

it's
**RIGHT
HERE**
in MIRAMAR...



CITY OF MIRAMAR

**TRANSFORMING
CITIES & SUBURBS
INTO WALKABLE
COMMUNITIES**



LOCATION & DEVELOPMENT

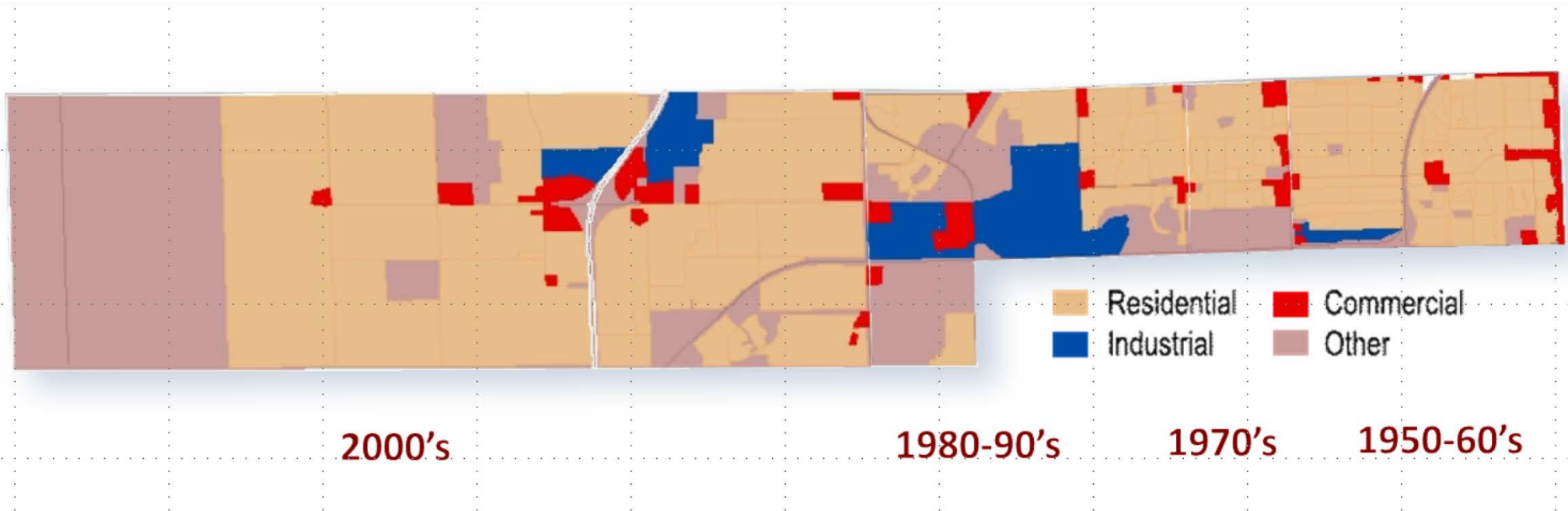


CENTRAL LOCATION

- Between Miami and Ft. Lauderdale airports and seaports, ready access to I-75 and the Florida Turnpike.

HISTORICAL DEVELOPMENT PATTERN

- The City grew from east to west in a linear fashion.
- Sprawling vehicular oriented development pods of separated land uses.



REGIONAL ACTIVITY CENTER (2,000 acres) FRAMEWORK FOR MIXED-USE

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ANTICIPATED FUTURE DEVELOPMENT

- 1,250 Units
- Hotels
- Office

DEVELOPMENT POTENTIAL

- Create a gateway to the city and town center
- Iconic attraction
- Family oriented entertainment and restaurants



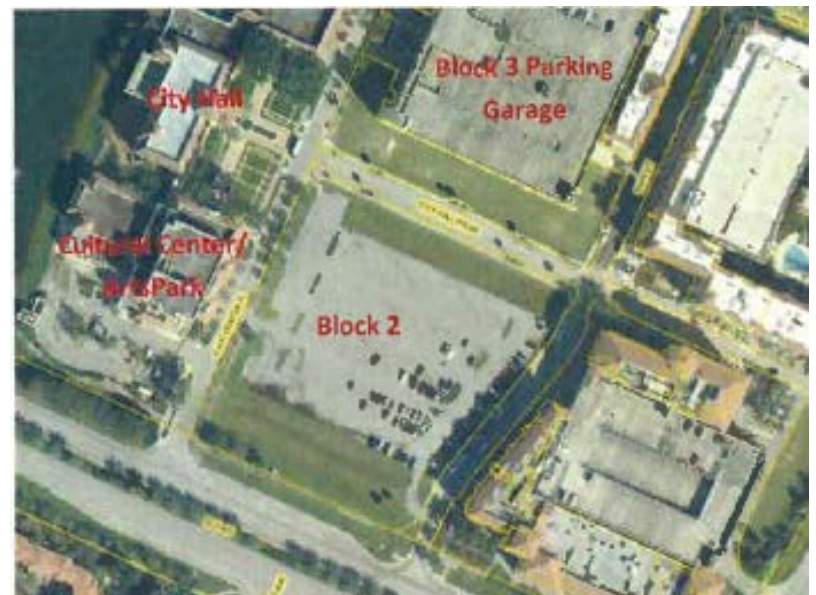
TOWN CENTER

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MIRAMAR TOWN CENTER

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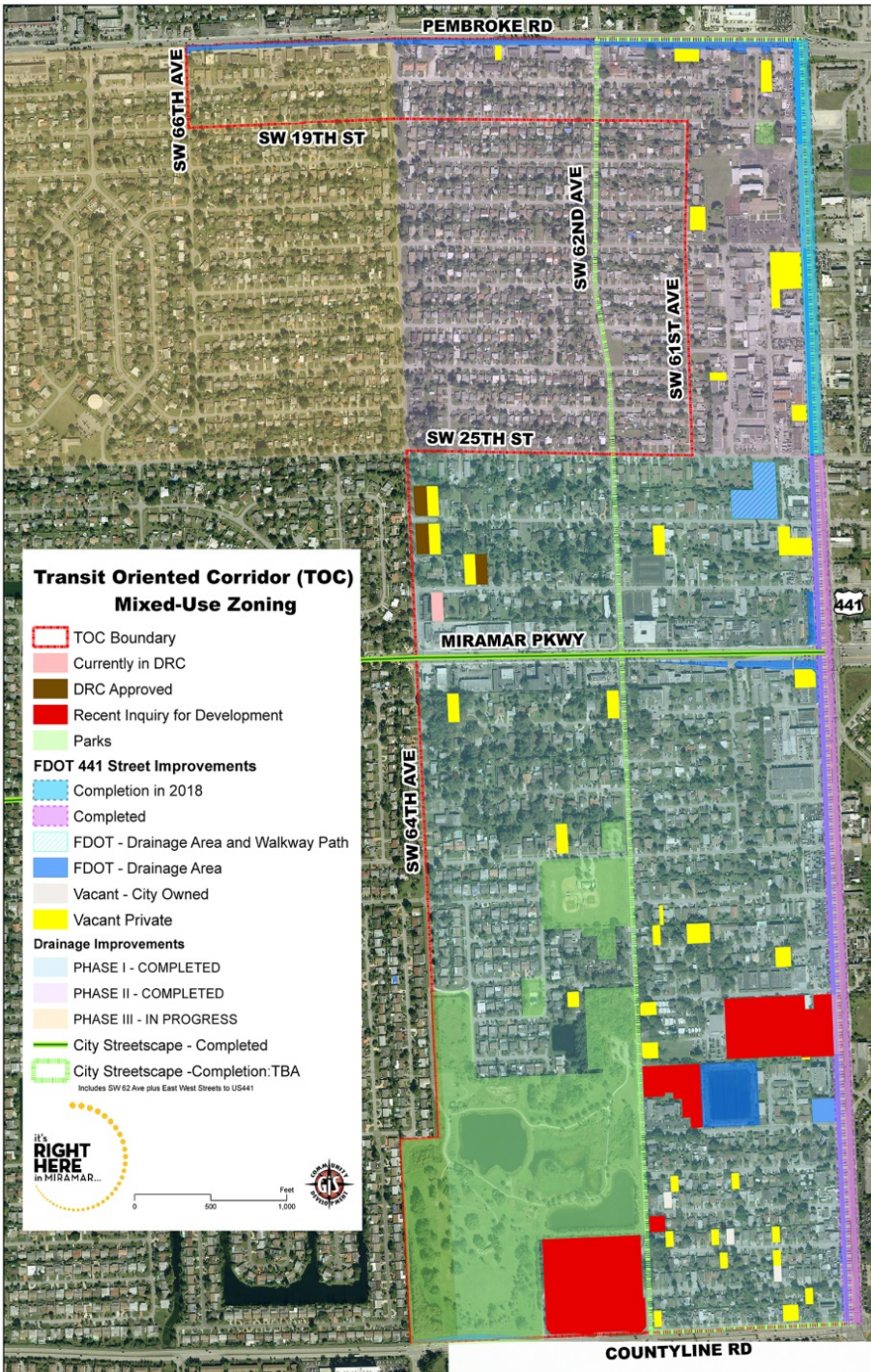
TRANSIT ORIENTED CORRIDOR



HISTORIC MIRAMAR REDEVELOPMENT OPPORTUNITIES

A number of previous, current and future initiatives are positioning the historic area for redevelopment success:

- **State Road 7 Widening** - Phase 1 (County Line to SW 25th St.) is complete; Phase 2 (25th to Pembroke Road) is under construction.
- **Transit Oriented Corridor** - Zoning District near State Road 7 to encourage a mixed-use and higher densities.
- **Infrastructure Improvements** - close to \$24 million has been spent to upgrade water, sewer, and drainage along with an upgrade to the East Water Treatment Plant.
- **Miramar Parkway Streetscape** - landscape, lighting, sidewalk improvements.



ONGOING INITIATIVES TO TRANSFORM MIRAMAR INTO A WALKABLE COMMUNITY



LONG RANGE TRANSPORTATION PLAN

- Focus on Multi-modal Opportunities

SUSTAINABILITY PLAN

- Community Garden
- Linkages between development and healthy communities

PROMOTE SMALL BUSINESSES

- Economic Development Action Plan
- City Small Business Outreach (Marketing and Training)

LAND DEVELOPMENT CODE UPDATE

- Provide incentives for mixed-use development

CAPITAL INVESTMENT

- Shirley Branca Park - Historic Miramar



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