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

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
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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