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COMMUNITY DEVELOPMENT DEPARTMENT  
2200 Civic Center Place

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**DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING**  
**November 18, 2020 at 9:00 A.M.**

Please be advised that a **virtual meeting** will be held by the Development Review Committee on **Wednesday, November 18, 2020 at 9:00 a.m.**

Members of the public and any interested parties wishing to join and/or participate in this scheduled virtual meeting may join by using the link or calling in to the number below:

[DRC Meeting Room](#)

Join by phone (attendees only)

+1-415-655-0001 US Toll

Meeting number (access code): 172 408 4446

Meeting password: A93pRdeX6x6

When joining the meeting, participants will be automatically added on listen-only mode and will be granted access to speak when recognized. Written comments may also be submitted to [pandz@miramarfl.gov](mailto:pandz@miramarfl.gov).

In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding should contact the Office of the City Clerk at (954) 602-3011 at least two (2) days prior to the meeting. Persons who are hearing impaired should call the city's TDD line at (800) 822-6268, or the TTY operator relay numbers 711 or (800) 735-2929 for assistance.



November 18, 2020

AGENDA

START TIME:

(Tentative) PROJECT SIGN-OFF

**BOARDWALK SITE PLAN AMENDMENT**

**Project Scope:** Various Site Amenity Improvements

**Location:** SW 50 Street

**Folio No:** 514035050013

**Project Manager:** Deyman Rodriguez

**Application # 2008455** – Site Plan Amendment

**CALI COFFEE – MIRAMAR COMMONS**

**Project Scope:** 1,205-square foot proposed drive through coffee shop

**Location:** 10910-11060 Pembroke Road

**Folio No:** 514119100010

**Project Manager:** Deyman Rodriguez

**Application # 2001734** – Site Plan

**Application # 2001738** – Conditional Use

**Application # 2001739** – Variance (Front Setback)

**COUNTY LINE PLAZA OUTPARCEL**

**Project Scope:** Retail outparcel 9,187 square feet with drive through restaurant

**Location:** 6239 County Line Road

**Folio No:** 514125250010

**Project Manager:** Frensky Magny

**Application # 1903740** – Site Plan

**MONARCH LAKES PARK – PHASE 2**

**Project Scope:** Adding a new pavilion, adding a new butterfly-themed splashpad, expanding parking and associated site improvements

**Location:** 2150 Southwest 136 Avenue

**Folio No:** 514023030300

**Project Manager:** Deyman Rodriguez

**Application # 2009188** – Site Plan Amendment

**MPC 16 Site Plan Amendment**

**Project Scope:** Parking Expansion

**Address:** 2800 Executive Way

**Folio No:** 514130060042

**Project Manager:** Frensky Magny

**Application# 2009663** – Site Plan Amendment



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**NATIONAL EXPRESS CAR WASH MIRAMAR AT THE SHOPPES AT SILVER ISLES**

**Project Scope:** New standalone automatic car wash on an outparcel of the Shoppes at Silver Isles

**Location:** A vacant parcel located at the northwest corner of Miramar Parkway and Dykes Road

**Folio No:** 514029133243

**Project Manager:** Saul Umana

**Application # 2007002** – Site Plan

**Application # 2007009** – Conditional Use

**Application # 2007010** – Plat Note Amendment

**PACIFIC STEWART OFFICES REZONING**

**Project Scope:** Rezoning of multiple properties from Office Park (OP) to Community Business (B2)

**Location:** Southwest corner of Miramar Parkway and Douglas Road

**Folio No:** 514129010080 & 514129010067

**Project Manager:** Deyman Rodriguez

**Application # 2001749** – Rezoning

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**PROJECT INTRODUCTION**

**9:20 AM**

**PROPOSED WAREHOUSE FACILITY DEVELOPMENT**

**Project Scope:** Additional parking, loading and associated site improvements and minor building renovations

**Location:** 3701 Flamingo Road

**Folio No:** 514025030080

**Project Manager:** Deyman Rodriguez

**Application # 2010198** – Site Plan Amendment

**DISCUSSION**

**9:30 AM**

**MONARCH PROFESSIONAL PARKING POTENTIAL SITE PLAN AMENDMENT AND VARIANCES**

**Project Scope:** Additional parking and site modifications

**Location:** 12781 Miramar Parkway

**Folio No:** 514026040030

**Project Manager:** Michael Alpert

**Application # 2010201** – Site Plan Amendment

**10:00 AM**

**MAPLE MULTI-FAMILY LAND SE, L.P. (ALEXAN MIRAMAR)**

**Project Scope:** Proposing a change in zoning from Community Business (B2) to Mixed-Use Low (ML); Requesting Plat Note Amendment, Flexibility Units, and Site Plan to provide for 250-multifamily residential units within Commercial Land Use



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**Location:** 3100 Southwest 145 Avenue  
**Folio No:** 514027AB0010/514027AB0020  
**Project Manager:** Frensky Magny  
**Application # 1902522** – Rezoning  
**Application # 2001731** – Plat Note Amendment  
**Application # 2001727** – Flexibility Units  
**Application # 2009344** – Site Plan  
**Application # 2009346** – Variance

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**\*\*\*NEW SUBMITTALS\*\*\***

**MONARCH PROFESSIONAL PARKING POTENTIAL SITE PLAN AMENDMENT AND VARIANCES**

**Project Scope:** Additional parking and site modifications  
**Location:** 12781 Miramar Parkway  
**Folio No:** 514026040030  
**Project Manager:** Michael Alpert  
**Application # 2010201** – Site Plan Amendment

**PROPOSED WAREHOUSE FACILITY DEVELOPMENT**

**Project Scope:** Additional parking, loading and associated site improvements and minor building renovations  
**Location:** 3701 Flamingo Road  
**Folio No:** 514025030080  
**Project Manager:** Deyman Rodriguez  
**Application # 2010198** – Site Plan Amendment

**\*\*\*RESUBMITTALS\*\*\***

NONE

**MEETING ADJOURNED:**