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COMMUNITY DEVELOPMENT DEPARTMENT  
2200 Civic Center Place

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**DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING**  
**February 24, 2021 at 9:00 A.M.**

Please be advised that a **virtual meeting** will be held by the Development Review Committee on **Wednesday, February 24, 2021 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): 160 291 3106

Meeting password: h3E2aHPswr7

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.



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February 24, 2021

AGENDA

START TIME:

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(Tentative) PROJECT SIGN-OFF: 9:10 AM to 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

**ROSS SIGN VARIANCE**

**Project Scope:** Variance for a wall sign for ROSS Dress for Less at Monarch Town Center

**Location:** 12611 Miramar Pkwy

**Folio No:** 514026100010

**Project Manager:** Deyman Rodriguez

**Application # 2010347** – Sign Variance

**G10 APARTMENTS**

**Project Scope:** 9-Unit Multifamily Apartments

**Location:** 6243 Southwest 26 Street

**Folio No:** 514125040570

**Project Manager:** Deyman Rodriguez

**Application # 2000799** – Site Plan

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DISCUSSION

**9:20 AM ROSS SIGN VARIANCE**

**Project Scope:** Variance for a wall sign for ROSS Dress for Less at Monarch Town Center

**Location:** 12611 Miramar Pkwy

**Folio No:** 514026100010

**Project Manager:** Deyman Rodriguez

**Application # 2010347** – Sign Variance

**9:30 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



**9:45 AM MIRAMAR REGIONAL SKATE PARK**

**Project Scope:** Proposal of a new skate park at Miramar Regional Park

**Address:** 16801 Miramar Parkway

**Folio No:** 514029090010

**Project Manager:** Frensky Magny

**Application# 2101007** – Site Plan Amendment

**MIRAMAR REGIONAL 9/11 MEMORIAL PLAZA**

**Project Scope:** Proposal of a new Memorial Monument at Miramar Regional Park

**Address:** 16801 Miramar Parkway

**Folio No:** 514029090010

**Project Manager:** Frensky Magny

**Application# 2101007** – Site Plan Amendment

**10:15 AM MONARCH PROFESSIONAL CENTRE SITE PARKING EXPANSION**

**Project Scope:** Amending the site plan to increase the amount of parking on the site

**Location:** 12741 Miramar Parkway

**Folio No:** 514026040030

**Project Manager:** Michael Alpert / Saul Umana

**Application # 2010201** – Site Plan Amendment

**Application #2101556** – Variance from LDC Section 506.6.2, to reduce perimeter landscape bufferyards on the northern and western boundaries of the property

**Application #2101557** – Variance from LDC Section 506.6.4, to reduce pedestrian landscape zones along both buildings

**Application #2101558** – Variance from LDC Section 808.1.5, to reduce the minimum size and character of some parking spaces

**Application #2101559** – Variance from LDC Section 808, to incorporate tandem parking spaces

**Application #2101560** – Variance from LDC Section 808.5, to eliminate loading zones for the office buildings

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

*Applicants wishing to introduce new projects, may do so after the Discussion portion of the meeting.*

**POPEYE'S - MONARCH TOWN CENTER**

**Project Scope:** Construction of a new 2,145 SQ FT fast food restaurant with drive-thru service.

**Location:** 12421 Miramar Parkway

**Folio No:** 514026040030

**Project Manager:** Saul Umana

**Application # 2101567** – Site Plan

**Application# 2101568** – Community Appearance Board

**Application# 2101569** – Conditional Use

**Application #2101570** – Variance



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**MONARCH PROFESSIONAL CENTRE SITE PARKING EXPANSION**

**Project Scope:** Amending the site plan to increase the amount of parking on the site

**Location:** 12741 Miramar Parkway

**Folio No:** 514026040030

**Project Manager:** Michael Alpert / Saul Umana

**Application # 2010201** – Site Plan Amendment

**Application #2101556** – Variance from LDC Section 506.6.2, to reduce perimeter landscape bufferyards on the northern and western boundaries of the property

**Application #2101557** – Variance from LDC Section 506.6.4, to reduce pedestrian landscape zones along both buildings

**Application #2101558** – Variance from LDC Section 808.1.5, to reduce the minimum size and character of some parking spaces

**Application #2101559** – Variance from LDC Section 808, to incorporate tandem parking spaces

**Application #2101560** – Variance from LDC Section 808.5, to eliminate loading zones for the office buildings

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

(NONE)

**MEETING ADJOURNED:**