



## FACT SHEET: Transit Oriented Corridor

### HISTORY

The Transit Oriented Corridor (TOC) is a new land use designation that is the result of many years of collaboration with residents, businesses, consultants, city officials and city staff. The TOC was designed to facilitate pedestrian-friendly, mixed-use development with access to bus transit stations along State Road 7, Pembroke Road, Miramar Parkway and Countyline Road. The following is a timeline of events over the past ten years involving the TOC.

- 2001:**
- Creation of the East Miramar Neighborhood Vision Plan
  - Adoption of the State Road 7 Corridor Overlay District
  - City established the Commercial Façade Rehabilitation Program
- 2003:** State Road 7 Collaborative developed a Strategic Master Plan for the entire Broward County corridor
- 2004:** Broward County adopted the Transit Oriented Corridor Land Use Designation
- 2005:** Miramar/West Park SR 7 Charrette created the Citizens' Master Plan
- 2007:**
- TOC Community Meetings
  - Planning and Zoning Board Hearing
  - United Neighbors of East Miramar (UNEM) Meeting
- 2008:**
- Additional TOC Community Meetings
  - 1<sup>st</sup> City Commission hearing
- 2009:** Adoption of the TOC Land Use Designation by the City Commission
- 2010:** City Staff combined the goals of all previous studies to draft the Transit Oriented Corridor District Code (TOCD Code).

## PROJECT LOCATION & STATISTICAL DATA

- The TOC is located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7, and on the south by County Line Road.
- The new TOC Land Use Designation changed approximately 440 acres of Commercial, Residential and Recreation and Open Space land uses to Transit Oriented Corridor.

TOC Land Use Designations	Density and Intensity Thresholds
Commercial	2,500,000 SF
Office	2,500,000 SF
Residential	3,406 Dwelling Units
Hotel	250 Hotel Rooms
Parks	61.31 Acres

- The following maps illustrate the geographical boundaries and statistical data for the TOC.

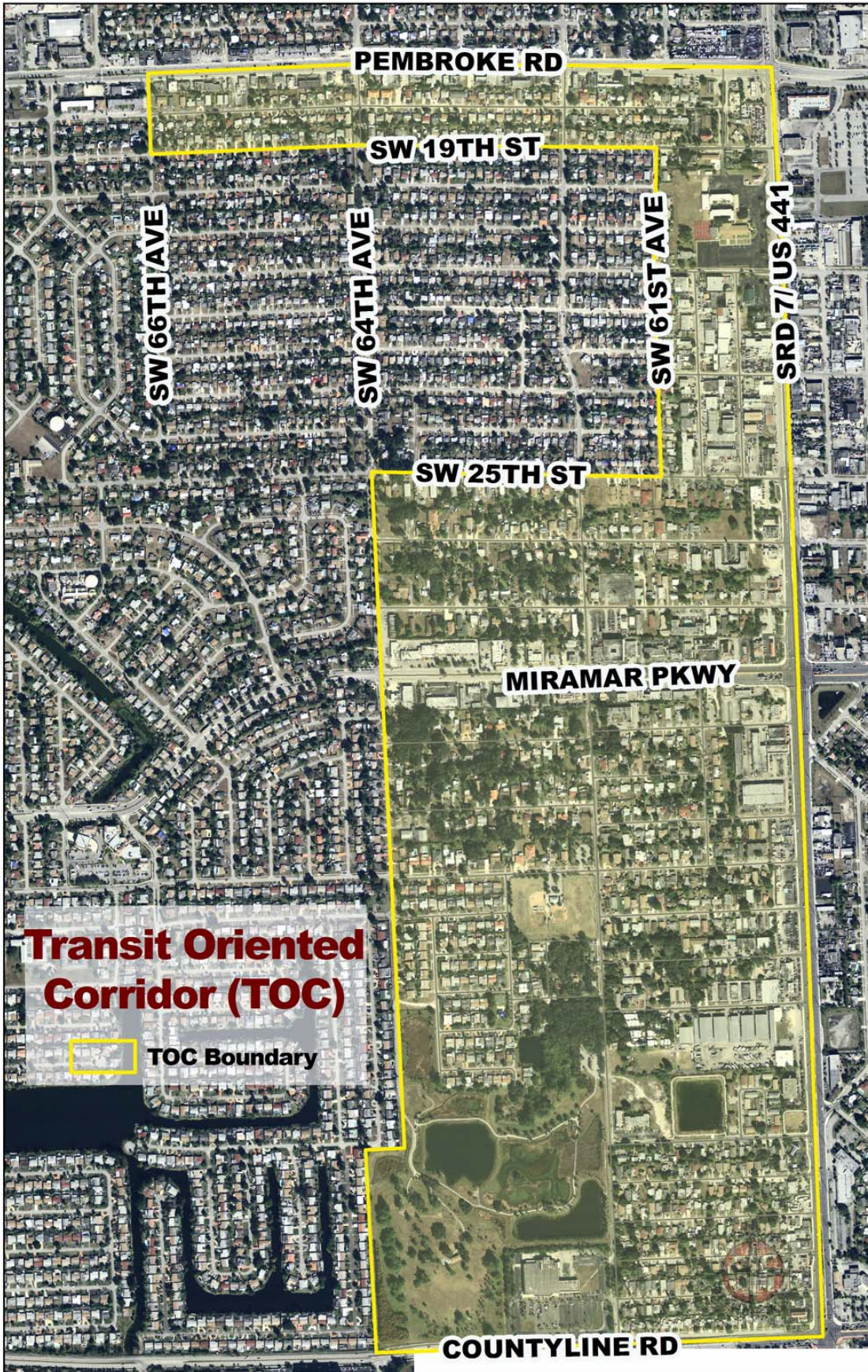
Exhibit 1: Aerial Map

Exhibit 2: Current Zoning Map

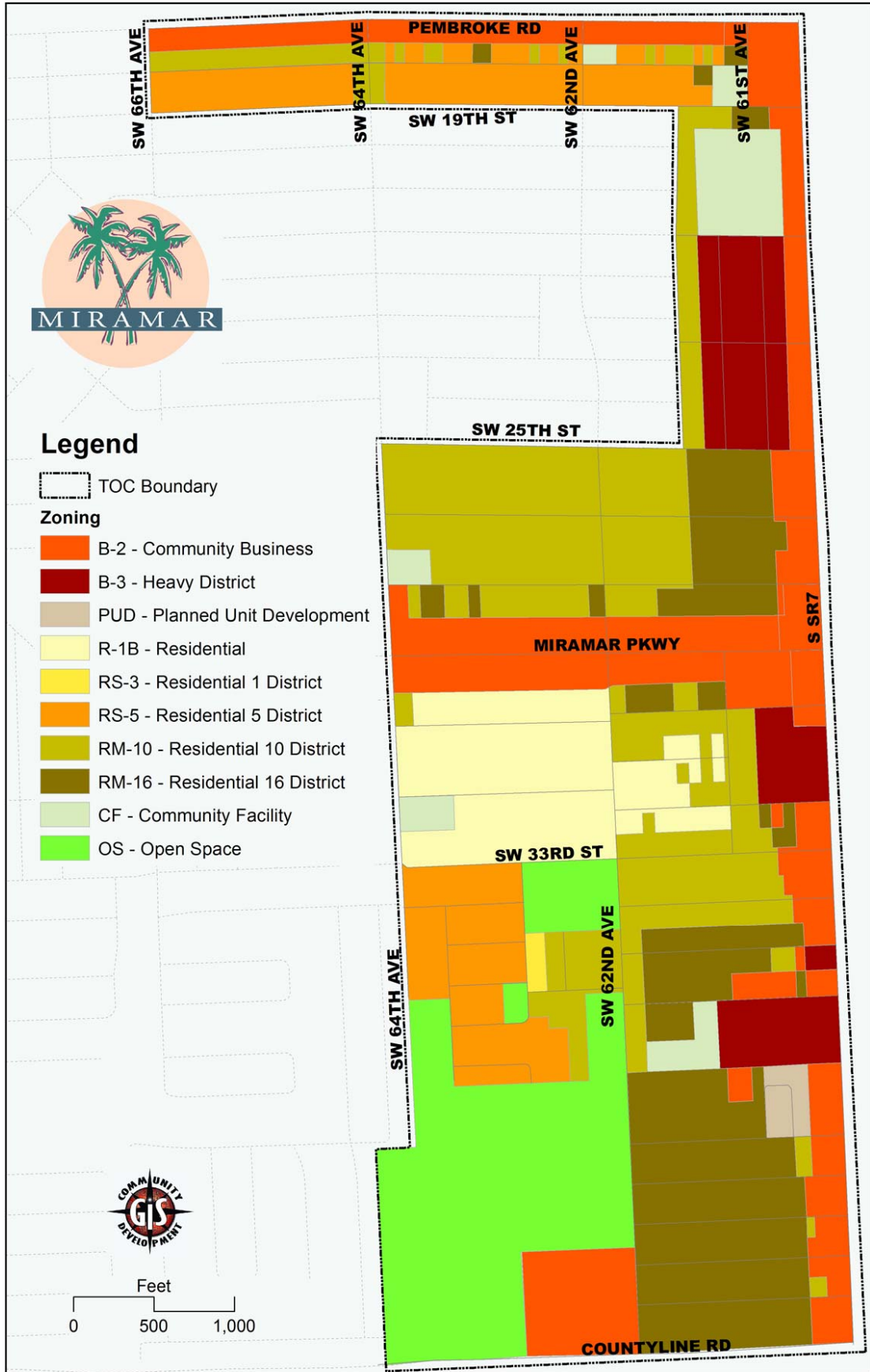
Exhibit 3: Proposed Regulating Plan (Zoning Map)

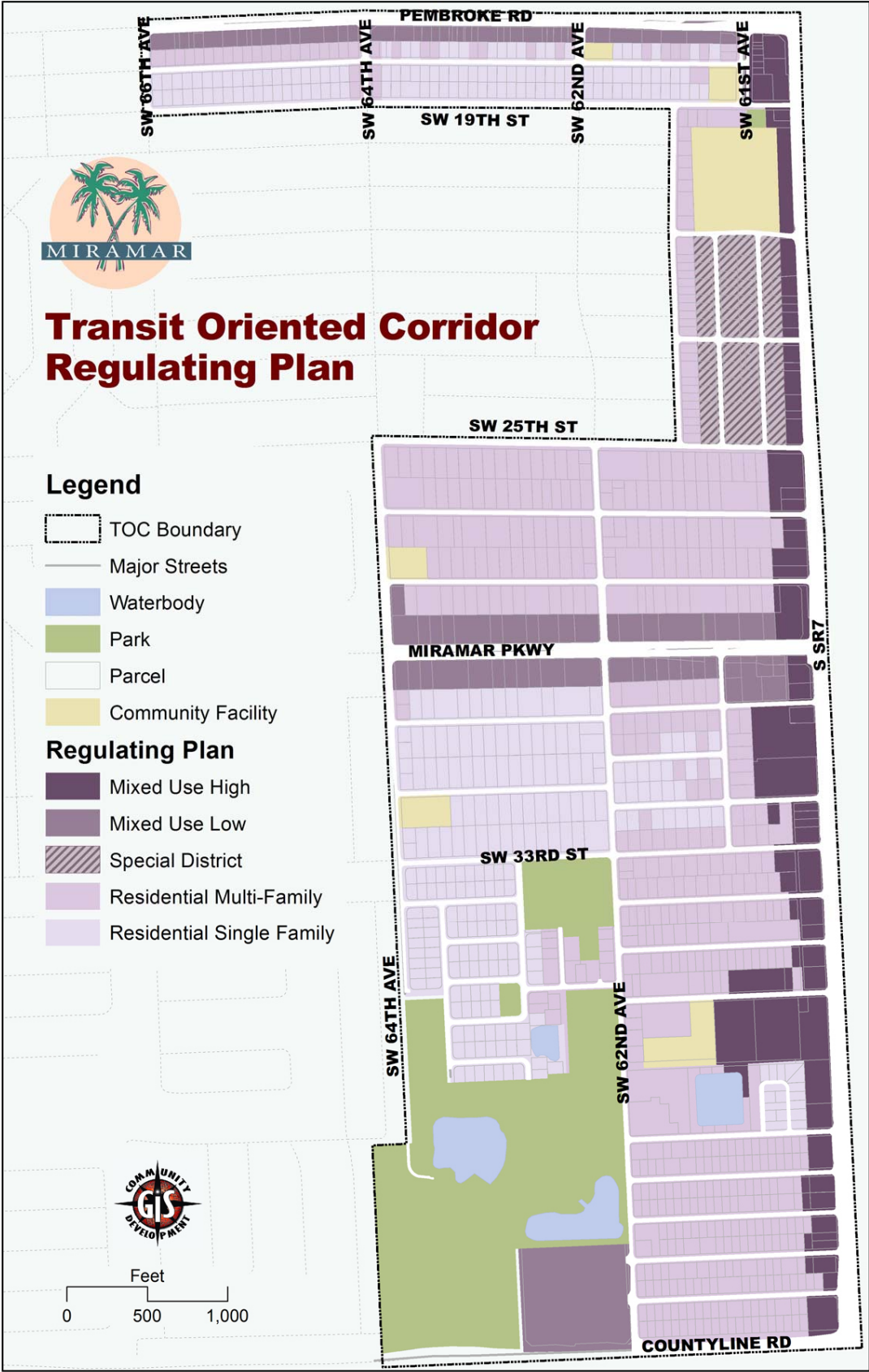
## REZONING

- The City of Miramar has filed a rezoning application (12-ZR-01), to rezone 440 Acres of property in Historic Miramar from various uses to Transit Oriented Corridor to coincide with the current land use for the area.
- The rezoning request will allow commercial, office, residential, hotel and park uses. Any proposed development in the TOC must be designed as an integrated, mixed-use development with shop-fronts at street level, wide pedestrian-friendly and multimodal sidewalks and rear on-site parking.
- Two meetings are scheduled for the public to comment on the TOC. The same information will be presented in both meetings. You may attend either one depending on your schedule. The meetings will be held: **Wednesday, January 18, 2012 and Tuesday, January 24, 2012**. Both meetings start at **7:00 PM** and will be held at the **Multi-Service Complex located at 6700 Miramar Parkway**.



# Exhibit 2: Current Zoning Map





## PROJECT DESCRIPTION

- The TOC Code reinforces the Vision of Miramar residents and business owners.
- It maintains regulations that are currently found in the Land Development Code specifically Sec. 712.2 State Road 7 Corridor Overlay District and Sec. 714 Traditional Neighborhood Development
- The TOC Code is a Form-Based Code. A Form-based code is a method of regulating development to achieve a specific urban form or community vision with less focus on land use, and more focus on controlling physical form
- The TOC Code is "User-Friendly" because it uses charts, diagrams, and photographs to better communicate development standards
- The SmartCode was used as a reference for this Code. It was calibrated to meet the needs of Miramar
- The TOC code consists of 4 elements:

<b>Master Plan</b>	Conceptual illustrative Community Vision of the TOC
<b>Regulating Plan</b>	Map that regulates location for specific building forms based on the Community Vision indicated on the Master Plan
<b>Pattern Book</b>	Specific public space standards
<b>Development Regulations</b>	Development standards that control the placement, character and function of a building
- Several municipalities along the State Road 7 corridor such as Hollywood, Davie, Lauderhill, Margate, and West Park have already implemented the TOC land use designation as a redevelopment tool and/or created new land use regulations to support the TOC
- The TOC Code will encourage
  - Mixed-Use Development
  - Building heights of 3-6 Stories on State Road 7
  - Building heights of 2-4 stories on other commercial streets
  - Reduced setback, parking and landscape requirements
  - Lot assembly
  - Potential parking structures
  - Public transit options and amenities
  - A strong sense of place
  - Wide sidewalks
  - Tree-lined streets
  - Attractive street furnishings.