

### US 441 Overlay District Regulations / Miramar Parkway Improvements

The City of Miramar Commission, in cooperation with the East Miramar business community, enacted regulations in 2001, intended to promote rehabilitation and redevelopment of all existing commercial properties within approximately 256 acres east of Southwest 62<sup>nd</sup> Avenue.

The East Miramar Commercial Redevelopment Program is one of the key implementation strategies developed in conjunction with the East Miramar Neighborhood Vision Plan, a program that is intended to promote the revitalization of this traditional neighborhood area. The program is designed to complement the City's aggressive and concentrated neighborhood improvement focus in this area. This focus includes extensive infrastructure enhancements, housing rehabilitation initiatives, parks and open space improvements, tailored zoning and land use regulations and transportation system enhancements.



6152 Pembroke Road; 2,863 square foot retail space on 0.13 - acre site



6040 SW 21st Street; 6,060 square foot banquet hall on 0.53 - acre site



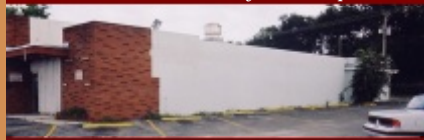
2300 SW 60th Terrace; 4,754 square foot warehouse on 0.2 - acre site



6229 Miramar Parkway; 5,000 square foot beauty school on 0.51 - acre site



6237 Miramar Parkway; 1,812 square foot office on 0.31 - acre site



6330 Miramar Parkway; 2,300 square foot restaurant on 0.31 - acre site



**Residential Improvements**

### Grant Assisted Projects - Commercial & Residential

Through the City's Community Development Block Grant (CDBG) program, we are able to assist eligible homeowners and business owners with property improvements. The overall goal is to improve and maintain the safety, appearance, and economic health of the City's older neighborhoods. The example projects shown here demonstrate our commitment to this program, a true partnership with the community.



Snake Warrior Island Park



Shirley Branca Park PAL Facility



Regional Multi-Service Complex



East Water Treatment Plant Renovation

### City Projects - Parks, Municipal Buildings and Facilities

With the recent opening of Snake Warrior Island Park the City continues to work towards creating new neighborhood parks and open spaces in east Miramar. The old City Hall will become the Miramar Regional Multi-Service Complex. This facility will function as the hub for all recreational and social services in the area, offering multi-generational activities, senior services, computer labs and a multi-modal transit facility. Additionally, the City Commission approved a full service Police Athletic League (PAL) Recreation Center with athletic fields and gymnasium to operate youth sports leagues and programs. This project is an expansion to the Shirley Branca Park site.



McDonald's



Wachovia/ Walgreens



AutoZone



Mobil

### Private Sector Commercial Improvements

The private sector was the first to begin the commercial revitalization efforts in east Miramar through initiatives from large corporate giants like McDonald's, Auto Zone and Mobil. The City soon followed suit, with the startup of the CDBG Commercial Revitalization Program, the East Miramar Gateway Streetscape Improvement Project, the Eastern Miramar Infrastructure Improvement Program, and the East Water Plant Renovation Project, to name a few. These City revitalization efforts, concurrent with the private sector's ongoing efforts, continue to enhance the economic viability of historic Miramar.

## Miramar Community Revitalization Initiatives



### For More Information Contact:

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