The Miramar Town Center is located in the heart of the City of Miramar; north of Miramar Parkway, east of Red Road, west of Hiatus Road and south of Miramar Boulevard. This prominent location provides easy access to major transportation corridors, including Interstate-75 to the west and the Florida Turnpike Extension to the south.

2300 Civic Center Place – Miramar, Florida 33025.
The City grew from east to west in a linear fashion.

Sprawl developed along a vehicular traffic way system with segregated land uses.

Miramar was on the top 3 fastest growing cities in the nation between 2000-2004 and 8th in 2005 (among municipalities with populations over 100,000 residents).
To provide a true town center for Miramar’s citizenry and become a self-contained community. The 54-acre mixed use project will house a new City Hall, public library, cultural arts center and educational center in the civic complex area. The project is also programmed to contain retail, office and residential components. All of these uses are located in a picturesque park-like setting with waterfront views.

The Miramar Town Center is envisioned as an idyllic traditional downtown with pedestrian oriented streets, beautiful Mediterranean style architecture, “main street” storefronts and waterfront views as found in the best historic towns of Florida. The Town Center allows for a gracious lifestyle where work, play, services and entertainment are within walking distance. It is also the gathering place for the citizens of Miramar to celebrate the milestones and rich culture of our community.
Due to the phenomenal population and development growth the City experienced and the linear geographical shape of Miramar, the City Commission determined that three strategically located Community Centers would be built to serve the needs of the City and its citizens.
Land Use Plan and Program

Civic
- City Hall: 89,000 SF
- Cultural Arts: 45,000 SF
- Library: 30,000 SF
- Education: 42,000 SF
- Transit: 5,000 SF

Private
- Retail: 150,155 SF
- Office: 51,705 SF
- Wellness Center: 26,000 SF
- Residential: 504 DU's
  - Condo/Apts.: 355 DU's
  - Townhouses: 133 DU's
  - Live-work: 16 DU's

Legend
- Civic
- Retail
- Retail/Office
- Retail/Residential
- Office/Residential
- Residential (condo/apt.)
- Residential (TH)
- Community Center
- Retail/Wellness
- Transit/Residential
Tabulation by Block

**Block 1**
- Required: 878 sp.
- Provided: 199 sp.

**Block 2**
- Required: 286 sp.
- Provided: 181 sp.

**Block 3**
- Required: 300 sp.
- Provided: 998 sp.

**Block 4A**
- Required: 216 sp.
- Provided: 188 sp.

**Block 4B**
- Required: 547 sp.
- Provided: 614 sp.

**Block 5**
- Required: 145 sp.
- Provided: 179 sp.

**Block 6**
- Required: 134 sp.
- Provided: 168 sp.

**TOTAL**
- Required: 2,506 sp.
- Provided: 2,527 sp.

*Block with Parking Garage*
Miramar Town Center

Regional Precedent Imagery – Mediterranean Renaissance Architecture
Civic Uses

The civic buildings of a town identify the symbolic and ceremonial heart of a city. City Hall, the Cultural Center-Arts Park, the Community Library-Education Complex and the Mass Transit Hub have been grouped together to create a civic center that reflects the symbolic importance of the civic buildings of the City of Miramar. The Civic Plaza anchors all of these uses. It also serves as both a formal entry and a gathering space for various city functions. The design of the plaza is flexible enough to accommodate diverse programs.
Miramar Town Center

Civic Uses

Miramar Branch Library – Education Center (2008)

• 30,000 s.f. Miramar Branch Library on the first floor
  - Collection size: 100,000 items
  - Multipurpose rooms, tutoring and quiet study rooms, conference rooms
  - 100 computer stations
  - Wireless hotspots

• 21,100 s.f. for Broward College on second floor
• 21,100 s.f. for Nova-Southeastern University on third floor
• Robert Calvo – Mirror (Art in Public Places)

Cultural Center – ArtsPark (2009)

• 45,000 square foot building with an 800 seat performance theatre and 45’ x 76’ stage
• 3,000 s.f. banquet hall with a full-service kitchen
• 1,500 s.f. recital/rehearsal space
• Art gallery and exhibition space
• Multi-purpose rooms, classrooms, meeting rooms
• Administrative offices
• Botanical and Sculpture Garden
• Alison Sky – Vanishing View (Art in Public Places)
Miramar Cultural Center - ArtsPark
City Hall Promenade will serve as the main shopping district filled with retail stores, boutiques, cafes, and restaurants. Covered walkways along City Hall Promenade will connect City Hall Plaza to Market Square and create a comfortable shopping and entertainment environment.
Market Square is envisioned as an eclectic, people oriented space that is used for dining, markets and entertainment. Market Square opposes the Civic Plaza as the eastern terminus of City Hall Promenade. As a single ensemble, the Civic Plaza and Market Square (the two primary public spaces) connected by City Hall Promenade will accommodate Miramar's largest cultural and entertainment events. Market Square will be home to all types of activities; formal and informal; arranged and spontaneous.
To capture its beauty and splendor, the Miramar Town Center's offers a system of greenway trails known as the 'Emerald Necklace' that traverses the entire site. The 'Emerald Necklace' links the plazas, the Cultural Center/Arts Park Botanical and Sculpture Garden, lake vistas, clubhouse and other site amenities. Park Green at the Residences of Miramar Town Center is also a stop along the 'Emerald Necklace'.

Private Uses
To capture its beauty and splendor, the Miramar Town Center's offers a system of greenway trails known as the 'Emerald Necklace' that traverses the entire site. The 'Emerald Necklace' links the plazas, the Cultural Center/Arts Park Botanical and Sculpture Garden, lake vistas, clubhouse and other site amenities. Park Green at the Residences of Miramar Town Center is also a stop along the 'Emerald Necklace'.
Miramar Town Center

Private Uses

Block 4B
Miramar Town Center

Block 4B Completed
## Miramar Town Center

### Comparable Ad Valorem Tax Analysis

<table>
<thead>
<tr>
<th>Miramar Town Center Property</th>
<th>Taxable Value</th>
<th>City Ad Valorem Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial/Warehouse</td>
<td></td>
<td></td>
</tr>
<tr>
<td>650,000 square feet</td>
<td>$45,500,000</td>
<td></td>
</tr>
<tr>
<td>City Revenues at $5.2975/1,000 taxable value</td>
<td>$241,036</td>
<td></td>
</tr>
<tr>
<td><strong>Town Center Development Program</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>133 townhouses</td>
<td>$41,895,000</td>
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</tr>
<tr>
<td>137 condominiums</td>
<td>$26,715,000</td>
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</tr>
<tr>
<td>250 rental apartments</td>
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<tr>
<td>176,000 square feet of retail space</td>
<td>$35,200,000</td>
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</tr>
<tr>
<td>51,345 square feet of office space</td>
<td>$7,750,000</td>
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<tr>
<td>140-unit hotel</td>
<td>$12,250,000</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td>$173,810,000</td>
<td>$920,758</td>
</tr>
<tr>
<td>City Revenues at $5.2975/1,000 taxable value</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Rockefeller Group Development Corporation and Kimco Development, Inc; Broward County Property Appraiser; Miami Economic Associates, Inc.