

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

**First Reading Date:** June 17, 2020

**Second Reading Date:** July 8, 2020

**Presenter's Name and Title:** Michael Alpert, Principal Planner, on behalf of the Community Development Department

**Prepared By:** Saul Umana, Assistant Planner

**Temp. Ord. Number:** 1752

**Item Description:** **FIRST READING** of Temp. Ord. No. O1752, CONSIDERING APPLICATION NO. 2000734, REZONING A 2.204-ACRE PARCEL FROM B2, COMMUNITY BUSINESS, TO CF, COMMUNITY FACILITIES, LOCATED AT THE NORTHEAST CORNER OF SOUTHWEST 186<sup>TH</sup> AVENUE AND MIRAMAR PARKWAY. *(Community Development Principal Planner Michael Alpert)*

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 May 18, 2020 and/or by sending mailed notice to property owners within 1,000 feet of the property on May 18, 2020 (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:** None

**Content:**

- **Agenda Item Memo from the City Manager to City Commission**
- **Ordinance TO1752**
  - **Exhibit A: Survey and Legal Description**
- **Attachment(s)**
  - **Attachment 1: Location Map**
  - **Attachment 2: Development Review Committee Report**



**CITY OF MIRAMAR  
INTEROFFICE MEMORANDUM**

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

**FROM:** *for* Vernon E. Hargray, City Manager *[Signature]*

**BY:** Eric Silva, Director of Community Development

**DATE:** June 11, 2020

**RE:** FIRST READING of Temp. Ord. No. 1752, considering Application No. 2000734, rezoning a 2.204-acre parcel from Community Business (B2) to Community Facilities (CF), located at the northeast corner of Miramar Parkway and Southwest 186<sup>th</sup> Avenue in Sunset Lakes

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**RECOMMENDATION:** The City Manager recommends approval of Temp. Ord. No. 1752, Rezoning Application No. 2000734, for the rezoning of a 2.204-acre parcel from Community Business (B2) to Community Facilities (CF), located at the northeast corner of Miramar Parkway and Southwest 186<sup>th</sup> Avenue.

**ISSUE:** Pursuant to Section 304 of the City's Land Development Code (the "LDC"), City Commission approval is required for the rezoning of properties within the City.

**BACKGROUND:** The Applicant/Owner is proposing to rezone the southern portion of their approximately 5-acre property from Community Business (B2) to Community Facilities (CF) to facilitate the expansion of the existing Calvary Fellowship Church. This third Phase proposes the addition of 20,662 square feet, including an 800-seat sanctuary, to the already existing 9,050-square foot building located on the northern portion of the site, along with associated parking spaces. The original Master Site Plan for the Calvary Fellowship Church was approved on July 3, 2013.

The Development Review Committee ("DRC") recommended approval of the rezoning application on March 11, 2020. A Virtual Community Meeting was conducted on Monday, June 1 at 6:00 pm. About seven residents participated in this meeting. In addition to learning about the scope of the Church's plans, they had concerns and questions about traffic flow in the neighborhood and anticipated hours/days of services and events of the church.

The main concern was from residents of the Grande Key community, located just north and west of the site, regarding the future increase in traffic along Miramar Parkway and the existing exit driveway along Southwest 186th Avenue. Multiple residents were concerned that parishioners entering and leaving the church would cause delays on both roadways or block the entrance to their community. Suggestions included the addition of a lane, a better traffic control plan with Miramar Police, and designating the exit on Southwest 186th Avenue as a right-turn only driveway. It was stated that there are already issues on weekdays with the nearby elementary school and sometimes with the church. When considering the current approved business uses on this parcel, the proposed use represents a decrease of 623 daily vehicle trips, a decrease of 96 AM peak hour vehicle trips, and a decrease of 51 PM peak hour vehicle trips.

Per Land Development Code Section 403.1.4, the CF zoning district is the most appropriate one for institutional uses such as places of worship and public assembly. Although the B2 district also permits the use, it has different bulk regulation standards and the existing church is located on property with CF zoning. Since the existing church was approved for the 3-acre portion of the site with CF zoning, the now unified property would have a uniform zoning designation upon approval of this rezoning request.

The Planning and Zoning Board conducted a Virtual public hearing on this item on June 9, 2020, which also included participation from some residents; however, after some deliberation, the Board did not ultimately make a formal recommendation on the item and decided to continue the item to a Special Planning & Zoning Board hearing to be held on June 23, 2020.

**COMPREHENSIVE PLAN ELEMENT:**

Staff finds that the Rezoning request is consistent with the following:

Per Policy 1.4(e) of the Future Land Use Element, “community facilities, such as day care centers, nursing homes, clinics, rehabilitation centers, police and fire protection facilities, libraries, adult vocational and adult educational institutions, civic centers, churches, and governmental administration” uses are permitted in the Commercial Land Use category.

Objective 3, Policy 3.2 provides that the City shall work to “locate non-residential land uses so that access to those uses does not generate high traffic volumes on local streets through residential neighborhoods.” The related site plan application provides an additional ingress-only driveway directly from Miramar Parkway for patrons' vehicles to the parking area of the site to minimize impact to residential areas.

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**CITY OF MIRAMAR  
MIRAMAR, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, CONSIDERING APPLICATION NO. 2000734, REZONING A 2.204-ACRE PARCEL FROM B2, COMMUNITY BUSINESS, TO CF, COMMUNITY FACILITIES, LOCATED AT THE NORTHEAST CORNER OF SOUTHWEST 186TH AVENUE AND MIRAMAR PARKWAY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 304 of the Land Development Code (“LDC”) provides for review and approval of changes to the official zoning map; and

**WHEREAS**, Calvary Fellowship Incorporated, has submitted Application No. 2000734, a complete application for rezoning a 2.204-acre parcel from B2, Business Community to CF, Community Facilities, on the property located at the northeast corner of Miramar Parkway and Southwest 186<sup>th</sup> Avenue; and

**WHEREAS**, Application No. 2000734 has been reviewed pursuant to the standards set forth at Section 304.7 of LDC; and

**WHEREAS**, pursuant to Section 304 of the LDC, a community meeting on Application No. 2000734 was held on June 1, 2020; and

**WHEREAS**, the Planning and Zoning Board conducted a Virtual public hearing on this item on June 9, 2020, which also included participation from some residents; however, after some deliberation, the Board did not ultimately make a formal recommendation on the item and decided to continue the item to a Special Planning & Zoning Board hearing to be held on June 23, 2020; and

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**WHEREAS**, the City Commission has held two properly advertised public hearings pursuant to Section 304 of the LDC and Chapter 166, Florida Statutes; and

**WHEREAS**, the City Manager recommends approval of Application No. 2000734;  
and

**WHEREAS**, the City Commission deems it to be in the best interest of the citizens and residents of the City of Miramar to approve Application No. 2000734.

**NOW, THEREFORE, BE IT ORDAINED 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 Ordinance.

**Section 2:** That it finds that Application No. 2000734 is in substantial compliance with the requirements of Section 304 of the City’s Land Development Code.

**Section 3:** That it approves Application No. 2000734, rezoning from B2, Community Business, to CF, Community Facilities, for the property legally described in the attached Exhibit “A”.

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**Section 4:** That issuance of this approval by the City does not in any way create any right on the part of the owner/Developer to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the approval if the Owner/Developer fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in the violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the Development. This condition is included pursuant to Section 166.033, Florida Statutes, as amended.

**Section 5:** Failure to Adhere to Ordinance. That failure to adhere to the approval terms and conditions contained in this Ordinance shall be considered a violation of this Ordinance and the City Code, and persons found violating this Resolution shall be subject to the penalties prescribed by the City Code, including but not limited to the revocation of any of the approval(s) granted in this Ordinance and any other approvals conditioned on this approval. The Owner/Developer understands and acknowledges that it must comply with all other applicable requirements of the City Code before it may commence construction or operation, and that the foregoing approval in this Ordinance may be revoked by the City at any time upon a determination that the Owner/Developer is in non-compliance with the City Code.

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**Section 6:** That this Ordinance shall take effect upon adoption on second reading.

**PASSED FIRST READING:** \_\_\_\_\_

**PASSED AND ADOPTED ON SECOND READING:** \_\_\_\_\_

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

\_\_\_\_\_  
Vice Mayor, Maxwell B. Chambers

ATTEST:

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

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

\_\_\_\_\_  
City Attorney  
Austin Pamies Norris Weeks Powell, PLLC

**Requested by Administration**

Commissioner Winston F. Barnes  
Vice Mayor Maxwell B. Chambers  
Commissioner Yvette Colbourne  
Commissioner Alexandra P. Davis  
Mayor Wayne M. Messam

**Voted**

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

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



















### TITLE COMMITMENT INFORMATION TABLE

FIRST AMERICAN TITLE INSURANCE COMPANY., FAST FILE No. 1062-262702  
EFFECTIVE DATE: OCTOBER 10, 2011, AT 8:00 A.M.

1. **ITEMS 1-8, NOT A SURVEY RELATED MATTER.**
2. **ITEM 9, PLAT AND AMENDMENTS, P.B. 163, PG. 20; AS MODIFIED BY O.R.B. 27939, PG. 797; O.R.B. 28062, PG. 402; O.R.B. 28063, PG. 446; O.R.B. 33242, PG. 153, AFFECTS THE SUBJECT PROPERTY AND WHERE APPLICABLE ARE SHOWN.**
3. **ITEM 10, RESERVATIONS, D.E. 446, PG. 186; D.E. 470, PGS. 150, 161, 227, 229, 231, 233; D.E. 480, PGS. 87 AND 322 AND O.R.B. 27873, PG. 95, AFFECTS THE SUBJECT PROPERTY BUT CONTAIN NO PLOTTABLE MATTERS.**
4. **ITEM 11, RESOLUTION NO. 94-9, O.R.B. 22076, PG. 112, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
5. **ITEM 12, ORDINANCE NO. 25-24, O.R.B. 25021, PG. 884, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
6. **ITEM 13, AGREEMENT, O.R.B. 28355, PG. 571, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
7. **ITEM 14, RESOLUTION NO. 92-212, O.R.B. 26446, PG. 80, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
8. **ITEM 15, ORDINANCE NO. 0-97-3, O.R.B. 26068, PG. 840, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
9. **ITEM 16, DRAINAGE EASEMENT, O.R.B. 25736, PG. 221, VACATED BY O.R.B. 28469, PG. 894, DOES NOT AFFECT THE SUBJECT PROPERTY, (VACATED) BUT SHOWN HEREON.**
10. **ITEM 17, RESOLUTION NO. 92-36, O.R.B. 26792, PG. 93, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
11. **ITEM 18, RESOLUTION NO. PZB-97-03, O.R.B. 26024, PG. 172, DOES NOT AFFECT THE SUBJECT PROPERTY.**
12. **ITEM 19, DRAINAGE EASEMENT, O.R.B. 26821, PG. 306, VACATED BY O.R.B. 28469, PG. 897, DOES NOT AFFECT THE SUBJECT PROPERTY, (OFFSITE).**
13. **ITEM 20, RESOLUTION NO. 97-180, O.R.B. 26813, PG. 871, DOES NOT AFFECT THE SUBJECT PROPERTY.**
14. **ITEM 21, AGREEMENT, O.R.B. 27367, PG. 77, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
15. **ITEM 22, RESOLUTION NO. 98-1, O.R.B. 27808, PG. 939, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
16. **ITEM 23, DECLARATION, O.R.B. 27939, PG. 803, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
17. **ITEM 24, RESOLUTION NO. PZB-99-05, O.R.B. 28019, PG. 720, DOES NOT AFFECT THE SUBJECT PROPERTY.**
18. **ITEM 25, RESOLUTION NO. 92-2, O.R.B. 28088, PG. 327, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
19. **ITEM 26, RESOLUTION NO. 98-5, O.R.B. 28088, PG. 357; O.R.B. 29088, PG. 289 AND O.R.B. 31111, PG. 302, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
20. **ITEM 27, RESOLUTION NO. 98-61, O.R.B. 28278, PG. 67, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
21. **ITEM 28, RESOLUTION NO. 99-17, O.R.B. 28282, PG. 576, DOES NOT AFFECT THE SUBJECT PROPERTY.**
22. **ITEM 29, CERTIFICATE, O.R.B. 29098, PG. 1042, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
23. **ITEM 30, COVENANTS AND RESTRICTIONS, O.R.B. 28141, PG. 744 AND O.R.B. 32549, PG. 1448, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
24. **ITEM 31, RESOLUTION NO. 00-04, O.R.B. 30945, PG. 697, DOES NOT AFFECT THE SUBJECT PROPERTY.**
25. **ITEM 32, ORDINANCE NO. 2009-39, O.R.B. 41179, PG. 1572, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
26. **ITEM 33, ORDINANCE NO. 06-10, O.R.B. 41365, PG. 46, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS.**
27. **ITEM 34, ORDINANCE 10-19, O.R.B. 47353, PG. 1737, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS, (PREZONED TO B2).**
28. **ITEMS 35 & 36, NOT A SURVEY RELATED MATTER.**

### KEY TO ABBREVIATIONS & SYMBOLS LEGEND

B.C.R.	BROWARD COUNTY RECORDS		AIR CONDITIONING UNIT
C.G.	CENTERLINE		CATCH BASIN
C.B.S.	CONCRETE BLOCK & STUCCO		CONCRETE LIGHT POLE
CONC.	CONCRETE		CONCRETE UTILITY POLE
ELEV.	ELEVATION		CURB INLET
FD.	FOUND		ELECTRIC BOX
I.P.	IRON PIPE		ELEVATION
I.R.	IRON ROD		FIRE HYDRANT
LB	LICENSED BUSINESS		GUY ANCHOR
O.R.B.	OFFICIAL RECORDS BOOK		METAL LIGHT POLE
(P)	PLAT		TELEPHONE BOX
P.B.	PLAT BOOK		SIGN
PG.	PAGE		SANITARY SEWER MANHOLE
PSM	PROFESSIONAL SURVEYOR & MAPPER		WOOD UTILITY POLE
R/W	RIGHT OF WAY		WOOD UTILITY POLE W/LIGHT
(S)	AS SURVEYED IN THE FIELD		WATER METER
TYP.	TYPICAL		WATER VALVE
W/	WITH		OAK
N 598586.635	INDICATES STATE PLANE		MYRTLE
E 855043.948	COORDINATES		PALM
+++++	NON-VEHICULAR ACCESS LINE		HUKON



**SCALE: 1 inch = 30 feet**

### **ZONING INFORMATION**

**ZONING - (B2) COMMUNITY BUSINESS DISTRICT**

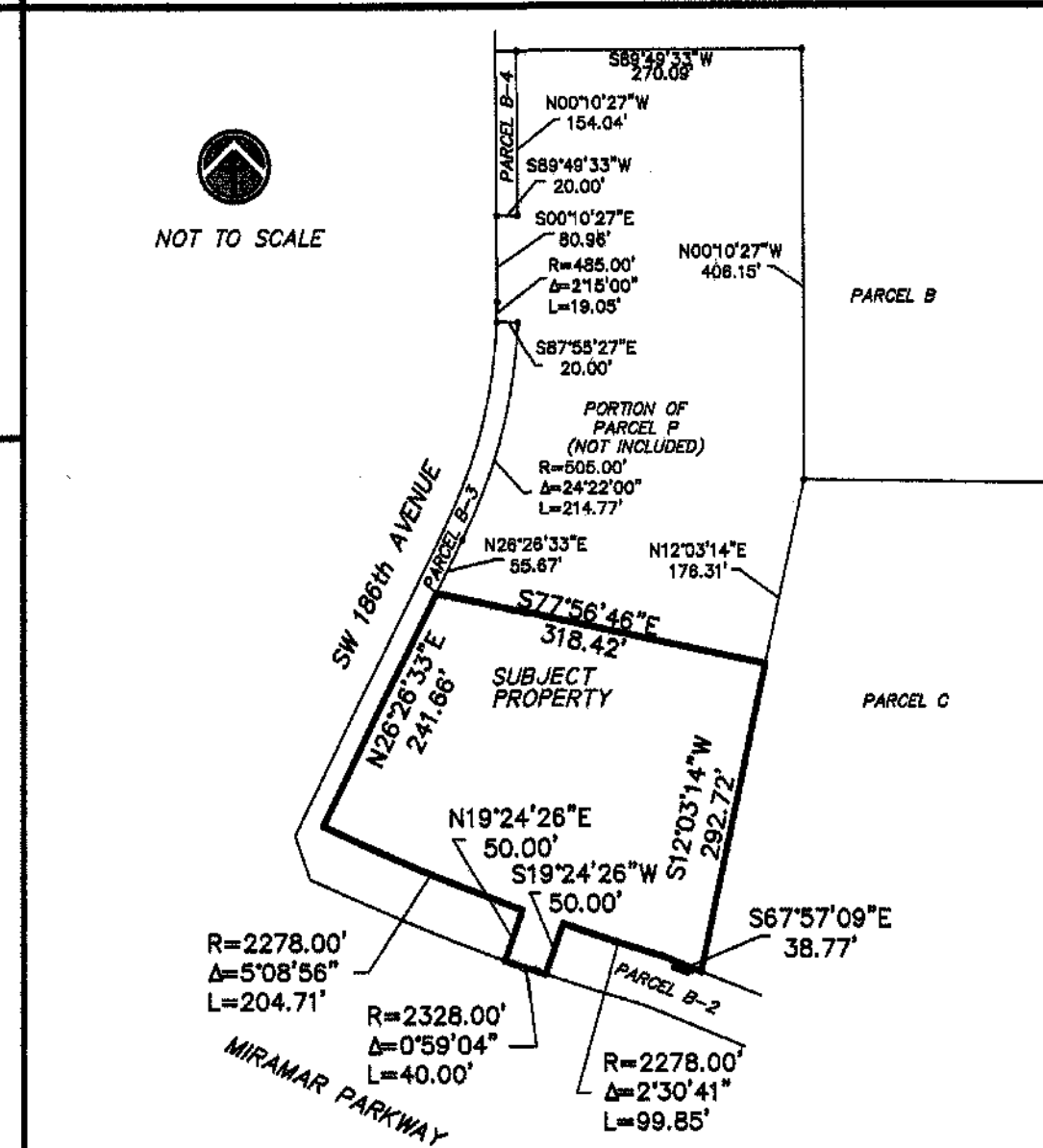
SETBACKS PER CITY OF MIRAMAR LAND DEVELOPMENT CODE SECTION 705.3.1 THROUGH 705.3.8.

**FRONT YARDS:**

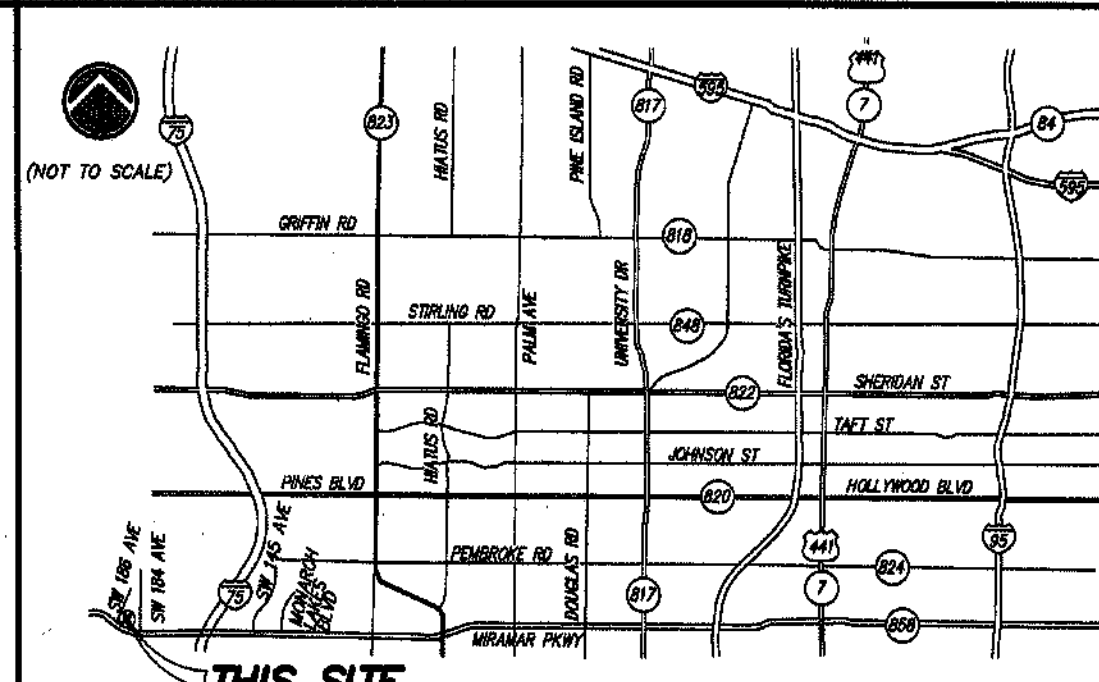
**SIDE YARDS:**  
MINIMUM OF 20' FOR ADJACENT STREET SIDE

**REAR YARDS:**

**SKETCH DEPICTING REMAINING PORTION OF PARCEL P**



LOCATION MAP



### NATIONAL FLOOD RATE INFORMATION

COMMUNITY PANEL No.:	12011C 0290 F
F.I.R.M. INDEX DATE:	10-2-97
EFFECTIVE DATE:	8-18-92
BASE FLOOD ELEVATION	6.00
ZONE:	AH

**SURVEYOR'S NOTES**

1. THE UNDERSIGNED SURVEYOR HAS BEEN PROVIDED A COPY OF A COMMITMENT FOR TITLE INSURANCE AND ASSOCIATED DOCUMENTS, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FAST FILE NO. 1068-2427021, DATED OCTOBER 10, 2011. ALL PLOTTABLE MATTERS CONTAINED THEREIN WHICH ARE OF A NATURE RELATING TO TITLE MATTERS, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, UNRECORDED INSTRUMENTS HAVE BEEN REVIEWED AND NOTED HEREON. THERE MAY BE ADDITIONAL DEEDS, EASEMENTS, UNRECORDED INSTRUMENTS OR OTHER MATTERS AFFECTING TITLE OR BOUNDARY OF THE SUBJECT PROPERTY WHICH ARE NOT REFLECTED ON THIS REVISION.
2. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND ANGULAR PARTS THEREOF.
3. SUN-TECH ENGINEERING, INC. RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY, INCLUDING THIS MAP OR SURVEY, FOR ANY OTHER PURPOSES.
4. UNLESS NOTED, UNDERLINED, OR POSTERIZED, THE SURVEYOR'S UTILITIES ARE NOT KNOWN. ANY SUBSURFACE FEATURES HAVE NOT BEEN LOCATED FOR THE PURPOSES OF THIS SURVEY.
5. THE BASIS OF THIS SURVEY IS A LEGAL DESCRIPTION PREPARED BY THIS OFFICE AND CONTAINED HEREIN, WHICH IS NOT TO BE DELETED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF SUN-TECH ENGINEERING, INC. ADDITIONS OR REVISIONS TO THE SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF SUN-TECH ENGINEERING, INC.
6. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.
7. THE CERTIFICATION CONTAINED HEREIN IS FOR THE LATEST DATE OF FIELD SURVEY OR LATEST REVISION DATE. ANY OTHER DATE IS VOID.
8. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT SUNSET LAKES AND ARE RELATIVE TO THE EAST LINE OF PARCEL P BEARING NORTH 12°03'41" EAST, AN ESTABLISHED AND MONUMENTED LINE (SEE SURVEY).
9. SOME FEATURES SHOWN HEREON MAY BE "OUT OF SCALE" FOR THE PURPOSES OF CLARITY. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
10. SUN-TECH ENGINEERING, INC. IS AUTHORIZED TO PROVIDE SURVEYING AND MAPPING SERVICES BY THE STATE OF FLORIDA, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, LICENSE NO. LB.17010, PURSUANT TO THE PROVISIONS OF CHAPTER 472, FLORIDA STATUTES.
11. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS.
12. OWNERSHIP INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DETERMINE OWNERSHIP.
13. THE HORIZONTAL ACCURACY OF FIELD MEASURED CONTROL MEETS THE APPLICABLE REQUIREMENTS OF CHAPTER 5J-1.07(1)(b)(ii). THE ACCURACY OBSOLETE IS 1:165,889 AND IS BASED ON A CLOSED GEOMETRIC FIGURE. THE EXPECTED USE OF THE PROPERTY IS COMMERCIAL/HIGH RISK, MANDATING A MAXIMUM CLOSURE ERROR OF 1:165,889.
14. SOURCE OF INFORMATION RECEIVED AND USED IN THE PREPARATION OF THIS SURVEY IS AS FOLLOWS:
- A. RECORD PLAT ENTITLED SUNSET LAKES, PLAT BOOK 163, PAGE 20, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
15. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND ARE RELATIVE TO THE FOLLOWING DESCRIBED BENCHMARK:
- A. BROWARD COUNTY BENCHMARK #1054, DESCRIBED AS STANDARD BROWARD COUNTY BRASS DISC IN CONCRETE SIDEWALK ON SOUTH SIDE OF BRIDGE #503-44 (MIRAMAR PARKWAY OVER FLAMING CANAL), DISC IS 2 FEET SOUTH OF SIDEWALK. ELEVATION = +890.
16. THE PURPOSE OF THIS MAP OF SURVEY IS TO DEPICT THE RESULTS OF A BOUNDARY SURVEY PURSUANT TO CHAPTER 5J-1.07(2)(b). CONTRACTUAL CONSIDERATIONS AND OBLIGATIONS BETWEEN THE SURVEYOR AND CLIENT MAY BE ADDRESSED IN THE PREPARATION OF THIS SURVEY.
17. THE BOUNDING AND ADJACENT PROPERTIES ARE SHOWN HEREON RELATIVE TO THE RECORD PLAT ENTITLED SUNSET LAKES, AND ARE BASED ON THE CRAVEN THOMPSON AND ASSOCIATES RESURVEY OF THE EAST ONE-HALF OF TOWNSHIP 51 SOUTH, RANGE 99 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 BY THE SURVEYOR.
18. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
19. THERE IS OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, AS THE SITE HAS BEEN FILLED TO GRADE WITH LIMEROCK AND RUBBLE FILL MATERIAL. SITE IS VACANT LAND.

### LEGAL DESCRIPTION

A PORTION OF PARCEL "P", AS SHOWN ON THE PLAT OF "SUNSET LAKES", AS RECORDED IN PLAT BOOK 163 AT PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "P"; THENCE NORTH 17°59'41" EAST, ALONG THE EASTERLY BOUNDARY OF PARCEL "P", FOR 292.72 FEET; THENCE NORTH 72°06'46" WEST FOR 318.43 FEET; THENCE SOUTH 26°28'33" WEST FOR 241.86 FEET TO A POINT ON A CIRCULAR CURVE THAT BEARS SOUTH 18°16'16" WEST FROM THE POINT OF BEGINNING; THENCE ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 227.08 FEET AND A CENTRAL ANGLE OF 57°08'58" FOR AN ARC DISTANCE OF 204.71 FEET; THENCE SOUTH 18°24'26" WEST FOR 50.00 FEET TO A POINT ON A CIRCULAR CURVE THAT BEARS SOUTH 18°16'16" WEST FROM THE POINT OF BEGINNING; THENCE ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2328.00 FEET AND A CENTRAL ANGLE OF 10°04'47" FOR AN ARC DISTANCE OF 420.71 FEET; THENCE SOUTH 18°24'26" WEST FOR 50.00 FEET TO A POINT ON A CIRCULAR CURVE THAT BEARS SOUTH 18°16'16" WEST FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 227.08 FEET AND A CENTRAL ANGLE OF 57°08'58" FOR AN ARC DISTANCE OF 204.71 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87°57'08" EAST FOR 38.77 FEET TO THE POINT OF BEGINNING. (LAST MENTIONED SEVEN COURSE WERE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCEL "P").

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

## LAND AREA AS SURVEYED

96,006 SQUARE FEET, 2.2040 ACRES±

### SURVEYOR'S CERTIFICATE

TO: FRAGAMAR LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; RUDEN, McCLOSKEY, P.A.; AND EACH OF THEIR RESPECTIVE, SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED (THIS "SURVEY") WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND SURVEYS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND SURVEYS, WHICH ARE SET FORTH IN THE FLORIDA SURVEYING BOARD'S PRACTICE STANDARDS, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, FAST NUMBER 1062-2627021, DATED OCTOBER 10, 2011, AT 8:00 A.M. AND WE CERTIFY THAT THE LEGAL DESCRIPTION ON THIS SURVEY AND THE LEGAL DESCRIPTION IN THE TITLE EVIDENCE DESCRIBE ONE AND THE SAME PROPERTY.

THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17.052(2) OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

**SUN-TECH ENGINEERING, INC.**

LATEST DATE OF FIELD SURVEY: MARCH 07, 2012

CHARLES E. ROSSI, RLS

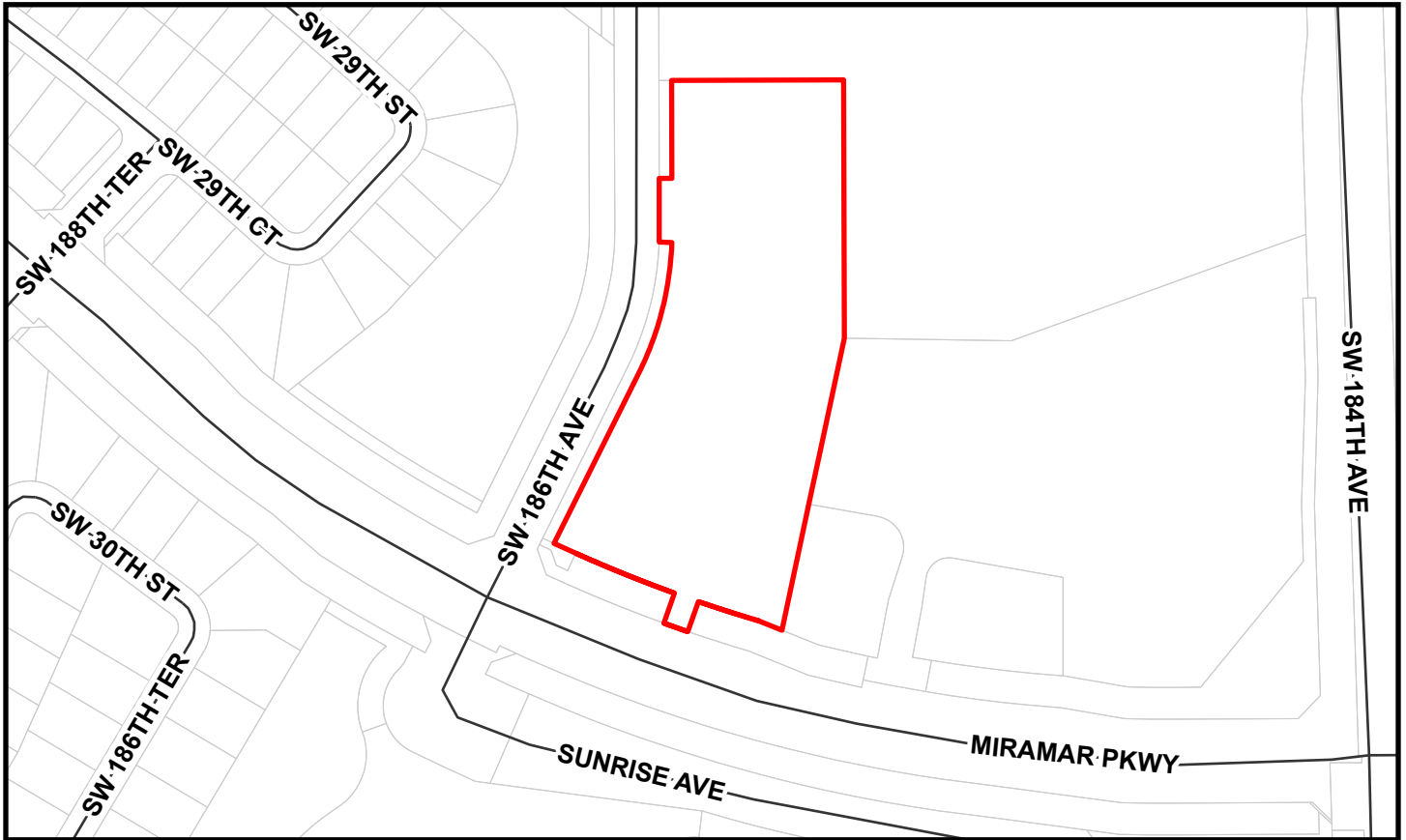
CHARLES E. ROSS, P.E.S.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4700

FLORIDA REGISTRATION NO. 4798



**Location Map/Aerial View**  
**ZR 2000734**

Attachment 1



0 250 500 Feet





**City of Miramar**  
**Community Development Department**  
**Development Review Report - Rezoning**

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**I. Project Summary**

**Project Name:** Calvary Fellowship Church Phase 3 Expansion

**Application:** 2000734 – Rezoning

**Application Summary:** The Applicant/Owner is requesting to rezone a portion of the site from Community Business (B2) to Community Facilities (CF) for the expansion of the church as part of Phase 3, which proposes 20,662 additional square feet, including an 800-seat sanctuary. This property is located at the northeast corner of Miramar Parkway and Southwest 186<sup>th</sup> Avenue in Sunset Lakes. Accordingly, the developer is processing a site plan amendment application in conjunction with the other development applications related to this project.

**Related Application(s):** Site Plan – 1907992  
Plat Note Amendment – 1907994  
CAB – 1908712  
Escrow – 1907996

**Agent:** Rosana D. Cordova  
Cordova Rodriguez & Associates  
6941 Southwest 196<sup>th</sup> Avenue, Suite 28  
Pembroke Pines, Florida 33332  
Phone: (954) 880-0180  
E-mail: rcordova@craengineering.com

**Owner:** Calvary Fellowship, Inc.  
2951 SW 186 Avenue  
Miramar, FL 33029  
(954) 589-1244

## II. Planning Information

**Site Location:** NORTHEAST CORNER OF MIRAMAR PARKWAY AND  
 SOUTHWEST 186<sup>TH</sup> AVENUE  
 (Folio No. 513925030270)

**Land Use Plan Designation:** COMMERCIAL

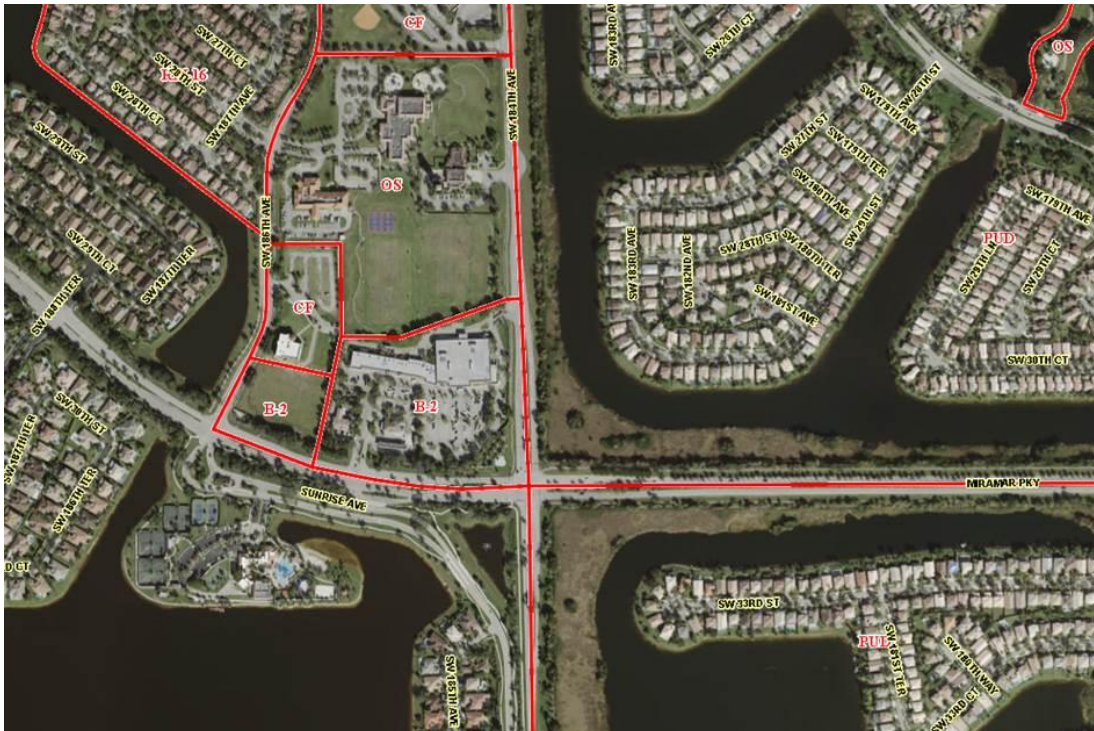
**Existing Zoning:** COMMUNITY BUSINESS (B2)

**Existing Use:** Vacant

**Proposed Zoning:** COMMUNITY FACILITIES (CF)

**Adjacent properties:**

	EXISTING USE	ZONING	LAND USE PLAN
<b>North</b>	Sunset Lakes Municipal Complex	OS, Recreation/Open Space	Low 2 Residential
<b>East</b>	Shoppes at Sunset Lakes	Community Business (B2)	Low 2 Residential
<b>South</b>	Sunset Lakes (Residential)	Residential 3 (RS 3)	Low 2 Residential
<b>West</b>	Sunset Lakes (Residential)	Residential 3 (RS 3)	Low 2 Residential





### III. Background

On July 3, 2013, the Master Site Plan for Calvary Fellowship was approved. Phase 1 construction consisted of the multi-purpose building with parking and infrastructure for future expansion. The City Commission approved the Calvary Fellowship Church site plan and community appearance board applications for the church (Resolutions 13-139 and 13-140).

On September 1<sup>st</sup> of 2016, Calvary Chapel applied for a Site Plan Amendment which resulted in the addition of an auxiliary building that provided space for a children's area and playground. The Phase 2 approved development is for 11,000 SF. This application is for the Rezoning of the subject property from B2 to CF.

### IV. Review Criteria

Section 304.7 of the City's Land Development Code contains the standards for reviewing proposed rezoning applications. The City shall find whether the criteria below are met.

**Please address underlined comments.**

- 1) *The proposed amendment is consistent with the goals, objectives and policies of the City's Comprehensive Plan.*

**Applicant's Response:**

The proposed amendment to the zoning map from B2 – Community Business to CF – Community Facility is consistent with the goals, objective and policies of the city's comprehensive plan. The land use for this site is Commercial and per Future Land Use Element Objective 1, Policy 1.4, community facilities are permitted in this land use. This site is the southern portion of the existing church of the overall property and will be rezoned to conform with the remainder of the property.

**Staff's Evaluation:**

The proposed use of church space is permitted under the current B2 designation; however, B2 has different bulk regulation requirements than CF. In addition, it is always preferable to have a unified zoning for a property. The proposed Phase 3 development will also provide a uniform and cohesive development that will be compatible with the surrounding community facilities and residential developments.

- 2) The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.

**Applicant's Response:**

The proposed zoning district is compatible with the surrounding area's zoning designation and existing uses. The northern portion of the property is zoned Community [Facilities] and this change will allow for the entire property owned by the church to be zoned Community Facilities. The surrounding zoning designations are residential and commercial, and community facilities are allowed and encouraged near residents.

**Staff's Evaluation:**

The subject property is compatible with the surrounding zoning designations and existing uses. The

rezoning will aid in creating a single designation for the Parcel as the northern portion is zoned for Community Facilities while the southern portion is currently B2. The subject property is also adjacent to the Sunset Lakes Municipal Complex, while the surrounding communities are single-family residential and multi-family residential. The adjacent property to the east is zoned for B2; however, under the B2 designation an 800-seat sanctuary is permitted.

- 3) *The subject property is physically suitable for the zoned purpose and/or the proposed use and purpose.*

**Applicant's Response:**

The subject site is physically suitable for the Community Facilities zoning. This property is the southern half of the existing church property.

**Staff's Evaluation:**

As the Applicant has stated, the subject property will hold the expansion of an already existing church in the northern property. The expansion of the 800-seat sanctuary is currently proposed on the southern half of the property, which is currently designated B2. The expansion of the sanctuary is proposed to be unified and connected in similar site design and architecture with the rest of church located on the northern portion currently designated CF. Thus, the purpose of this rezoning is to allow the expansion of the church to fall under one unified CF designation which is better suited for church use. In addition, bulk regulations for CF are more suitable for the proposed site plan.

- 4) There are sites available in other areas currently zoned for such use.

**Applicant's Response:**

The northern portion of this property is owned by the church and is zoned Community Facilities. There are other areas currently zoned CF in the city.

**Staff's Evaluation:**

There are other areas in the City zoned for Community Facilities, but they are not vacant properties and rezoning this parcel adjacent to a CF parcel with the same ownership, will allow the entire property to be unified with the rest of the church under one zoning designation.

- 5) *If applicable, the proposed change will contribute to redevelopment of an area in accordance with an approved redevelopment plan.*

**Applicant's Response:**

This site is not within an area for redevelopment.

**Staff's Evaluation:**

The City does not have a redevelopment plan for this area.

6) *The proposed change would adversely affect traffic patterns or congestion.*

**Applicant's Response:**

The trip generation characteristics for this analysis were determined using the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) Trip Generation (10th Edition) report. Based upon this information, the trip generation rates for the proposed development are as follows:

**CHURCH – ITE LAND USE #560**

- ☐ Weekday:  $T = 6.14 (X) + 17.09$  where  $T$  = number of trips and  $X$  = 1,000 sq. ft. gross floor area
- ☐ AM Peak Hour:  $T = 0.36 (X) - 0.74$  (60% in / 40% out)
- ☐ PM Peak Hour:  $T = 0.37 (X) + 3.90$  (45% in / 55% out)

**DAY CARE CENTER – ITE LAND USE #565**

- ☐ Weekday:  $T = 47.62 (X)$  where  $T$  = number of trips and  $X$  = 1,000 sq. ft. gross floor area
- ☐ AM Peak Hour:  $T = 11.00 (X)$  (53% in / 47% out)
- ☐ PM Peak Hour:  $T = 11.12 (X)$  (47% in / 53% out)

**SHOPPING CENTER – ITE LAND USE #820**

- ☐ Weekday:  $\ln(T) = 0.68 \ln(X) + 5.57$  where  $T$  = number of trips and  $X$  = 1,000 sq. ft. gross leasable area
- ☐ AM Peak Hour:  $T = 0.50 (X) + 151.78$  (62% in / 38% out)
- ☐ PM Peak Hour:  $\ln(T) = 0.74 \ln(X) + 2.89$  (48% in / 52% out) ☐ Pass-by: 34%

The resulting trip generation characteristics for the approved and proposed future development programs are presented in Table 1 below.

<b>Table 1</b> <b>Trip Generation Summary</b> <b>Calvary Fellowship - Miramar, Florida</b>								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Approved Uses</i>								
Church	30,665 SF	205	6	4	10	7	8	15
Day Care Center	21,180 SF	1,009	123	110	233	111	125	236
Shopping Center	8,500 SF	1,125	97	59	156	42	46	88
- Pass-by Trips (34%)		(383)	(33)	(20)	(53)	(14)	(16)	(30)
<b>Total</b>		<b>1,956</b>	<b>193</b>	<b>153</b>	<b>346</b>	<b>146</b>	<b>163</b>	<b>309</b>
<i>Proposed Uses</i>								
Church	50,000 SF	324	10	7	17	10	12	22
Day Care Center	21,180 SF	1,009	123	110	233	111	125	236
<b>Total</b>		<b>1,333</b>	<b>133</b>	<b>117</b>	<b>250</b>	<b>121</b>	<b>137</b>	<b>258</b>
<b>Difference (Proposed - Approved)</b>		<b>(623)</b>	<b>(60)</b>	<b>(36)</b>	<b>(96)</b>	<b>(25)</b>	<b>(26)</b>	<b>(51)</b>

Compiled by: KBP Consulting, Inc. (October 2019).  
Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).



As indicated in Table 1, the proposed uses within Parcel P are anticipated to generate 1,333 daily vehicle trips, 250 AM peak hour vehicle trips (133 inbound and 117 outbound), and 258 PM peak hour vehicle trips (121 inbound and 137 outbound). When considering the approved uses on this parcel, this represents a decrease of 623 daily vehicle trips, a decrease of 96 AM peak hour vehicle trips, and a decrease of 51 PM peak hour vehicle trips.

**Conclusions**

Based upon the foregoing trip generation analysis, it is apparent that the proposed development program on Parcel P of the Sunrise Plat will result in fewer daily and peak hour vehicle trips when compared with the approved uses on this parcel. As a result of this reduced traffic impact, no further traffic analyses are warranted at this time.

**Staff's Evaluation:**

The provided data was evaluated by the Development Review Committee. Staff concurs that the change in zoning category from a commercial designation to a community facility designation represents a decrease in potential traffic, as the previously approved but unbuilt shopping center would have drawn more vehicular traffic to the site on average than the church.

- 7) *The proposed change would adversely impact population density such that the demand for water, sewers, streets, recreational areas and facilities, and other public facilities and services would be adversely affected; and*

**Applicant's Response:**

(chapter 21, article V, 21-195)

Place of Worship: 0.011ERC/Seat

Chapel: 800 Seats

ERC: 8.8 (*Equivalent Residential Capacity*)

8.8 ERCs x 325 gpd/ERC = 2,860 gpd Water (*gallons per day*)

Sewer = 95% of water demand = 2,717 gpd

**Staff's Evaluation:**

Water and sewer demand were analyzed by the Utilities and Engineering Services Departments. The DRC finds it to be an acceptable level of service.

- 8) *Whether the proposed change would have an adverse environmental impact on the vicinity; and*

**Applicant's Response:**

The proposed change will not have an adverse environmental impact on the vicinity. The property has been filled and has been used for overflow parking for church events.

**Staff's Evaluation:**

Staff concurs with this statement.

- 9) *Whether the proposed change would adversely affect the health, safety, aesthetics and welfare of the neighborhood or the city.*

**Applicant's Response:**

The proposed change will not adversely affect the health, safety, aesthetics and welfare of the neighborhood or city.

**Staff's Evaluation:**

It is anticipated that the proposed change would not adversely affect the health, safety and welfare of the neighborhood or City as a whole, any proposed development would be constructed in accordance with the City of Miramar Land Development Code. Additionally, the project is currently under Community Appearance Board review to properly address the façades facing Miramar Parkway and Southwest 186<sup>th</sup> Avenue. The expansion of the existing use on to this parcel is found to be sufficient with the proposed site plan reviewed by the DRC.

**V. Staff Recommendation**

Staff recommends approval of application 2000734.

**VI. Development Review Committee (DRC)**

The DRC recommended approval of application 2000734 on March 11, 2020.

**VII. Community Meeting**

A Virtual Community Meeting was conducted on June 1, 2020. A summary of the discussion is noted in the memorandum.

**VIII. Planning & Zoning Board**

The Planning and Zoning Board will hear this application at a Virtual meeting on June 9, 2020.