

EXHIBIT 2

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 19-3
(MIRAMAR)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation October 16, 2018

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

- II. Planning Council Transmittal Recommendation October 25, 2018

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 11-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Graham, Hardin, Rich, Rosenzweig and Stermer)

- III. County Commission Transmittal Recommendation December 4, 2018

Approval per Planning Council transmittal recommendation.

- IV. Summary of State of Florida Review Agency Comments January 7, 2019

The South Florida Water Management District (SFWMD) has commented on the proposed amendment:

Comment: The County is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the County's Work Plan needs to be updated and adopted by May 2020. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal.

Response: Broward County will revise the Work Plan by May 2020.

The Florida Division of Historical Resources (FDHR) has commented on the proposed amendment:

RECOMMENDATIONS/ACTIONS (continued)

DATE

IV. **Summary of State of Florida Review Agency Comments (continued)** **January 7, 2019**

Comment: The FDHR review indicates that the county is aware of the historic structures and archaeological sites within the amendment area and has some measures in place to avoid adversely affecting them. The two archaeological sites (8BD01867 and 8BD02112) within the proposed area are located in Snake Warrior Island Park, owned by the State of Florida and leased to Broward County. There are no plans to disturb these sites. Both are recorded as containing human remains and are protected under Section 872.05, *Florida Statutes*. Also protected under this statute is the historic cemetery, Miramar Grave Site (8BD2914). The cemetery appears to be partially located in Snake Warrior Island Park but may extend beyond into the project area. The FDHR recommends caution regarding any ground disturbing activities in the area of the cemetery.

Further, the FDHR notes that the amendment document (See Attachment 9) lists 20 recorded historic structures within the proposed amendment area. These structures were evaluated by the State Historic Preservation Office and one was determined to be eligible for the National Register of Historic Places (NRHP): the Dairy Queen Structure at 1900 South State Road 7 (8BD04729). The FDHR recommends that any future plans for this structure should be sensitive to potential adverse impacts.

Response: The City acknowledges the resources and 1) ensures it will be consistent with its 2009 commitment to take all necessary measures and coordinate with all appropriate county and state agencies to protect these resources, 2) require all historic property owners to work with respective agencies to address historic preservation issues prior to (re)development, and 3) continue to preserve and protect any existing historic resources as well as periodically assess environmental, architectural and archaeological resources in need of future preservation. See Attachment 14.

V. **Planning Council Staff Final Recommendation** **January 15, 2019**

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

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the Administrative Rules Document: BrowardNext. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

RECOMMENDATIONS/ACTIONS (continued)

DATE

VI. Planning Council Final Recommendation

January 24, 2019

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous: 14-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Good, Graham, Hardin, Rich, Rosenof, Rosenzweig, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 19-3

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Area Characteristics
- A. Size: Approximately 439.7 acres
- B. Location: In Sections 23, 24 and 25, Township 51 South, Range 41 East; generally located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.
- 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 Designation: Activity Center:
Residential Land Uses: 3,406 dwelling units consisting of:
1,883 mid-rise units
659 (3-bedroom) townhouse units
623 single-family units
209 (2-bedroom) garden apartment units
32 mobile homes
Office Land Uses: **2,500,000** square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum
- B. Proposed Designation: Activity Center:
Residential Land Uses: 3,406 dwelling units consisting of:
2,651 multi-family units
755 single-family units (includes 32 mobile homes)

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

B. ***Proposed Designation (continued):***

Office Land Uses: **2,000,000** square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum

C. ***Estimated Net Effect:*** Reduction of 500,000 square feet of office use
No net change in number of dwelling units permitted by the BCLUP; however, there is a proposed change in the permitted unit type to multi-family and single-family units.

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

A. ***Existing Uses:*** *North:* Commercial and single-family residential
East: Commercial
South: Single-family residential
West: Single-family residential

B. ***Planned Uses:*** *North:* Commerce and Activity Center (Hollywood) and Low (5) Residential
East: Activity Center (West Park)
South: Neighborhood and Commerce (Miami Gardens)
West: Low (5) Residential

VI. **Applicant/Petitioner**

A. ***Applicant:*** City of Miramar

B. ***Agent:*** City of Miramar

C. ***Property Owners:*** There are numerous property owners within the subject area.

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

The City of Miramar recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in April of 2019.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale

The applicant states: "As currently written, the policies governing the Miramar Activity Center II specifically limit the distribution of the 3,406 residential dwelling to 1,833 mid-rise units, 659 townhouses, 623 single-family homes, 209 garden apartment units and 32 mobile homes. Given the market trends for residential development, the City believes that such limitation has stymied residential redevelopment, thus the creation of much needed affordable and mixed-income housing in the area. It is therefore the intent of the proposed Amendment to remove the above-noted limitation on the allocation of residential dwelling units in the related policies, in order to offer interested developers greater flexibility to take full advantage of the existing entitlements. The proposed Amendment is by no means an attempt to increase the currently approved allocation of residential units and therefore net new development permitted within the area.

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

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

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

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 19-3

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, solid waste services, drainage, and park and open space acreage will be available to serve the proposed land use. See Attachment 3.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Miramar adopted its 10-year Water Supply Facilities Work Plan on May 20, 2015.

II. Transportation and Mobility

The text amendment proposes a reduction of 500,000 square feet of office use and a change in dwelling unit type, with no net change in the number of dwelling units permitted.

Planning Council staff's standard traffic analysis, which includes a 7% internal capture trip reduction (standard for all mixed-use designations) indicates that 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 188 p.m. peak hour trips. See Attachment 4. As such, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network.

Planning Council staff notes for informational purposes the following roadway levels of service for nearby regional roadway network segments:

- **State Road 7**, between Pembroke Road and Hallandale Beach Boulevard, is currently operating at and is projected to continue operating at LOS "F," with or without the subject amendment.
- **State Road 7**, between Hallandale Beach Boulevard and Miami-Dade County Line, is currently operating at level of service (LOS) "F" and is projected to operate at LOS "C," with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and future fixed-route county bus service, as well as community bus service, is provided to the proposed amendment area. The BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including connectivity to the existing or planned sidewalk and bicycle network and adjacent bus stops. See Attachment 5.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation and Mobility (continued)

The Broward County Planning and Development Management Division (PDMD) report recommends that the City examine opportunities to provide consistent and dedicated system of sidewalks and bicycle lanes to provide connectivity throughout the Activity Center. The PDMD report also recommends that the design of the area provides safe and convenient connections between the development and the surrounding transportation network. Pedestrian and bicycle enhancements should be considered, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. Another consideration is providing electric vehicle charging stations at strategic locations within the Activity Center. See Attachment 6.

III. Public Schools

The Broward County School Board staff report states that based on the revised dwelling unit types, the proposed amendment would generate 779 more students into Broward County Public Schools, consisting of 337 elementary school students, 225 middle school students and 217 high school students. The report further states that Miramar and Perry Elementary, New Renaissance Middle and Miramar High schools were all under-enrolled in the 2017/2018 school year (the most up to date data available), and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through at least the 2019/2020 school year. See Attachment 7.

Planning Council staff notes that the School Board analysis for the ‘multi-family’ units is based on garden apartments (3-bedroom or more) as it is the highest generating multi-family unit type. The ultimate redevelopment of the 2,651 multi-family dwelling units will likely result in a mix of dwelling unit types such as high-rise (9 or more residential stories), mid-rise (4 to 8 residential stories) and garden apartments (3 residential stories). High-rise and mid-rise dwelling unit student generation rates are considerably lower than garden apartment generation rates. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first.

Further, the School Board report indicates that there are five (5) charter schools located within a two-mile radius of the proposed amendment area. The School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 7.

Based on the School District’s Seven Long Range Planning Areas, the amendment area is located within School District Planning Area “F,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units in the Planning Area. See Attachment 7.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 19-3

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment area contains Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory areas within its boundaries. Snake Warrior’s Island Park is a 58-acre Natural Area managed by Broward County Parks, and Miramar Athletic Park Addition is a small city-owned Green Space acquired through the 2000 Safe Parks and Land Preservation Bond. Both sites are also included on the County’s Protected Natural Lands Inventory. See Attachment 8.

II. Wetlands

The EPGMD report indicates that the proposed amendment area contains wetlands within its boundaries. 11.9 acres of restored wetlands and an archaeological area are present at Snake Warrior’s Island Park, and other parcels within this area may contain wetlands. It is noted that Snake Warrior’s Island Park is preserved as open space in perpetuity via the BrowardNext – Broward County Land Use Plan text. Any impacts to wetlands, and creation or filling of surface waters would require a license from EPGMD. See Attachment 8.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment area does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 8.

IV. Other Natural Resources

The EPGMD report indicates that the subject area contains mature tree canopy. Development of the area must comply with the Tree Preservation regulations of the City of Miramar if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the area plan design. If trees cannot be incorporated into the area plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 8.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

The EPGMD report indicates that the proposed amendment area is currently within a wellfield zone of influence, Zone 3; however, no special restrictions apply under Broward County's Wellfield Protection regulations. See Attachment 8.

Further, the EPGMD report indicates that 24 listed contaminated sites are located within a 0.25 mile radius of the proposed amendment area. Planning Council staff notes that 15 of the 24 sites are located outside of Miramar, in the adjacent municipalities of Hollywood, West Park, and Pembroke Pines. See Attachment 8.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the amendment area contains 17 known historical structures and that the proposed amendment may have an adverse effect on known historical or archaeological resources or areas of archaeological or paleontological sensitivity. In addition, the PDMD staff notes that the amendment area is located within the City of Miramar and outside the jurisdiction of the Broward County historic preservation ordinance (Broward County Ordinance 2014-32). See Attachment 6. Consistent with its previous correspondence in 2009 when the Activity Center was initially established, the City of Miramar has indicated that all historic property owners shall contact the Compliance and Review Section of the Florida Division of Historical Resources prior to development and/or redevelopment of any historic site. See Attachment 9.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 19-3

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 6.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan.

III. Other Pertinent Information

It is noted that the existing Miramar Activity Center II was previously evaluated and determined to be consistent and compliant with the objective, policies and implementation criteria of the Broward County Land Use Plan regarding the Transit Oriented Corridor (TOC) category, as part of the initial 2009 amendment from various land use designations to TOC. This proposed amendment maintains the City's plan for connectivity and integration of uses. Planning Council staff notes that the adoption of BrowardNext combined and streamlined all mixed-use categories into a single Activity Center category, maintaining all permitted intensities and densities. The proposed amendment to the Miramar Activity Center II is consistent with BrowardNext.

It is noted that the Broward County Planning Council staff sent approximately 1,684 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries. As the Activity Center was initially established in 2009 as a result of a charrette Master Plan and Urban Land Institute Regional Market Study, the reduction of the office square footage and change to unit types was the subject of discussion at the City's Planning and Zoning Board, City Commission and Historic Miramar Advisory Board. The City of Miramar advertised a notice of a comprehensive plan text amendment for both the Planning and Zoning Board and City Commission per State Statute requirements.

The proposed amendment site is located adjacent to the municipalities of Pembroke Pines, Hollywood, West Park and Miami Gardens. Planning Council staff solicited comments from each of these municipalities. Comments received from the City of West Park indicate that the City has no objections to the proposed amendment. See Attachment 10. No comments have been received from the municipalities of Pembroke Pines, Hollywood or Miami Gardens as of this writing.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. **Other Pertinent Information (continued)**

Update: October 25, 2018: Correspondence from an interested party has been received. See Attachment 13.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 19-3

PLANNING ANALYSIS

The City of Miramar is proposing to amend its existing Miramar Activity Center II by reducing the office uses from 2.5 million to 2 million square feet, in addition streamlining the residential unit types to single-family and multi-family unit pools to help facilitate redevelopment. The Activity Center will ultimately permit mixed-use development including 3,406 dwelling units, 4.5 million square feet of office and commercial uses, hotel rooms and park and open space use on approximately 439.7 acres. The amendment does not propose to increase the overall number of currently permitted dwelling units within the subject area, but would provide more flexibility as to the dwelling unit types. The Activity Center is located with access to transit stations or stops along existing and planned high performance transit service corridors such as State Road 7/U.S. 441. Our analysis finds that the amendment would continue to further several policies of the BrowardNext - Broward County Land Use Plan (BCLUP) which speak to the promotion of mixed-use development through innovative land development regulations, facilitation of a balanced and interconnected mix of land uses, encouragement of mass transit and non-motorized transportation, and the provision of integrated housing, employment, retail, recreation and community facilities with a primary orientation toward a multi-modal transportation system.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, and sanitary sewer, solid waste and drainage capacity and park acreage** will be available to serve the proposed land use.

Regarding the **regional transportation network**, 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 188 p.m. peak hour trips. As such, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network. See Attachment 4.

Concerning impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment would generate 779 more students into Broward County Public Schools, consisting of 337 elementary school students, 225 middle school students and 217 high school students. The impacted elementary, middle and high schools are currently and projected to be under-enrolled. Based on the School District's Seven Long Range Planning Areas, the amendment area is located within School District Planning Area "F," which is anticipated to have sufficient excess capacity to support the students generated by the residential units in the Planning Area. See Attachment 7.

PLANNING ANALYSIS (continued)

Regarding **cultural resources**, Broward County Planning and Development Management Division report states that the proposed amendment area contains several historical structures. See Attachment 6. The City of Miramar has indicated that all historic property owners shall contact the Compliance and Review Section of the Florida Division of Historical Resources prior to development and/or redevelopment of any historic site. See Attachment 9.

Regarding impacts to **natural resources**, the Broward County Environmental Protection and Growth Management Department report indicates that the proposed amendment area contains wetlands within its boundaries, as well as Snake Warrior’s Island Park, a 58-acre Natural Area managed by Broward County Parks, and Miramar Athletic Park Addition, a small city-owned green space acquired through the 2000 Safe Parks and Land Preservation Bond. Both sites are also included on the County’s Protected Natural Lands Inventory. See Attachment 8. It is noted that Snake Warrior’s Island Park and Miramar Athletic Park Addition are preserved as open space in perpetuity via the BrowardNext – Broward County Land Use Plan text.

Regarding **affordable housing**, the land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 6.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 19-3

ATTACHMENTS

1. Proposed Text Amendment PCT 19-3
2. A. Aerial Photograph
B. BrowardNext - Broward County Land Use Plan Future Land Use Designations
3. Broward County Planning Council Supplemental Report of September 2018
4. Broward County Planning Council Traffic Analysis of September 4, 2018
5. Broward County Transit Division Report of September 17, 2018
6. Broward County Planning and Development Management Division Report of September 19, 2018
7. School Board of Broward County Consistency Review Report of September 27, 2018
8. Broward County Environmental Protection and Growth Management Department Report of September 12, 2018
9. Excerpt from "Analysis of Natural and Historic Resources" Section of the City of Miramar Land Use Plan Amendment Application
10. Correspondence from Elbert L. Waters, J.D., Planning Director, City of West Park, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated September 29, 2018
11. Broward County Parks and Recreation Division Report of September 17, 2018
12. Broward County Water Management Division Report of September 20, 2018

Update: October 25, 2018:

13. Correspondence from Richard W. Lawrence, to Broward County Planning Council, dated October 24, 2018

Update: January 15, 2019:

14. Correspondence from Eric Silva, Community and Economic Development Director, City of Miramar, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated January 10, 2019

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 19-3

Miramar Activity Center II

Acreage: Approximately 439.7 acres

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

Density and Intensity of Land Uses:

Residential Land Uses: 3,406 dwelling units

Consisting of:

Single-Family: 755 dwelling units, including 32 existing mobile homes

Multi-Family: 2,651 dwelling units

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

Commercial Land Uses: 2,500,000 square feet

Hotel: 250 rooms

Parks: 61.31 acres minimum*

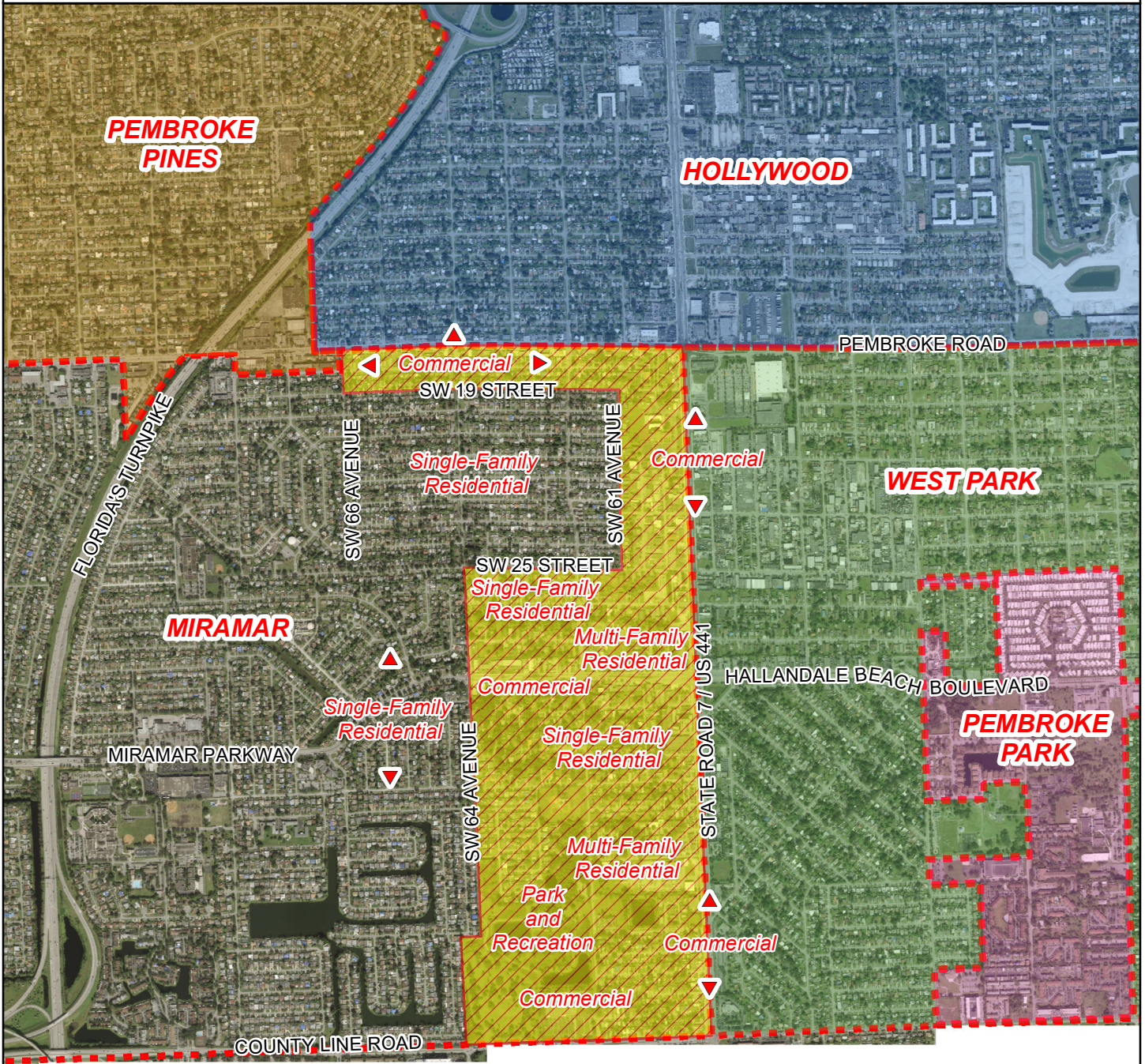
Remarks:

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

*Park acreage includes Snake Warrior's Island Park (55 acres), and Miramar Athletic Park (~~5.71~~ 6.31 acres), ~~and the City's proposed Miramar Athletic Park Addition (0.6 acres).~~ Acquisition of 0.6 acres of the Miramar Athletic Park ~~Addition site~~ was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

NOTE: Underlined words are proposed additions. ~~Struck through~~ words are proposed deletions.

ATTACHMENT 2.A.
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PCT 19-3



MIAMI GARDENS (MIAMI-DADE COUNTY)

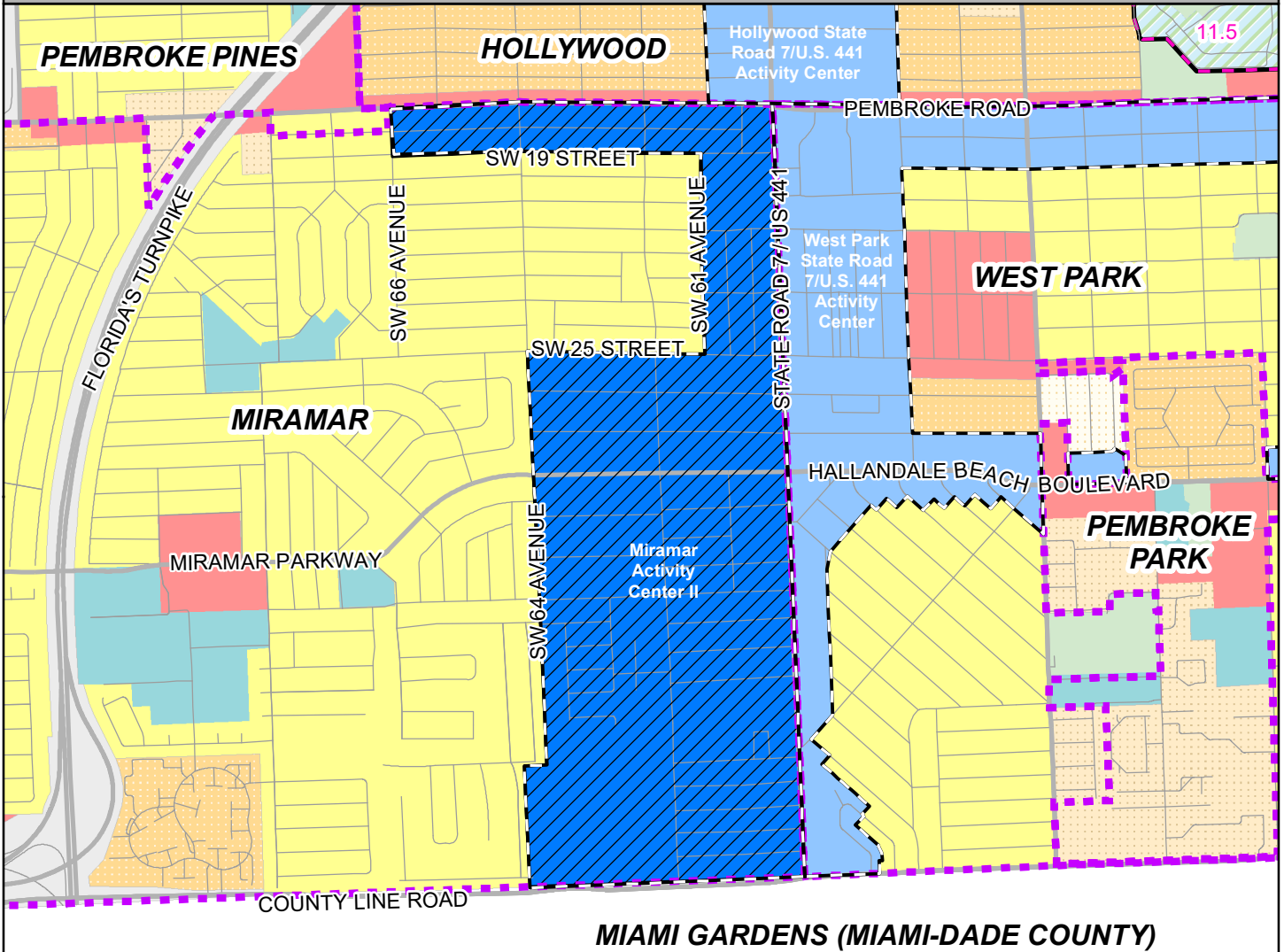


**ATTACHMENT 2.B.
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
AMENDMENT PCT 19-3**

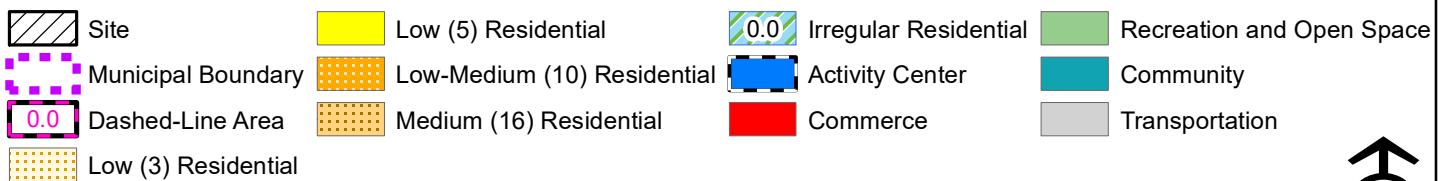
Current Land Use: Activity Center

Proposed Land Use: Activity Center - Reduction of 500,000 square feet of office use

Gross Acres: Approximately 439.7 acres



MIAMI GARDENS (MIAMI-DADE COUNTY)



ATTACHMENT 3

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PCT 19-3

Prepared: September 2018

POTABLE WATER

The proposed amendment area will be served by the Miramar East Water Treatment Plant and the Hollywood Water Facility (HWF). The Miramar Plant has a current capacity of 5.7 million gallons per day (mgd), with a proposed future expansion to 6.0 mgd. The current and committed demand is 3.7 mgd, with 2.0 mgd available. The wellfield serving the amendment area has a permitted withdrawal of 5.0 mgd, with 1.3 mgd available, which expires on March 14, 2036. The HWF has a current capacity of 59.5 mgd. The current and committed demand is 24.0 mgd, with 35.5 mgd available. The wellfield serving the amendment area has a permitted withdrawal of 39.4 mgd, with 15.4 mgd available, which expires on April 10, 2028. The proposed amendment will result in a net increase of 0.05 mgd on the projected demand for potable water. Planning Council staff utilized the City of Miramar's adopted level of service of 325 gallons per day (gpd) per single-family dwelling unit, 227.5 gpd per townhouse unit, 162.5 gpd per multi-family dwelling unit, and 0.2 gpd per square foot for office uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

SANITARY SEWER

The proposed amendment area will be served by the Miramar Wastewater Reclamation Facility, which has a current capacity of 12.7 mgd. The City of Miramar also has a large user agreement with the City of Hollywood for 1.5 mgd of additional capacity at the Hollywood Southern Regional Wastewater Treatment Plant, for a combined capacity of 14.2 mgd. The current and committed demand on the treatment plants is 11.1 mgd, with 3.1 mgd available. The proposed amendment will result in a net increase of 0.04 mgd on the projected demand for sanitary sewer. Planning Council staff utilized the City of Miramar's adopted level of service of 300 gpd per single-family dwelling unit, 210 gpd per townhouse unit, 150 gpd per multi-family dwelling unit, and 0.2 gpd per square foot for office uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment area.

SOLID WASTE

The proposed amendment area will be served by the Sun Bergeron 12 Facility, which has a current capacity of 2,260 tons per day and a current and committed demand of 1,000 tons per day, with 1,260 tons per day available. The proposed amendment will result in a net decrease of 5,000 pounds per day (2.5 tons per day) on the projected demand for solid waste. Planning Council staff utilized the City of Miramar's adopted level of service of 8.9 pounds per day per dwelling unit and 1 pound per 100 square foot per day for office uses. Sufficient solid waste capacity will be available to serve the proposed amendment area.

DRAINAGE

The proposed amendment area is located within the C-9 East Drainage Basin and under the jurisdiction of Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from EPGMD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Miramar has 878.39 acres in its parks and open space inventory. The 2045 projected population (153,145) requires approximately 459.44 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in no net impact on the projected demand for local parks. 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.

ATTACHMENT 4

TRAFFIC ANALYSIS

PCT 19-3

Prepared: September 4, 2018

INTRODUCTORY INFORMATION

Jurisdiction: City of Miramar

Size: Approximately 439.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Activity Center

Potential Development: 623 single-family dwelling units
659 townhouse dwelling units
209 garden apartment dwelling units
1,883 mid-rise dwelling units
32 mobile home dwelling units
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

Trip Generation Rates: "ITE Equation (210) Single-Family Detached Housing"*
"ITE Equation (220) Multifamily Housing (Low-Rise)"
"ITE Equation (221) Multifamily Housing (Mid-Rise)"
"ITE Equation (221) Multifamily Housing (Mid-Rise)"
"ITE Equation (210) Single-Family Detached Housing"
"ITE Equation (820) Shopping Center"
"ITE Equation (710) General Office Building"
"ITE Equation (310) Hotel"
"ITE Equation (411) Public Park"

Total P.M. Peak Hour Trips: $579 + 411 + 86 + 771 + 34 + 9,788 + 3,302 + 150 + 24 = 15,145$ peak hour trips**

Potential Trips - Proposed Land Use Designation

Proposed Designation: Activity Center

Potential Development: 755 single-family dwelling units
2,651 multi-family dwelling units
2,500,000 square feet of commercial use
2,000,000 square feet of office use
250 hotel rooms
61.31 acres of recreation and open space

Potential Trips - Proposed Land Use Designations (continued)

Trip Generation Rates: “ITE Equation (210) Single-Family Detached Housing”
 “ITE Equation (220) Multifamily Housing (Low-Rise)”
 “ITE Equation (820) Shopping Center”
 “ITE Equation (710) General Office Building”
 “ITE Equation (310) Hotel”
 “ITE Equation (411) Public Park”

Total P.M. Peak Hour Trips: 702 + 1,652 + 9,788 + 2,641 + 150 + 24 = 14,957 peak hour trips**

Net P.M. Peak Hour Trips - 188 p.m. peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional roadway network by approximately 188 p.m. peak hour trips at the long-range planning horizon.

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

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



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
 1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

September 17, 2018

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

RE: Proposed Amendment to Broward County Land Use Plan PCT 19-3

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated August 17, 2018 regarding the proposed Land Use Plan Amendment (LUPA) located in the City of Miramar for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site is limited to BCTs fixed-route 5, 18, 28, 441, Miramar Green Community Shuttle, Miramar Yellow Community Shuttle, and West Park Community Shuttle. Please refer to the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
5	Weekday Saturday Sunday	6:00a – 10:17p 7:00a – 9:50p 8:00 – 8:50p	40 Minutes 60 Minutes 60 Minutes
18	Weekday Saturday Sunday	4:30a – 12:40a 5:10a – 12:40a 6:00a – 11:40p	20 Minutes 15 Minutes 20 Minutes
28	Weekday Saturday Sunday	5:00a – 12:02a 5:35a – 11:58p 8:25a – 9:22p	30 Minutes 31 Minutes 45 Minutes
441	Weekday	5:10a – 9:01p	23 Minutes



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Miramar Green	Weekday	6:30a – 6:30p	65/80 Minutes
Miramar Yellow	Weekday	7:00a – 7:00p	72 Minutes
West Park	Weekday	7:00a – 9:00a 3:00p – 6:12 p	60 Minutes

Future fixed-route bus improvements including shorter headways, increased span of service weekdays and weekends, the extension of Route 5 to Young Circle, the discontinuation of Route 441, and new Rapid service via US 441 are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Broward County Transit Division can accommodate additional transit demand, as described in the Mass Transit Analysis, with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including transit connectivity to the existing sidewalk/bicycle network and bus stops. Any proposed changes to the existing bus stops within the amendment site related to a future development will need to be closely coordinated with BCT during the plat or development/site plan review

Please feel free to call (954) 357-8381 or email me tacrawford@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tara T. Crawford".

Tara T. Crawford
Senior Planner
Service and Capital Planning

ATTACHMENT 6



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: September 19, 2018

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Miramar PC 19-3

The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 19-3. The subject site is located in Miramar, involving approximately 439.7 acres. The amendment proposes:

Current Designations: Activity Center

- Residential Use: 3,406 dwelling units:*
 - Mid-rise: 1,883*
 - Townhouse-3 bedroom: 659*
 - Single-family: 623*
 - Garden Apartment-2 bedroom: 209*
 - Mobile Homes: 32*
- Office Use: 2,500,000 square feet*
- Commercial Use: 2,500,000 square feet*
- Hotel Use: 250 rooms*
- Park Use: 61.31 acres minimum*

Proposed Designation: Activity Center

- Residential Use: 3,406 dwelling units*
 - Multi-family: 2,651*
 - Single-Family: 755 (includes 32 mobile homes)*
- Office Use: 2,000,000 square feet*
- Commercial Use: 2,500,000 square feet*
- Hotel Use: 250 rooms*
- Park Use: 61.31 acres minimum*

*Estimated Net Effect: Reduction of 500,000 square feet of office use.
Change of dwelling unit type, but not the number of dwelling units.*

Item 7 – Analysis of Natural and Historic Resources

A. The County's archaeological consultant determined, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), that the proposed project may have an adverse effect on the following historical or archaeological resources or areas of archaeological or paleontological sensitivity.

Subject Area Historic Resources			
Standing Structures/Buildings			
SITE ID	NAME	ADDRESS	YEAR BUILT
BD03997	6117 Southwest 37th Street	6117 SW 37th ST	1956
BD04742	Robinhood Rental Party Place	2590 S State 7 RD	c1955
BD04744	Restaurant Brisa Tropical	2640 S State 7 RD	c1951
BD04733	Miramar Tire & Service Garage	2300 S State 7 RD	c1951
BD04735	Crescent Pool Supply	2310 S State 7 RD	c1959
BD04730	Law Offices	1910 S State 7 RD	c1954
BD03053	6043 Southwest 37th Street	6043 SW 37th ST	1950
BD04743	Mufflex Auto Center	2600 S State 7 RD	c1960
BD04746	Auto Plus Car Sales	6024 SW 25th ST	c1954
BD04731	Don Bailey Carpets	2208 S State 7 RD	c1955
BD04739	Coconut Fusion Cafe	2408 S State 7 RD	c1951
BD04741	741 Motel of Miramar	2550 S State 7 RD	c1951
BD04729	Dairy Queen	1900 S State 7 RD	c1955
BD04745	Auto Plus Car Sales	2690 S State 7 RD	c1961
BD04732	Window Tinting	2212-2220 S State 7 RD	c1963
BD04740	Best Deal Carpets	2420-2430 S State 7 RD	c1956
BD04747	6028 SW 25th St	6028 SW 25th ST	c1954

B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. The subject property is located within the City of Miramar and outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner/agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Nixon Lebrun, Sr. Planner
Community and Economic Development Dept.
City of Miramar
2200 Civic Center Place
Miramar, Florida 33025
Tel.: (954) 602-3281
Email: nlebrun@miramarfl.gov

2. In the event that unmarked burials are discovered, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the BrowardNEXT Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. There is no net change in the number of dwelling units permitted by the BCLUP and Policy 2.16.2 does not apply.

Item 11 – Redevelopment Analysis

The proposed amendment site is not located within Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

The proposed amendment site is located adjacent to the City of West Park on the west, the City of Hollywood on the north, the City of Pembroke Pines on the northwest, and Miami-Dade County on the south.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site is served by Broward County Transit (BCT) Routes 5, 18, 28, 441 Breeze, and Miramar Community Shuttle. The 2017-2027 Vision Service Plan component of the BCT Transit Development Plan includes service span, headway improvements, and rapid bus corridor enhancements for these routes.

This Activity Center includes multiple arterial roadways and many local streets. East – West connectivity is provided via Pembroke Road, Miramar Parkway, and County Line Road. North – South connectivity is provided via US Highway 441, SW 62nd Avenue, and SW 64th Avenue. Consistent with BCLUP Policy 2.4.2 regarding Activity Centers, existing pedestrian and bicycle infrastructure in the area could be improved. PDMD recommends that the applicant examine opportunities to provide consistent and dedicated system of sidewalks and bicycle lanes to provide connectivity throughout the Activity Center. Additionally, it is recommended that properties within the Activity Center are designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around (re)development. For the convenience of future residents, visitors, or employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations at strategic locations within the Activity Center.

If you have any questions, please contact Sara Forelle at sforelle@broward.org or 954-357-6635.

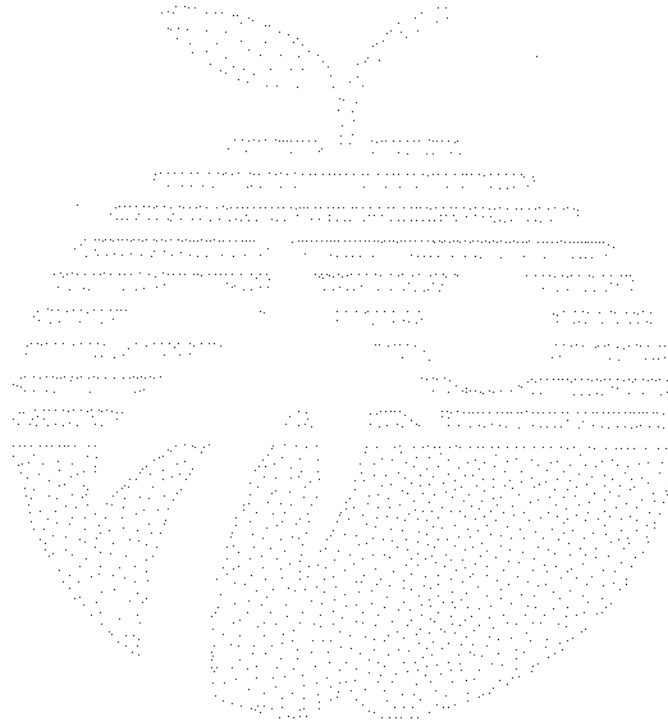
cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Rick Ferrer, Broward County Historic Preservation Officer

JS/slf/hec

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-2506-2018
County No: PCT 19-3
Miramar Activity Center II

September 27, 2018



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com



SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: September 27, 2018	Units Permitted 3,406 Units Proposed 3,406	Existing Land Use: Activity Center
Name: Miramar Activity Center II	NET CHANGE (UNITS):	Proposed Land Use: Activity Center
SBBC Project Number: SBBC-2506-2018	Students Permitted Proposed NET CHANGE	Current Zoning
County Project Number: PCT 19-3	Elem 349 686 337	Proposed Zoning:
Municipality Project Number:	Mid 161 386 225	Section:
Owner/Developer: City of Miramar	High 197 414 217	Township:
Jurisdiction: Miramar	Total 707 1,486 779	Range:

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Miramar Elementary	947	947	657	-290	-16	69.4%
Perry, Annabel C. Elementary	1,063	1,063	730	-333	-18	68.7%
New Renaissance Middle	1,547	1,547	1,206	-341	-15	78.0%
Miramar High	2,665	2,665	2,447	-218	-8	91.8%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Miramar Elementary	657	-290	69.4%	619	601	607	628	634
Perry, Annabel C. Elementary	730	-333	68.7%	768	763	759	754	749
New Renaissance Middle	1,225	-322	79.2%	1,260	1,327	1,390	1,430	1,465
Miramar High	2,448	-217	91.9%	2,417	2,387	2,361	2,344	2,355

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	22/23	23/24	24/25	25/26	26/27
Area F - Elementary	18,994	14,956	-4,038	18,028	18,123	18,218	18,312	18,407
Area F - Middle	10,113	7,519	-2,594	10,643	10,620	10,598	10,575	10,553
Area F - High	13,749	12,642	-1,107	13,601	13,560	13,519	13,477	13,436

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2017-18 Contract Permanent Capacity	2017-18 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Championship Acad Of Distinction @ Hollywood	600	442	-158	442	442	442
Championship Acad Of Distinction Hs	875	61	-814	61	61	61
Championship Acad Of Distinction Ms	374	261	-113	261	261	261
Somerset Academy East	500	225	-275	225	225	225
Somerset Academy Hollywood Elementary	230	24	-206	24	24	24

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Miramar Elementary	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Perry, Annabel C. Elementary	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
New Renaissance Middle	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Miramar High	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area F	
School Level	Comments
Elementary	None
Middle	None
High	None

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 439.7-acre site is generally located east of State Road 7 between Pembroke Road and County Line Road in the City of Miramar. The current land use designation for the site is Activity Center. Current designation allows 623 single family (all four or more bedroom), 659 townhouse (all three or more bedroom), 209 garden apartment (all three or more bedroom), 1,883 midrise (all two or more bedroom), and 32 mobile homes (all three or more bedroom). The applicant proposes to change the allowed residential mix to 723 single family (all four or more bedroom), 2,651 garden apartment (all three or more bedroom), and 32 mobile homes (all three or more bedroom) by keeping the same land use designation. The changes as proposed are anticipated to generate 779 additional students (337 elementary, 225 middle, and 217 high) into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2017-18 school year data because the current school year (2018-19) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2017-18 school year are Miramar Elementary, Annabel C. Perry Elementary, New Renaissance Middle, and Miramar High. Based on the District's Public School Concurrency Planning Document, all schools are operating below the adopted LOS of 100% of gross capacities in the 2017-18 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2017-18 – 2019-20), all schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2019-20 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2017-18 – 2021-22. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2017-18 school year are depicted above.

Capital Improvements scheduled in the long-range section (2022-23 to 2026-27) of the currently Adopted DEFP Fiscal Years 2017-18 – 2021-22 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "F" and the elementary, middle, and high schools currently serving Planning Area "F" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "F" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2506-2018

September 27, 2018

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 8

EP&GMD COMMENTS
PCT 19-3
Page 1



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.: PCT 19 – 3

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

Existing Use: Residential, commercial, office, hotel, and park

Current Land Use Designation: Activity Center
Residential Land Uses: 3,406 dwelling units consisting of:
1,883 mid-rise units
659 (3 BR) townhouse units
623 single-family units
209 (2 BR) garden apartment units
32 mobile homes
Office Land Uses: 2,500,000 square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum

Proposed Land Use Designation: Activity Center
Residential Land Uses: 3,406 dwelling units consisting of:
2,651 multi-family units
755 single-family units (includes 32 mobile homes)
Office Land Uses: 2,500,000 square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum

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

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

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING 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 2.22.01, 2.22.2]

Restored wetlands (11.9 acres) and an archeological site are present at Snake Warrior Island and other parcels within this area may contain wetlands. Any impacts to wetlands, and creation or filling of surface waters would require a license from this Department.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Miramar. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1] The preliminary traffic analysis indicates that the proposed amendment would result in – 188 PM peak hour trips per day compared to trips associated with the current land use designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a minimal impact on air quality. There are no existing or potential odor/noise problems in the area. *(JG 09/06/2018)*

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **Twenty Six** listed contaminated sites were found on or adjacent to the proposed amendment location. See attached map and databased for further information as it relates to the land use amendment site. *(JG 09/06/2018)*

Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 3.4.2, 3.4.3, 2.11.8] There **is one** active solid waste facilities located within one mile of the amendment site. There **are no** inactive solid waste facilities located within one mile of the site. See map in the attached documentation. *(JG 09/06/2018)*

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

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 2.26.2, 2.26.3, 2.11.5] The proposed amendment site is currently within wellfield zone of influence three (3). Additionally, Zones two (2) and three (3) are in close proximity (.25 miles) of the proposed amendment site. Special restrictions apply under Broward County's Wellfield Protection regulations. **For Zone 2:** Per Article XIII of the Broward County Code of Ordinances allows for handling, storing, using, or generating any materials with regulated substances provided applicant follows site specific wellfield conditions. Conditions include installation (by owner and/or operator) of one or several monitoring wells and the quarterly monitoring and testing (by a company) for specific regulated substances onsite.

For Zone 3: No special restrictions apply.

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7; BCLUP Policies] Database of SARA Title III Facilities in Broward County indicates there is one (1) SARA Title III facility(s) adjacent to the proposed amendment site.

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] GIS Database of Hazardous Material Facilities in Broward County indicates 55 active Hazardous Material facility(s), 4 Storage Tank facility(s) and 2 Hazardous Materials/Storage Tank facility(s) on, adjacent, or in close proximity (.25m miles) to the proposed amendment site.

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE 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 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, exist within the boundaries of the proposed amendment site. Snake Warrior's Island is a 58 acre Natural Area managed by Broward County Parks, and Miramar Athletic Park Addition is a small city owned Green Space acquired through the 2000 Safe Parks and Land Preservation Bond.

Protected Natural Lands – The project site contains two parcels included in the Protected Natural Lands Inventory, Snake Warrior's Island, a Broward County Natural Area and Miramar Athletic Park Addition, a city owned Green Space. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] – NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans.

Information regarding NatureScape can be accessed at:
<http://broward.org/NatureScape/Pages/Default.aspx>

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 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District. Development within the site will be required to meet the drainage standards of Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. Successful compliance with the criteria established should result in

EP&GMD COMMENTS

PCT 19-3

Page 5

reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction.

The proposed amendment site is located within multiple Federal Emergency Management Agency (FEMA) flood insurance zones; zone AE that corresponds with NAVD 88 elevation of 6 feet, , zone AH with NAVD 88 elevation of 6 feet and AH, with NAVD 88 elevation 7 feet. It also contains flood zone X, and flood zone 0.2 PCT.

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 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in no net change in the volume of water available for recharge.

The change in recharge capacity resulting from development under the proposed designation would be insignificant.

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 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.:** PC 19-3
- B. **Municipality:** Miramar
- C. **Project Name:** Activity Center II

II. Site Characteristics

- A. **Size:** Approximately 439.7 acres
- B. **Location:** Located east of SW 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.
- C. **Existing Use:** Residential, commercial, office, hotel, and park

III. Broward County Land Use Plan Designation

- A. **Current Designation:** Activity Center
Residential Land Uses: 3,406 dwelling units
consisting of:
1,883 mid-rise units
659 (3 BR) townhouse units
623 single-family units
209 (2 BR) garden apartment units
32 mobile homes
Office Land Uses: 2,500,000 square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum

Wetland Resource Questionnaire
PCT 19-3

- B. ***Proposed Designation:*** Activity Center
Residential Land Uses: 3,406 dwelling units
consisting of:
2,651 multi-family units
755 single-family units (includes 32
mobile homes)
Office Land Uses: 2,500,000 square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum

IV. **Wetland Review**

- A. ***Are wetlands present on subject property?*** Yes
- B. ***Describe extent (i.e. percent) of wetlands present on subject property.*** Restored wetlands and an archeological site are present at Snake Warrior Island and other parcels within this area may contain wetlands.
- C. ***Describe the characteristics and quality of wetlands present on subject property.*** Restored natural wetlands (11.9 acres) at Snake Warrior Island and other small areas of natural wetlands scattered throughout area.
- D. ***Is the property under review for an Environmental Resource License?*** No. Environmental Resource License DF98-1067 was issued in 1998 for the work at Snake Warrior Island. Other parcel owners have not submitted applications.
- 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?***
- V. **Comments:** Any impacts to wetlands, and creation or filling of surface waters would require a license from this Department.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL

WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. ***Amendment No.:*** PCT 19-3
- B. ***Municipality:*** Miramar
- C. ***Applicant:*** City of Miramar

II. Site Characteristics

- A. ***Size:*** Approximately 439.7 acres
- B. ***Location:*** Located east of SW 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.
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III. Broward County Land Use Plan Designation

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Office Land Uses: 2,500,000 square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum

Proposed Land Use Designation: Activity Center
Residential Land Uses: 3,406 dwelling units consisting of:
2,651 multi-family units
755 single-family units (includes 32 mobile homes)
Office Land Uses: 2,500,000 square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms

Parks: 61.31 acres minimum

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 typical value for an impervious area produced by this type of development is approximately seventy-seven percent.

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

The proposed land use designation is Activity Center. A typical value for an impervious area produced by this combination of development is approximately seventy-seven percent.

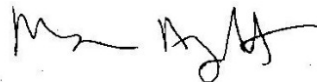
V. Impact of Change in Land Use Designation

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result no net change in the volume of water available for recharge.

The change in recharge capacity resulting from development under the proposed designation would be insignificant.

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.

VI. Comments



By: _____

Date 9/12/2018

Maena Angelotti

Environmental Planning and Community Resilience Division

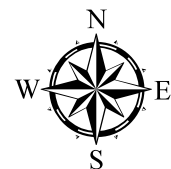
Contaminated Sites

Site Number	Facility Number	Street Address	City	Zip Code	Pollutant	Facility type	DEP Facility Number	Active
SF-1016	TENNECO #544-08	2101 S SR7	Hollywood	33023	Mixed Product	Gas Station	BCEPD	N
SF-1234	NORTMANN (ABANDONED STATI	2750 S SR7	Miramar	33023	Petroleum	Gas Station	BCEPD	Y
NF-1369B	MOBIL SERVICE STATION, #0	4090 S STATE ROAD 7	Miramar	33023	Gasoline	Gas Station	BCEPD	N
NF-0087	HOME DEPOT SITE	1951 S STATE ROAD 7	Hollywood	33023	Used Oil	Retail	BCEPD	Y
SF-1485	MOBIL STATION #02-E24	2840 S STATE ROAD 7	Miramar	33023	Petroleum	Gas Station	BCEPD	N
SF-1617	ALL TOOL RENTAL INC	6401 PEMBROKE RD	Hollywood	33023	Diesel; Gasoline	Warehouse	BCEPD	Y
NF-2978	Team Auto	3801 S STATE ROAD 7	West Park	33023	Solvents	Car Dealer	BCEPD	Y
NF-2077	City of Miramar Right of Way	3590 S SR7	Miramar	33023	Organic Metals	Vacant Lot	BCEPD	Y
SF-1148	SHELL	2900 S STATE ROAD 7	Miramar	33023	Gasoline	Gas Station	BCEPD	N
OT-3689	MILLIONAIRE'S DRYCLEANERS	6313 MIRAMAR PKY	Miramar	33023	Chlorinated	Dry Cleaner	DEP	Y
OT-3510	LAMAR 1 HOUR CLEANERS	6430 PEMBROKE RD	Miramar	33023	Chlorinated	Dry Cleaner	DEP	Y
NF-2732	STORAGE USA	6033 SW 35TH CT	Miramar	33023	Petroleum	Non-retail	BCEPD	N
SF-1374	HESS STATION , #09299	6590 PEMBROKE RD	Hollywood	33023	Petroleum	Gas Station	BCEPD	N
NF-2012	FDOT SR 7 POND SITING WILEY ST - FOUND TANK	1401 S STATE ROAD 7	Hollywood	33023	Used Oil	<Null>	BCEPD	N
NF-1369C	MOBIL SERVICE STATION, #0	4090 S STATE ROAD 7	Miramar	33023	Petroleum	Gas Station	BCEPD	Y
NF-0303B	CAROLINA FREIGHT	5861 PEMBROKE RD	Hollywood	33023	Diesel	Terminal Facility	BCEPD	N
SF-1842	CUMBERLAND FARMS #1040	6390 MIRAMAR PKY	Miramar	33023	Gasoline	Gas Station	BCEPD	N
SF-1508	AMOCO STATION #6015	2807 S STATE ROAD 7	Hollywood	33023	Petroleum	Gas Station	BCEPD	Y
OT-3559	ARISTOCRAT CLEANERS	6745 PEMBROKE RD	Pembroke Pines	33023	Chlorinated	Dry Cleaner	DEP	Y
SF-3245	HOLLYWOOD AUTO REPAIR	6201 PEMBROKE RD	Hollywood	33023	Petroleum	<Null>	BCEPD	N
NF-1525B	SUNOCO #0612-9548	6201 MIRAMAR PKY	Miramar	33023	Petroleum	Gas Station	BCEPD	N
SF-1309	FOTI CONTINENTAL/KYRELIS	6501 PEMBROKE RD	Hollywood	33023	Gasoline	Vacant Lot	BCEPD	N
NF-0804	COASTAL CARTING	2113 SW 58TH WAY	Hollywood	33023	Diesel	Fuel Facility	BCEPD	N
NF-0042	U-HAUL	2033 S SR7	Hollywood	33023	Diesel	Non-retail	BCEPD	N

Land Use Amendment Comments Site 19-3



- Solid Waste Sites
- ✚ Contaminated Sites
- Quarter Mile
- Mile
- Broward County Line
- ▨ Proposed Site



Generated for location purposes only.
Marker Size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by: JGUZMAN - September 2018 - Environmental Engineering and Permitting Division



Hazardous Material Facilities within, adjacent or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC CODE	Type of License
A to Z Statewide Plumbing, Inc.	2215 SW 58TH TER Hollywood 33023	1711 Plumbing, Heating and Air-Conditioning	Hazardous Materials Facility
Cable Wiring Specialist, Inc.	5900 MAYO ST Hollywood 33023	1731 Electrical Work	Hazardous Materials Facility
Grant Printing	6109 PEMBROKE RD Hollywood 33023	2759 Commercial Printing, Not Elsewhere Classified	Hazardous Materials Facility
OR Auto Supplies & Clips, Inc	5943 SW 23RD ST West Park 33023	2851 Paints, Varnishes, Lacquers, Enamels, and Allied Products	Hazardous Materials Facility
FedEx Freight East, Inc.	5861 PEMBROKE RD Hollywood 33023	4212 Local Trucking Without Storage	Hazardous Materials and Storage Tank Facility
Terry's Auto Supply, Inc.	2271 SW 59TH TER Hollywood 33023	5013 Motor Vehicle Supplies and New Parts	Hazardous Materials Facility
Continental Pool Supplies	2825 SW 64TH AVE Miramar 33023	5091 Sporting and Recreational Goods and Supplies	Hazardous Materials Facility
Home Depot #0285	1951 S STATE ROAD 7 Hollywood 33023	5211 Lumber and Other Building Materials Dealers	Hazardous Materials Facility
Degen's Turf and Garden, Inc.	3912 S STATE ROAD 7 Miramar 33023	5261 Retail Nurseries, Lawn and Garden Supply Stores	Hazardous Materials Facility
Advance Auto Parts #9267	1511 S STATE ROAD 7 Hollywood 33023	5531 Auto and Home Supply Stores	Hazardous Materials Facility
Autozone, Inc. Store #1255	2500 S STATE ROAD 7 Miramar 33023	5531 Auto and Home Supply Stores	Hazardous Materials Facility
7-Eleven Store #34950	4090 S STATE ROAD 7 Miramar 33023	5541 Gasoline Service Stations	Hazardous Materials and Storage Tank Facility
Sunshine Gasoline #138	1700 S STATE ROAD 7 Miramar 33023	5541 Gasoline Service Stations	Storage Tank Facility
PE of JoJo's	6390 MIRAMAR PKY Miramar 33023	5541 Gasoline Service Stations	Storage Tank Facility
Sunshine Gasoline Distributors	2840 S STATE ROAD 7 Miramar 33023	5541 Gasoline Service Stations	Storage Tank Facility
Sunoco #0612-9548 / Former Speedway #93	6201 MIRAMAR PKY Miramar 33023	5541 Gasoline Service Stations	Storage Tank Facility
Crescent Pool Supply Co., Inc.	2310 S STATE ROAD 7 Miramar 33023	5999 Miscellaneous Retail Stores, Not Elsewhere Classified	Hazardous Materials Facility

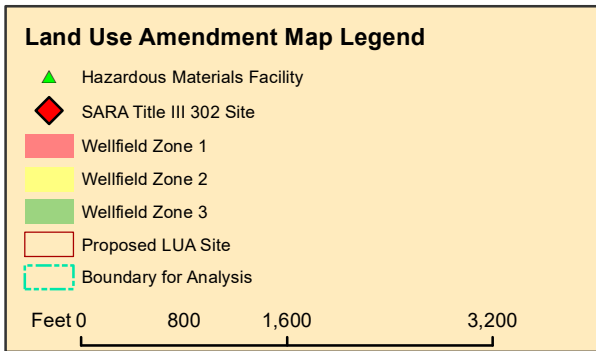
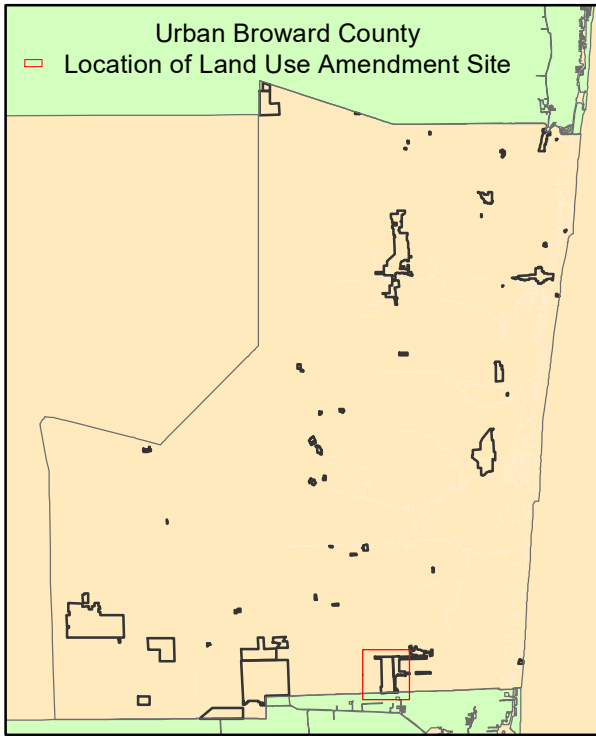
Hazardous Material Facilities within, adjacent or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC CODE	Type of License
Bravo Supermarket	6767 PEMBROKE RD Pembroke Pines 33023	6512 Operators of Nonresidential Buildings	Hazardous Materials Facility
La Mar Dry Cleaners	6430 PEMBROKE RD Miramar 33023	7216 Drycleaning Plants, Except Rug Cleaning	Hazardous Materials Facility
Miramar Dry Cleaners	6336 MIRAMAR PKY Miramar 33023	7216 Drycleaning Plants, Except Rug Cleaning	Hazardous Materials Facility
Millionaire's Drycleaners	6313 MIRAMAR PKY Miramar 33023	7216 Drycleaning Plants, Except Rug Cleaning	Hazardous Materials Facility
Truly Nolen of America, Inc.	5931 W HALLANDALE BEACH BLVD Hollywood 33023	7342 Miscellaneous Personal Services, Not Elsewhere Classified	Hazardous Materials Facility
Walgreens #4386	5999 PEMBROKE RD Hollywood 33023	7384 Miscellaneous Personal Services, Not Elsewhere Classified	Hazardous Materials Facility
Diamond Automotive, Inc.	2325 SW 58TH TER Hollywood 33023	7532 Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials Facility
Ace's/Sullins Paint & Body Shop, Inc.	6025 SW 35TH CT Miramar 33023	7532 Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials Facility
Body Shop, The	2315 S STATE ROAD 7 Hollywood 33023	7532 Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials Facility
Master Paint & Body Shop, Inc	2122 SW 59TH AVE Hollywood 33023	7532 Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials Facility
Hollywood Chassis Corp.	2400 SW 60TH TER Miramar 33023	7532 Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials Facility
All Broward Frame & Alignment	6026 SW 23RD ST Miramar 33023	7532 Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials Facility
Team Transmission, Inc.	5842 SW 25TH ST West Park 33023	7537 Automotive Transmission Repair Shops	Hazardous Materials Facility
SMA Jet Transmission	3625 S STATE ROAD 7, #D Hollywood 33023	7537 Automotive Transmission Repair Shops	Hazardous Materials Facility

Hazardous Material Facilities within, adjacent or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC CODE	Type of License
CARLOS D CAPRIROLO	2121 SW 58TH TER West Park 33023	7537 Automotive Transmission Repair Shops	Hazardous Materials Facility
Auto Repairs Plus, Inc.	1318 S STATE ROAD 7 Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Goodwear Auto Center	6301 MIRAMAR PKY Miramar 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
J & S Tire and Auto Center	5911 PEMBROKE RD Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Hugo's Alignment, Inc.	5836 SW 25TH ST West Park 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Stoplight Tire & Auto Repair, Inc.	6201 PEMBROKE RD Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Pro Tech Auto Repair	6455 PEMBROKE RD Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Martino Automotive Company	2212 SW 58TH TER Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Andy's Place, Inc.	5926 SW 25TH ST Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Mufflex of Broward, Inc.	2600 S STATE ROAD 7 Miramar 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
A & B Towing & Automotive	2313 SW 59TH AVE Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Caribbean Autoworks, Inc.	6610 PEMBROKE RD Pembroke Pines 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
JEF Auto Service	5912 SW 25TH ST, #1 West Park 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
International Auto Enterprise, Inc.	2601 S STATE ROAD 7 West Park 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Brake World	3625 S STATE ROAD 7, #A West Park 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility

Hazardous Material Facilities within, adjacent or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC CODE	Type of License
Advanced Truck & Equipment Center, Inc.	2104 SW 59TH TER Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
A-Aaron Super Rooter, Inc.	6022 SW 35TH CT Miramar 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Tulsie Auto Service	2690 S STATE ROAD 7 Miramar 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Fuel Stop II	2300 S STATE ROAD 7 Miramar 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Goodecare Auto Pros	3625 S STATE ROAD 7 Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
New Level Automotive Tech, Inc	2309 SW 60TH WAY Miramar 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
T & F Group	4090 S STATE ROAD 7 Miramar 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Fleet Services of Florida	2340 S STATE ROAD 7 Miramar 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Hollywood Kia	6011 PEMBROKE RD Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Interstate JFP Auto Repair and Service Corp	2127 SW 58TH TER West Park 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
TK CONVERTERS, CORP.	2211 SW 59TH AVE West Park 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Oscar Motors Corporation	2101 S STATE ROAD 7 West Park 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Benji Auto Sales	3805 S STATE ROAD 7 Hollywood 33023	7538 General Automotive Repair Shops	Hazardous Materials Facility
Shell Rapid Lube	3625 S STATE ROAD 7, #F Hollywood 33023	7549 Automotive Services, Except Repair and Carwashes	Hazardous Materials Facility
Miramar Quick Lube And Tires	2750 S STATE ROAD 7 Miramar 33023	7549 Automotive Services, Except Repair and Carwashes	Hazardous Materials Facility

Land Use Amendment Site: LUA_PCT19-03

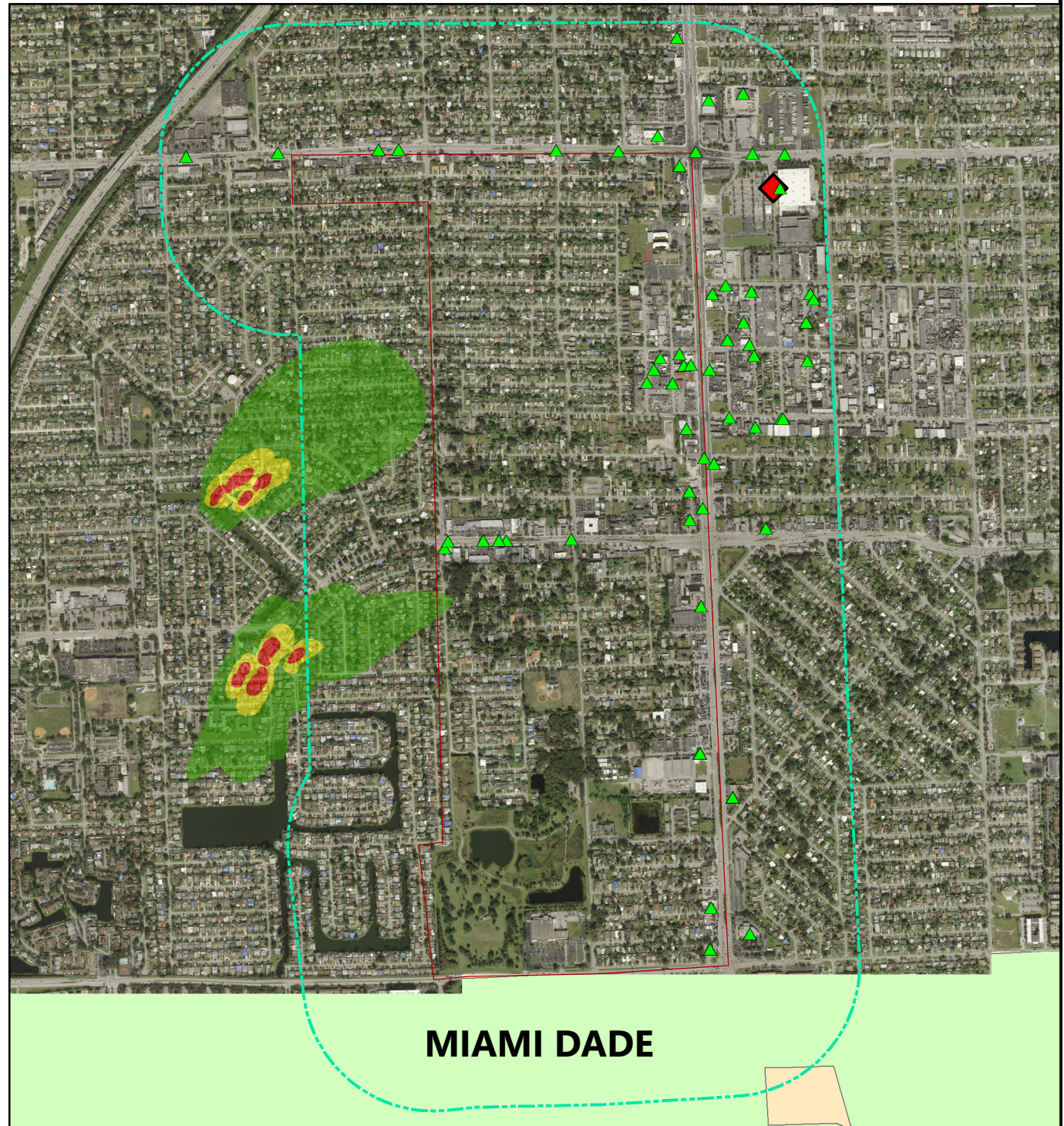
RECEIVED
8/21/2018



Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: NHERNE - August 2018
 Environmental and Consumer Protection Division





6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

According to the Division of Historical Resources of the Florida department of State, the Florida Master Site File lists 18 archaeological sites, 146 standing structures, 1 historic cemetery, 8 resource groups and 1 historic bridge within the corporate limits of the City of Miramar. Within the Amendment area, there are 20 Florida Master Site File historic structures within the Amendment site. These sites are listed below, however none of these sites are eligible, individually or as contributors to a historic district or cultural resource group.

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

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



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

Federal, state and local laws require formal environmental review for most projects. Prior to development and/or redevelopment of any of these historic sites, the City shall ensure that all historic property owners contact the Compliance and Review Section of the Florida State Department Division of Historical Resources to address historic preservation issues.

B. Archaeological sites listed on the Florida Master Site File.

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



September 29th, 2018

Barbra Blake Boy
Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, Florida 33301

Re: Response to the Proposed Land Use Amendment to the Broward County Land Use Plan-PCT 19-3, located in the City of Miramar (August 17th, 2018)

Dear Barbra Boy:

This letter is in response to the abovementioned item, dated August 17th, 2018. Please be advised that the City has reviewed the proposed Land Use Amendment and have no objections to the Broward County Land Use Plan-PCT 19-3, located in the City of Miramar. If you have any additional questions, please feel free to ask.

Respectfully Submitted,

Elbert L. Waters, J.D.
Planning Director

C: Ajibola Balogun, City Manager
Stephen David, Community & Economic Development Director

ATTACHMENT 11



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*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

September 17, 2018

To: Barbara Blake Boy, Executive Director
Broward County Planning Council

Thru: ^{DAN} Dan West, Director
Parks and Recreation Division

From: John R. Fiore, Planner
Parks and Recreation Division 

Re: **Land Use Plan Amendment Comments**
October 25, 2018 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 at their October 2018 meeting. Our comment is as follows:

PC 19-3 No objections. However, regional park impact fees will be required for the 1,901 residential dwelling units which have yet to be constructed. The City is has included the 55 acres of Broward County's Snake Warrior Park in the Amendment. The City can only use 10%, up 10 acres, of county regional park land for credit towards the City's park acreage requirements.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 12



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

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

MEMORANDUM

September 20, 2018

TO: Barbara Blake Boy
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT
PCT 19-3

I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is essentially correct.

- PCT 19-3

Our office has no objections or comments to this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "J Heilman", written over a light blue horizontal line.

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

To Whom It May Concern;



My name is Richard Lawrence. I live at 6303 S.W. 32 Street.

I apologize for not being at your Public Hearing scheduled for Thursday, October 25th at 10:00 a.m. but I am currently driving a U Haul truck to Utah helping a friend move.

I have lived in East Miramar for nearly 30 years. When I first moved to East Miramar I could have someone take a shower in the front bathroom and in the master bathroom, run the dishwasher, use the hose to water the plants outside and still have plenty of water pressure.

The city of Miramar decided to close the tower on Miramar Parkway promising us that there would be no change in our water pressure. They lied. Since they closed the tower the two showers cannot be used at the same time (depending upon the time of day) or there will not be sufficient water pressure to use either.

I called the City office and complained on several occasions about the pressure so they would wait until the usage was down to send out an individual to connect his gauge and say "See, you have the pressure you are supposed to. Everything is fine." The city isn't the only one who can use a gauge. I have a week long, 24 hour a day graph showing the fluctuation in the water pressure depending upon the day of the week, and the time of day.

The city desires to change the zoning of this area so they can pack it with more dwellings and increase their revenue. The only problem with that is that with dwellings come additional people who use water. If something is not done soon the increase will tax our water supply to its limits. We will have to take a lottery number as to which household can use the water when.

We know that the city has drilled a new well near the tower. We know that they are having power lines brought under ground to that new well. However, if they do not install a purification plant as well as a pumping station, having a new well will do little to improve the situation.

Perhaps the city doesn't feel that the people in East Miramar need their water purified and/or treated. That would coincide with their failure to test the city's water for the last year. Even though it is required by law, their response to their

failure was "It's OK." I wonder if the city would be as easy going on the citizenry when they decided to ignore the city's laws.

I am using this letter to notify both the city and the county that if this change in the zoning is approved, and the water situation is adversely affected, a law suit will be filed against both.

Thank you for your time and attention.

Sincerely,

A handwritten signature in cursive script that reads "Richard W. Lawrence". The signature is fluid and elegant, with the first letter of each word being capitalized and prominent.

Richard W. Lawrence

ATTACHMENT 14



CITY OF MIRAMAR

An Equal Opportunity Employer

Mayor

Wayne M. Messam

Vice Mayor

Yvette Colbourne

City Commission

Maxwell B. Chambers

Winston F. Barnes

Darline B. Riggs

City Manager

Vernon E. Hargray

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

Community & Economic Development

2200 Civic Center Place
Miramar, Florida 33025

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

January 10, 2019

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

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

Dear Ms. Boy:

The City of Miramar (the "City") has acknowledged receipt of the correspondence from Timothy A. Parsons, Ph. D., Director of Division of Historical resources and State Historic Preservation Office at the Florida Department of State, dated January 9, 2019. As stated in the Analysis of Natural and Historic Resources Section of the Application submitted to your agency, the City is well aware that the Florida Master Site File includes a number of historic structures, archaeological sites and areas of archaeological or paleontological sensitivity within the Miramar Activity Center II land use category. The City is also aware that development within the amendment area may have potential adverse impacts on these historical and archaeological resources.

Consistent with the City's 2009 commitment when the Activity Center was established, as well as Article XVII: Preservation of Historical Cultural Resource Site of the Broward County Code of Ordinances, the City will continue to take all measures necessary and coordinate with all appropriate county and state agencies to protect these resources. The City will further ensure that all historic property owners work with the respective agency to address historic preservation issues prior to development and/or redevelopment of any site. Lastly, the City shall continue to preserve and protect any existing historic resources located within the area and periodically assess environmental, architectural and archaeological resources in need of future preservation

Should you have any questions, please feel free to contact me or Nixon Lebrun, AICP, Senior Planner, at (954) 602-3281 or Nlebrun@miramarfl.gov.

Sincerely,

Eric Silva
Community and Economic Development Director