



City of North Miami Beach, Florida

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING BOARD STAFF REPORT

TO: Planning and Zoning Board
FROM: Carlos M. Rivero, City Planner
DATE: August 10, 2015
RE: Patricia Mishcon Park Boca Soccer Schools

P&Z ITEM # 15-003	PATRICIA MISHCON PARK BOCA SOCCER SCHOOLS
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OWNER OF PROPERTY	THE CITY OF NORTH MIAMI BEACH
ADDRESS OF PROPERTY	1601 NE 165 STREET (TO BE REASSIGNED)
FOLIO NUMBERS	07-22017-003-0010 (PARTIAL) 07-22017-003-0011 (PARTIAL) 07-22017-003-0440 (PARTIAL)
LEGAL DESCRIPTIONS	(LENGTHY DESCRIPTION REFER TO SURVEY)
EXISTING ZONING	CF, COMMUNITY FACILITY DISTRICT (PARTIAL) MU/TC, FULFORD MIXED-USE TOWN CENTER (PARTIAL)
EXISTING LAND USE	PUBLIC PARK
FUTURE LAND USE DESIGNATION	PUBLIC AND QUASI-PUBLIC (PARTIAL) MU/TC, MIXED-USE/TOWN CENTER (PARTIAL)

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BACKGROUND:

The applicant, Soccer Development Group, LLC, represented by Gustavo Bolado, in public/private partnership with the City of North Miami Beach, requests site plan approval in order to build a 9,000 square foot, two-story clubhouse building and four (4) 8 vs. 8 synthetic turf mini-soccer training fields on 128,416 square feet (2.94 acres) of City-owned property located between the City Library, the Gwen Margolis Amphitheatre and Mishcon Field facilities adjacent to the intersection of NE 16 Avenue and NE 165 Street (address to be assigned). The clubhouse will be part of a soccer sports complex to be developed, managed, and operated by the applicant.

SURROUNDING LAND USES:

Location	Zoning Designations	Existing Land Uses	Future Land Use Designations
North	CF, Community Facility District	Public Facility (Mishcon Field)	Public and Quasi-Public
South	CF, Community Facility District and MU/TC, Mixed-Use / Town Center	Public Facility (Library) and Commercial Uses	Public and Quasi-Public and Mixed-Use / Town Center
East	CF, Community Facility District	Public Facility (Amphitheater)	Public and Quasi-Public
West	CF, Community Facility District and MU/TC, Mixed-Use / Town Center	Public Facility (Mishcon Field) and Commercial Uses	Public and Quasi-Public and Mixed-Use / Town Center

THE SITE:

The subject site consists of 128,416 square feet (2.94 acres) of City-owned property located between the City Library, the Gwen Margolis Amphitheatre and Mishcon Field facilities adjacent to the intersection of NE 16 Avenue and NE 165 Street (address to be assigned).

THE PROJECT:

The project involves a public/private partnership between The City of North Miami Beach and Soccer Development Group, Inc., in order to create a sports complex providing top-quality athletic opportunities for youth. Through an unsolicited proposal, the applicant commits to provide the facilities, infrastructure, maintenance and security necessary to support a soccer facility compatible with the surrounding neighborhood and open to the public through a minimum capital and soft costs investment of \$2,531,196.00.

The application before the Board is for site plan approval for the Soccer Clubhouse, which is proposed to be a two-story building including locker rooms, a food service concession, a soccer pro-shop, administrative offices, a class room facility, and storage. The Clubhouse is proposed to be located at the east side of the existing Mishcon Field playing fields; the first phase of the project has been the installation of new state-of-the-art artificial turf soccer fields. The fields will be lit at night to enable evening play. Staff has reviewed the application for consideration by the Planning and Zoning Board; in this report, Staff presents the applicable Zoning and Land Development Code regulations with recommendations.

Sections ***24-55 CF Community Facility District and
24-58.1 MU/TC Fulford Mixed-Use Town Center***

Uses Permitted

Permitted	Proposed	Recommendation/Comments
Public Parks and Playgrounds	Soccer Sports Complex	Permitted Use

Site Development Standards

Required	Proposed	Recommendation/Comments
Minimum lot area: One (1) gross acre	2.94 acres	Complied
Minimum lot width: 100'	N/A (inside an existing park)	Complied
Minimum setbacks: Front - 30' Rear - 20' Side (interior) – 15' Side (corner) - 25' Adjacent Residential - 25'	N/A (inside an existing park)	Complied
Maximum building height: 3 stories or 35 feet	2 stories/23'-1"	Complied
Minimum pervious area: 25% of total lot area	N/A (inside an existing park)	Complied
Minimum lot depth: (Not specified)	N/A (inside an existing park)	Complied
Minimum space requirements:	N/A (inside an existing park)	Complied

Article IX Off-Street Parking and Loading

Sec. 24-93 Parking Lot Design Standards

Required	Proposed	Recommendation
Paving and Drainage: <ul style="list-style-type: none"> Surfaced w/6 inch rolled rock and 1 inch weatherproof pavement Proper drainage 	Asphalt parking lot. Drainage plan provided	Complied Complied
Minimum parking space sizes <ul style="list-style-type: none"> Standard 9' x 18' Handicapped 12' x 20' plus 5' access ramp 	9' x 18' 12' x 20' with 5' access ramp	Complied Complied
Traffic Control: N/A	N/A	N/A

Article XI. Landscaping

Sec. 24-122

Required	Proposed	Recommendation
Site landscape plan	Complete landscape plan provided.	Complied

Article X Subdivision and Floodplain Standards

Sec. 24-106(E)(2)(a)(2)

Required	Proposed	Recommendation
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N/A (Zone X)	N/A (Zone X)	N/A
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PLANNING AND ZONING DEPARTMENT ANALYSIS:

The intent of the CF, Community Facilities District and the MU/TC, Fulford Mixed-Use Town Center District are to provide suitable sites for the development of community facilities to serve surrounding residential neighborhoods and to encourage a place of exciting and enlivened social gathering respectively.

The proposed soccer clubhouse and associated sports complex is in accordance with the intent of both zoning districts since it enhances the visual character of the districts, encourages people to reside in the area, and helps to create an environment that attracts day and evening activities. The project should fit in well with the future development of the NMB Town Center.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION:

The Planning and Zoning Department recommends approval of this project subject to the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
 - a. Sketch of Survey prepared by Florida International Land Surveyors, Inc.
 - b. Plans prepared by Construkom USA including the following:
 - Sheet A-1, General Site Plan
 - Sheet A-2, General Site Plan
 - Sheet A-3, Soccer Fields Layout – Phase 1
 - Sheet A-4, Club House Area – Phase 2
 - Sheet A-5, Club House Area – Phase 2, Ground Floor Plan, and Mezzanine Floor Plan
 - Sheet A-6, Club House Area – Phase 2, Roof Plan, and Section
 - Sheet C-1, Civil Plan
 - Sheet C-2, Details
 - Sheet E-1, Electrical Plans and Details
 - Sheet E-2, Photometric Plan and Details
2. All representations and exhibits as prepared and provided to the Community Development Department as part of the Application Submittal Package, as amended.
3. All representations proffered by the Applicant’s representatives as a part of the review of the application at public hearings.
4. All comments made by all Staff Reviewers and submitted to the applicant on April 9, 2015 shall be addressed prior to Building permit submittal as follows:

ZONING / LANDSCAPE:

5. All proposed improvements must respond to conditions outlined in the attached memo dated February 17, 2015 and approved through Resolution No R2015-19 including:
 - The Soccer Facility may include the following programs, services, activities, and uses: Soccer school, Soccer tournaments, Soccer pro retail shop, Concession restaurant, Seasonal soccer

camps, Soccer exhibitions, Administrative offices related to the Soccer Facility, and Soccer related events with prior approval of the City Manager or his/her designee.

- The Soccer Facility may also be used for rental for limited private events such as birthdays, bar/bat mitzvah's, graduations, and other similar social events. Renters of the Soccer Facility (excepting the City) shall be required to provide certificates of insurance evidencing appropriate insurance as determined by the City.
 - The public restroom facilities shall be available for use of the public when special events occur in the Gwen Margolis Amphitheater.
 - The necessary Building Permit Plans and Specifications shall be submitted to the City's Building Department within 180 days of this approval.
 - Substantial completion of the project shall be completed no later than eighteen (18) months from the issuance of a final Full Building Permit.
 - The applicant is responsible for maintaining, repairing and replacing the Soccer Facility in good condition and repair, consistent with a premier facility. The applicant is responsible for day-to-day housekeeping, janitorial services and routine maintenance of the Soccer Facility including daily removal of litter, garbage and debris generated by the use of the Soccer Facility.
 - The applicant shall provide the following preventative maintenance and services:
 - a. Daily cleaning and janitorial services for the Soccer Facility;
 - b. Grounds services including field, shrub and tree maintenance and removal of any litter or obstructions from the Soccer Facility;
 - c. Interior and exterior window cleaning to be performed as needed but no less than once every one hundred and twenty (120) days; and
 - d. Vermin control as necessary, but no less than once every thirty (30) days.
6. The applicant shall provide a minimum two hundred and fifty (250) square feet of secured storage within the proposed building for the exclusive use of the City of North Miami Beach.

ENGINEERING:

7. All public right-of-way improvements, including but not limited to: Sidewalks, paving and drainage must adhere to City of North Miami Beach standards.

UTILITIES:

8. All new water and/or sewer installations shall be the responsibility of the developer and must meet City of North Miami Beach standards.

SANITATION:

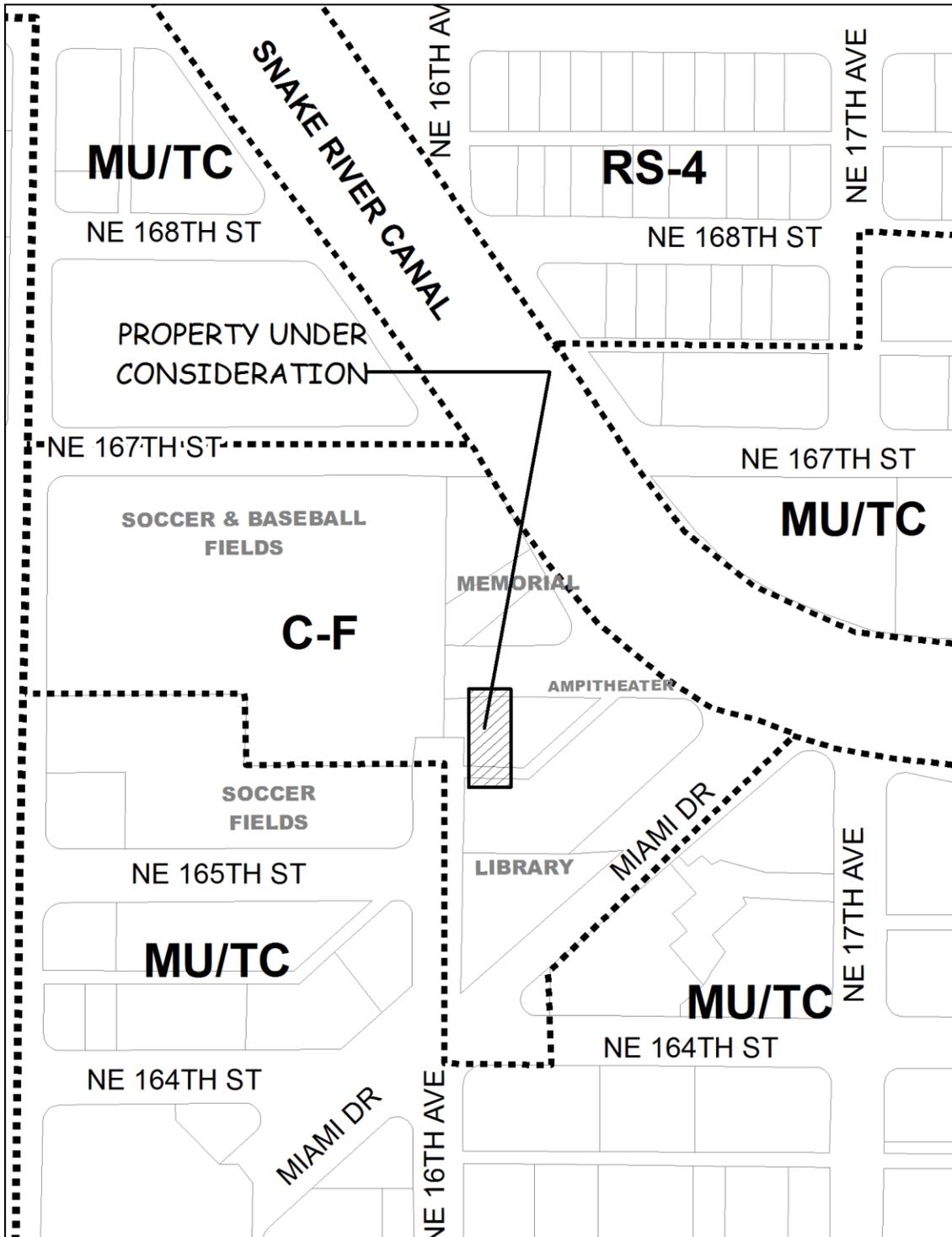
9. Garbage service to be provided by the City of North Miami Beach.

SUBMITTAL HISTORY:

TRAD (April 9, 2015)

PLANNING & ZONING BOARD (August 10, 2015)

LOCATION AND ZONING MAP



ADVERTISEMENT HISTORY:



7/30/2015

**Title:****Category:** Hearings**Adnumber:** 2467384

CITY OF NORTH MIAMI BEACH NOTICE OF PUBLIC HEARING DATE/TIME: Monday, August 10, 2015, 6:00 P.M.
LOCATION: North Miami Beach City Hall, 2nd Floor, City Council Chambers 17011 NE 19th Avenue, North Miami Beach, FL 33162 PUBLIC NOTICE is hereby given that the City of North Miami Beach Planning and Zoning Board shall consider the following public hearing item: Site Plan Approval — 1601 NE 165 ST, North Miami Beach, FL: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 9,000 SQUARE FOOT, TWO STORY SOCCER SCHOOL ON A 128,416 SQUARE FOOT LOT, AS PROPOSED; IN THE MU/TC, MIXED-USE TOWN CENTER DISTRICT, EDGE SUB-AREA. ON PROPERTY LEGALLY DESCRIBED AS FULFORD BY THE SEA SEC G PB 14-39 LOTS 1 TO 10 INC BLK 76 & E 40 FT OF NE 16 AVE LYG W & ADJ CLOSED PER R-99-26; ALSO KNOWN AS 1601 NE 165 ST, NORTH MIAMI BEACH, FLORIDA. All interested parties are invited to attend and participate in the Public Hearing(s). The items are on file and available for examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed via email to nmbcomdev@citynmb.com, FAX - 305.957.3517, or mail to the above address or by calling 305.948.2966. Upon recommendation by the Board, the items will be scheduled for City Council consideration. Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, or the City Council. Should any person desire to appeal any decision of the Board with respect to any matter considered at this meeting, that person must insure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (See Florida Statutes 286.0105). In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the City Clerk no later than two (2) days prior to the proceeding. Telephone 305.787.6001 for assistance, if hearing impaired, telephone our TDD line 305.948.2909 for assistance. 7/30 15-219/2467384M