

**CITY OF MIRAMAR  
PROPOSED CITY COMMISSION AGENDA ITEM**

**Meeting Date:** September 17, 2018

**Presenter's Name and Title:** Eric Silva, Director, on behalf of Community and Economic Development Department

**Prepared By:** Richard Hughes, Assistant Director, CED

**Temp. Reso. Number:** 6798

**Item Description:** Temp. Reso. #R6798 CONSIDERING DEVELOPMENT APPLICATION NUMBERS 1503147 AND 1807189, FOR FUNDING IN AN AMOUNT NOT TO EXCEED \$500,000 FOR THE COMMERCIAL REHABILITATION PLAN FOR THE COMMERCIAL PROPERTY LOCATED AT 6927 MIRAMAR PARKWAY IN HISTORIC MIRAMAR (Community and Economic Development Director Eric Silva)

Consent ☐ Resolution ☒ Ordinance ☐ Quasi-Judicial ☐ Public Hearing ☐

**Instructions for the Office of the City Clerk:**

**Public Notice** – As required by the Sec. \_\_\_\_ of the City Code and/or Sec. \_\_\_\_, Florida Statutes, public notice for this item was provided as follows: on \_\_\_\_\_ in a \_\_\_\_\_ ad in the \_\_\_\_\_; by the posting the property on \_\_\_\_\_ and/or by sending mailed notice to property owners within \_\_\_\_\_ feet of the property on \_\_\_\_\_  
(fill in all that apply)

**Special Voting Requirement** – As required by Sec. \_\_\_\_\_, of the City Code and/or Sec. \_\_\_\_\_, Florida Statutes, approval of this item requires a \_\_\_\_\_ (unanimous, 4/5ths etc.) vote by the City Commission.

**Fiscal Impact:** Yes ☒ No ☐

**REMARKS:** Funds in the amount of \$500,000 are available in account #001-41-401-515-000-604681


**Content:**

- Agenda Item Memo from the Interim City Manager to City Commission
- Resolution TR 6798
- Attachment(s)
  - Attachment 1: Proposed Rehabilitation Plan



**CITY OF MIRAMAR  
INTEROFFICE MEMORANDUM**

**TO:** Mayor, Vice Mayor, & City Commissioners

**FROM:** Vernon E. Hargray, Interim City Manager 

**BY:** Eric Silva, Community and Economic Development Director

**DATE:** September 13, 2018

**RE:** Temp. Reso. No. 6798, development applications 1503147 and 1807189 for the commercial rehabilitation of B&M Bakery located at 6927 Miramar Parkway in Historic Miramar

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**RECOMMENDATION:** The interim City Manager recommends approval of Temp. Reso. 6798, applications 1503147 and 1807189 for the commercial rehabilitation of B&M Bakery located at 6927 Miramar Parkway and for the approval of funding not to exceed \$500,000.

**ISSUE:** The applicant is requesting approval to rehabilitate the commercial property located at 6927 Miramar Parkway. Proposed renovations for the property include a covered walkway, resurfacing and restriping of the parking lot, ADA-compliant parking spaces, landscaping, new light poles, repainting, new windows and doors and a dumpster enclosure. The City has received construction bids for the project and staff will be working to achieve a construction price that does not exceed \$500,000.

**BACKGROUND:** In 2014, \$150,000 was budgeted for the rehabilitation of this property and the adjacent shopping center as part of an initiative to assist commercial property owners who do not qualify for the commercial rehabilitation program using Community Development Block Grant ("CDBG") funds. It was also intended to complement the nearby bandshell and Miramar Parkway streetscape improvements. Similar to the CDBG-funded program, the initiative would include an owner's contribution to leverage the City's money. Following submittal of an application for the B&M Bakery, staff received a construction estimate that exceeded \$150,000 and which would place a greater financial burden on the property owner, who had already paid for a needed re-roof. As a result, the City increased the funding to \$500,000.

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9/11/18  
9/12/18

**CITY OF MIRAMAR  
MIRAMAR, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, CONSIDERING DEVELOPMENT APPLICATION NUMBERS 1503147 AND 1807189, FOR FUNDING IN AN AMOUNT NOT TO EXCEED \$500,000 FOR THE COMMERCIAL REHABILITATION PLAN FOR THE COMMERCIAL PROPERTY LOCATED AT 6927 MIRAMAR PARKWAY IN HISTORIC MIRAMAR; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City's historic area continues to be in need of revitalization through economic development initiatives, programs and projects; and

**WHEREAS**, the City has a commercial rehabilitation program that is funded by Community Development Block Grants ("CDBG") that can only be used in a specific geographic area within the historic area; and

**WHEREAS**, the City desires to support commercial revitalization of properties in the historic area that are located outside of the CDBG eligible area; and

**WHEREAS**, the City has allocated funding for the purpose of rehabilitating commercial properties in the historic area that are outside of the CDBG eligible area; and

**WHEREAS**, the owner of the property located at 6927 Miramar Parkway, RFR Rental LLC, has applied to the City to use that funding source for commercial rehabilitation; and

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**WHEREAS**, the proposed rehabilitation plan has been reviewed by staff; and

**WHEREAS**, the City has received construction bids for the project and staff will be working to achieve a construction price that does not exceed \$500,000; and

**WHEREAS**, the City Commission deems it to be in the interest of the community to support the revitalization of the historic area through commercial rehabilitation projects.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:**

**Section 1:** That the foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

**Section 2:** That applications 1503147 and 1807189 are hereby approved and funding in the amount not to exceed \$500,000 is allocated for the rehabilitation of the commercial property located at 6927 Miramar Parkway.

**Section 3:** That the appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

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**Section 4:** That this Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, Wayne M. Messam

\_\_\_\_\_  
Vice Mayor, Yvette Colbourne

ATTEST:

\_\_\_\_\_  
City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved  
this RESOLUTION as to form:

\_\_\_\_\_  
City Attorney  
Weiss Serota Helfman  
Cole & Bierman, P. L.

**Requested by Administration**

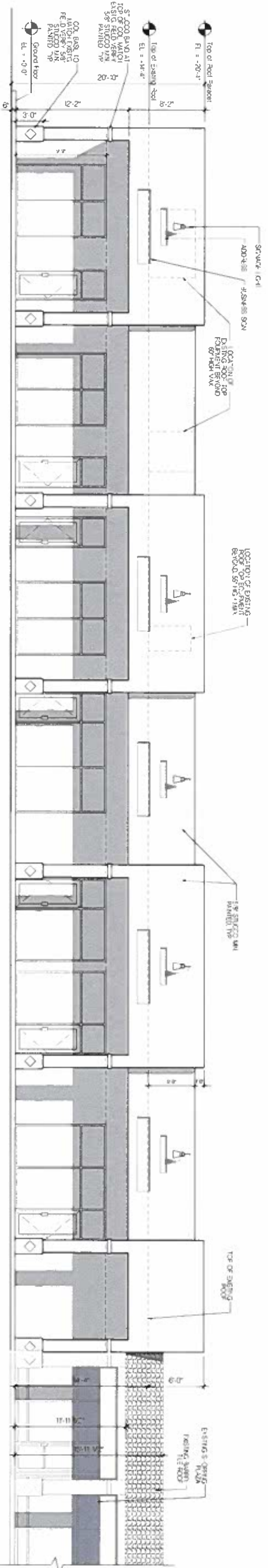
Commissioner Winston F. Barnes  
Commissioner Maxwell B. Chambers  
Vice Mayor Yvette Colbourne  
Commissioner Darline B. Riggs  
Mayor Wayne M. Messam

**Voted**

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reso. No. \_\_\_\_\_

## PROPOSED ELEVATIONS (OVERALL)



Architectural drawing of the ground floor plan of a building. The plan shows a long, narrow structure with a central corridor and several rooms. Key features include:

- LOCAL COFFEE
- RESTROOM
- TOILET
- KITCHEN
- DINING ROOM
- LIVING ROOM
- BED ROOM
- BATH
- HALL
- STAIRS

Dimensions are provided for various sections:

- 20'-0"
- 10'-0"
- 8'-0"
- 6'-0"
- 4'-0"

A north arrow is located in the top right corner.

**PROPOSED ELEVATIONS (PARTIAL)**