



## Frequently Asked Questions: Transit Oriented Corridor

### GENERAL

- **What is the Transit Oriented Corridor?**

A Transit Oriented Corridor (TOC) is characterized as a mixed-use development within a quarter-mile of a public transit station, with building characteristics and public amenities that promote the safe movement of pedestrians.

Miramar's TOC encompasses 440 acres in Historic Miramar bound on the north by Pembroke Road, on the east by State Road 7, on the south by County Line Road, and on the west by portions of Southwest 64th, 61st and 66th Avenues, as approved by Ordinance 09-15, adopted by the City Commission on July 1, 2009.

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.

- **What is the process for public notification for any future rezoning?**

The City is required to notify property owners within 1,000 feet of any proposed change. Rezoning also require a Community Meeting, a Planning and Zoning Board hearing and two City Commission meetings.

- **When are Community Meetings scheduled?**

Community Meetings

Currently, Community Meetings are scheduled for **Wednesday, January 18, 2012** and **Tuesday, January 24, 2012** at 7:00 PM at the Miramar Multi-Service Complex located at 6700 Miramar Parkway.

Public Hearings

The Planning & Zoning Board hearing is scheduled for **February 7, 2012** at 6:30 PM and City Commission hearings are scheduled for **March 7, 2012** and **March 21, 2012** at 7:00 PM.

- **Does this change affect property values?**

The rezoning, by itself, will not cause the assessments to increase. Assessments are based on the market activity and current selling prices of properties in the area being affected. Assessed property values are determined by the Broward County Property Appraiser and not the City of Miramar.

- **Will eminent domain (land-taking) be utilized?**

As previously discussed at the July 1, 2009 City Commission meeting, no taking of property is proposed or required.

### BUILDING FUNCTIONS

- **What uses are allowed within the TOC?**

The TOC Land Use designation allows 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, multimodal sidewalks and rear on-site parking.

## BUILDING FUNCTIONS

- **What uses are not allowed within the TOC?**  
Currently the TOC Land Use designation does not allow additional or expanded stand-alone automobile-oriented uses on commercial corridors such as State Road 7, Pembroke Road, Miramar Parkway, or Countyline Road. These uses include large surface parking lots, gas-stations/auto-repair/carwashes; auto dealers; self/equipment storage; "big box"/warehouse; drive-through facilities or single-family detached dwelling units. Existing uses in those categories can remain as non-conforming uses and cannot be expanded.
- **In a mixed-use building, can residential units occur on the ground floor?**  
No. Residential units are not allowed on the ground floor. The ground floor of all mixed-used buildings is reserved for shop-front commercial or office functions.

## BUILDING CHARACTER

- **What architectural style will be used in the TOC?**  
The TOC will be comprised of buildings that follow Miramar's existing Mediterranean Revival architectural theme, which is a mix of Spanish, Italian, and French styles that are carefully integrated to create attractive buildings.
- **What pedestrian amenities are expected within the TOC?**  
Within the TOC, pedestrians can expect to find several transit stops and shelters, 15 - 20 foot wide shaded sidewalks, public art, well-lit streets, ample places to sit, public plazas and parks and various options to dine.
- **What are the height requirements for the TOC?**  
Buildings along the State Road 7 corridor must be a minimum of 3 stories and a maximum of 6 stories. Along Pembroke Road, Miramar Parkway, and Countyline Road, the height requirements are 2 to 4 stories.

## TRANSIT

- **Where will bus transit stations be located?**  
The bus transit stations will be located on State Road 7, Pembroke Road, Miramar Parkway and Countyline Road where the existing bus lines run. There will be no transit lines running through residential neighborhoods with the exception of the Miramar Community Bus lines.

## PARKING

- **How will the TOC requirements affect parking?**  
The TOC district code will reduce the current parking requirements within the corridor due to an enhanced transit service on SR7. The City will also seek to establish "wrapped" parking garages and rear-facing surface parking lots through public and/or private partnerships.

## NONCONFORMITIES

- **How are nonconformities addressed?**  
Existing buildings and structures and/or existing uses that do not meet the requirements of this Code may continue to exist until a substantial modification (alteration to a building that is valued at more than 50% of the cost to construct a new building), is requested. Similarly, a nonconforming use cannot be expanded or extended beyond the floor area or lot area that it occupied on the effective date of this Code.