Hall, Senior Planner  
Community Development Department  
2200 Civic Center Place, City of Miramar  
Miramar, Florida 33025

**Re: Broward County Land use Plan Amendment PC 09-1**

Dear Ms. Hall:

This correspondence is in response to your letter dated February 2, 2009, in which you requested that the School District confirm the accuracy of the number of students shown as generated by the residential units proposed in land use plan amendment LUPA PC 09-1 (a proposed Transit Oriented Corridor designation). Information received from your office indicates that the current land use designation permits a total of 3,415 residential units consisting of 641 single-family (three or less bedrooms), 521 townhouse (three or more bedrooms), 500 garden apartment (two bedrooms), 1,556 mid-rise, and 197 high-rise residential units. Based on the currently adopted student generation rates contained in the Broward County Land Development Code (BCLDC), these permitted residential units would generate 530 (267 elementary, 118 middle, and 145 high school) students into Broward County Public Schools.

However, the proposed TOC designation is for a total of 3,406 residential units consisting of 623 single-family (three or less bedrooms), 659 townhouse (two bedrooms), 209 garden apartment (two bedrooms), 1,883 mid-rise, and 32 mobile home (two bedrooms) residential units. Based on the currently adopted student generation rates contained in the Broward County Land Development Code (BCLDC), these proposed residential units would generate 425 (220 elementary, 97 middle, and 108 high school) students into Broward County Public Schools.

Therefore, the proposed TOC designation is anticipated to generate 105 less (47 elementary, 21 middle, and 37 high school) students into Broward County Public Schools over its current designation.

If you have additional questions regarding this matter, please E-mail me at [mohammed.rasheduzzaman@browardschools.com](mailto:mohammed.rasheduzzaman@browardschools.com) or call me at (754) 321-2173.

Sincerely,

Mohammed Rasheduzzaman, AICP, Planner  
Growth Management Department

COA/MR: mr

cc: Thomas J. Coates, Executive Director, Facility Management, Planning & Site Acquisition  
Chris Akagbosu, Director, Growth Management Department  
Jonathan Peservich, Director, Real Estates Department  
Jill Young, Director, School Boundaries Department  
Henry Sniezek, AICP, Executive Director, Development Management Division

# ATTACHMENT 13



**CITY OF MIRAMAR**  
An Equal Opportunity Employer

**Mayor**

Lori C. Moseley

**City Commission**

Winston F. Barnes

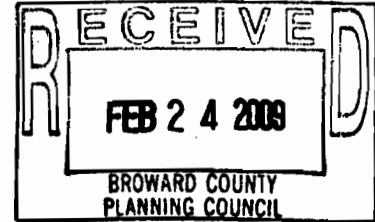
Yvonne Garth

Carl J. Lanke

Troy R. Samuels

February 23, 2009

Mr. Henry Sniezek, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Ft. Lauderdale, Florida 33301



RE: PC 09-1 Community Outreach for TOC LUPA

Dear Mr. Sniezek:

Pursuant to Sections 501.11.3 and 501.11.5 of the Land Development Code, the City is required to provide written notice to all property owners within 1,000 of a Land Use Plan amendment and hold a Community Meeting to receive public input. The following is a narrative of the 5 community meetings that were held prior to the City Commission public hearing.

Two Community Meetings were held on August 1, 2007 and September 4, 2007. There were approximately 50 residents in attendance at each meeting. The major concerns were that residents believe that they would be forced to sell their homes and their taxes will increase. Staff assured the residents that no one would be forced to sell their homes, but rather, the proposed amendment is to promote redevelopment of the commercial areas adjacent to State Road 7. The residents also expressed concern about the TOC boundaries and why the residential areas are included in the amendment if staff is only promoting redevelopment along the State Road 7 corridor. The boundaries of the proposed TOC amendment include the areas designated residential to the west of the corridor in order to utilize the unbuilt permitted dwelling units within the corridor. Most of the residential area has been developed with density that is less than what is permitted on the land use plan map.

The Planning and Zoning Board approved the proposed amendment at its September 11, 2007 meeting. In September 2007, staff also attended the United Neighbors of East Miramar meeting to further the public outreach regarding the proposed amendment. On November 27, 2007 and February 20, 2008, the City Commission continued the item to allow time for further public input. Two additional Community Meetings were held at the Miramar Youth Enrichment Center on July 30, 2008, attended by a single commercial property owner, and on August 6, 2008, attended by 30 residents. Staff believes that all resident concerns were addressed at these meetings. The City Commission passed the TOC amendment on first reading on September 10, 2008 and no residents or property owners spoke in opposition during the public hearing.

If you have any questions please contact Lori Hall at 954-602-3245 or [llhall@ci.miramar.fl.us](mailto:llhall@ci.miramar.fl.us).

Sincerely,

Harold C. Zombek, AICP  
Community Development Director

Community Development  
2200 Civic Center Place  
Miramar, Florida 33025

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