

EXHIBIT 2

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

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation February 17, 2009

Planning Council staff finds that the proposed amendment is 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 PCT 09-1

INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The City of Miramar is proposing a Transit Oriented Corridor (TOC) land use designation for 439.7 acres of land located within the City. This proposed text amendment corresponds to Broward County Land Use Plan proposed map amendment PC 09-1. The proposed TOC is generally located on the west side of State Road 7/U.S. 441, between Pembroke Road and County Line Road.

The proposed list of uses permitted within the proposed Miramar TOC is included in Attachment 1.

As indicated by the analysis provided in the corresponding Broward County Land Use Plan map amendment PC 09-1, Planning Council staff finds the proposal may encourage mixed use development with access to transit stations or stops within the City of Miramar.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 09-1

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment PCT 09-1

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 09-1

BROWARD COUNTY LAND USE PLAN

The following area has been designated Transit Oriented Corridor within the Broward County Land Use Plan:

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>Residential Land Uses</u>	<u>3,406</u>	<u>dwelling units*</u>
<u>Office Land Uses</u>	<u>2,500,000</u>	<u>square feet</u>
<u>Commercial Land Uses</u>	<u>2,500,000</u>	<u>square feet</u>
<u>Hotel</u>	<u>250</u>	<u>rooms</u>
<u>Parks</u>	<u>61.31</u>	<u>acres minimum**</u>

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

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

Note: Underlined words are proposed additions.