



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: June 8, 2015
RE: SDH & TREO Professional Building

P&Z ITEM # 15-004	SDH & TREO PROFESSIONAL BUILDING
OWNER OF PROPERTY	RISING ASSETS, LLC.
ADDRESS OF PROPERTY	18200 NE 19 AVENUE
FOLIO NUMBER	07-2209-007-2690
LEGAL DESCRIPTION	LOTS 16 & 17, BLOCK 205 OF "FULFORD BY THE SEA SECTION K", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
EXISTING ZONING	B-1, LIMITED BUSINESS DISTRICT
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL
FUTURE LAND USE DESIGNATION	BUSINESS

BACKGROUND:

The applicant, Stephanie Halfen, representing Rising Assets LLC, requests site plan approval and setback variances in order to construct a 4,562 square foot, two-story office building on a 7,589 square foot lot at 18200 NE 19 Avenue in the B-1, Limited Business Zoning District.

SURROUNDING LAND USES:

Location	Zoning Designations	Existing Land Uses	Future Land Use Designations
North	B-1, Limited Business District	Office Building	Business
South	B-1, Limited Business District	Commercial Use	Business
East	B-1, Limited Business District	Commercial Use	Business

West	RS-4, Residential Single-Family District	Single Family Residence	Residential Low Density
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THE SITE:

The subject site is a 7,589 square foot corner property and currently contains a single-family residence.

THE PROJECT:

The project involves the construction of a 4,562 square foot, two-story office building in order to house their architectural design-build studio. This professional office building is in accordance with the permitted uses of the B-1 Zoning District.

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.

**Sec. 24-51 B-1 Limited Business District
Uses Permitted**

Permitted	Proposed	Recommendation/Comments
Office	Office	Permitted Use

Site Development Standards

Required	Proposed	Recommendation/Comments
Minimum lot area: 5,000 sq.ft.	7,589 sq.ft.	Complied
Minimum lot width: 100 ft.	Corner lot 125' x 61'	Complied
Minimum setbacks: Front - 25' Rear - 20' Side (interior) - 0' Side (corner) - 20' Adjacent Residential - 25'	Front - 9' Rear - 65'-10" Side (interior) - 0' Side (corner) - 0' Adjacent Residential - 66'	Variance Complied Complied Variance Complied
Maximum building height: 2 stories or 30 feet	2 stories / 30 feet	Complied
Minimum pervious area: 20% of total lot area (1,517 sq. ft.)	1,528 sq. ft.	Complied
Minimum lot depth: 110 ft.	Corner lot 125' x 61'	Complied
Minimum space requirements: <ul style="list-style-type: none"> Offices – 3 spaces for each 1,000 sq.ft. of gross floor area 	9 on-site spaces. 6 on-street spaces. 1 handicapped space included.	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 conceptual 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
N/A (Zone X)	N/A (Zone X)	N/A

Variance requested as follows:

Request variance from Section 24-51(D)(3) – Minimum Yard Setbacks:

- To waive 16 feet of the minimum required front yard setback of 25 feet, where a front yard setback of 9 feet is proposed.
- To waive the entire minimum required corner side yard setback of 20 feet, where a corner side yard setback of 0 feet is proposed.

Sec. 24-176 (C) Variance Review Standards

Is the requested variance contrary to the public interest? The proposed office building is architecturally designed to uniquely and fully accommodate the lot for a permitted use. The setback variances are a part of the design elements and are not contrary to the public interest.	No
Is the requested variance detrimental to the community? The requested setback waivers are not detrimental to the community. The proposed office building furthers the City's goal of revitalization and enhances the character of the district.	No
Is the requested variance compatible with the surrounding land uses? The design of the proposed office building is compatible with the surrounding land uses. The majority of properties adjacent to it are constructed up to the property line without any side or front yard setbacks.	Yes

<p>Does the requested variance maintain the basic intent and purpose of the zoning and land use regulations?</p> <p>The requested variances do not hinder or interfere with the basic intent and purpose of the B-1 Zoning District; the waivers strengthen it as a suitable site for development.</p>	<p>Yes</p>
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PLANNING AND ZONING DEPARTMENT ANALYSIS:

The purpose and intent of the B-1 Limited Business District is “to provide suitable sites for development of office, retail and service uses of a convenience nature, which satisfy the essential and frequent needs of adjacent residential neighborhoods in areas consistent with the City’s Comprehensive Plan.” The proposed office building is in accordance with the intent of the district through its classification as a permitted use and complies with the purpose of stimulating commercial, retail and service trade activities while enhancing the visual character of the district.

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 Vizcaya Surveying and Mapping, Inc.
 - b. Plans prepared by s d h studio including the following:
 - Sheet A-000, Cover page
 - Sheet A-100, Site Plan
 - Sheet A-101, First Floor Plan
 - Sheet A-102, Second Floor Plan
 - Sheet A-103, Roof Plan
 - Sheet A-200, East and West Elevations
 - Sheet A-201, North and South Elevations
 - Sheet A-300, Sections 1 and 2
 - Sheet A-301, Section 3
 - Sheet D-100, Drainage Plan
 - Sheet L-100, Landscape Plan
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. Plans must include a demolition sheet for the curbing and sidewalk.
6. All new curbing must be type F to allow proper drainage in the right-of-way.

7. Landscape plan is insufficient and not appropriate for climate. The landscape plan must address the 19th Avenue swale and include irrigation at time of permitting.
8. The applicant must check with the Utilities Dept. for the availability of a sanitary sewer system.
9. Indicate the building height is measured from the crown of the road in the tabular summary of the "Zoning Information".
10. The drainage method should be specified on the plans.

ENGINEERING:

11. Connect the front entry to the sidewalk with a concrete walkway.
12. The dumpster enclosure must have concrete apron into the alley.
13. The concrete sidewalk must be continuous through the driveway and must be minimum 6" thick or designed to withstand traffic loads.
14. Street parking improvement must be included along NE 19th Avenue for potential 2 parallel spaces that can be used by the property. Dimensions needed at this location showing the parking spaces per City Code.
15. Stormwater runoff must be retained in the property and must not be discharged into the right of way or adjacent properties. The property must have an approved stormwater system.
16. When the public right of way is curbed and paved due to the proposed street parking for this property, the curbing prevents the stormwater runoff from discharging into the swales and the additional pavement reduced the pervious drainage areas therefore a separate stormwater system dedicated to the public right of way must be constructed and turned over to the City after construction for maintenance.
17. The drainage design criteria for the property is 5-Year Storm, 10 minutes time of concentration and for the right of way is 10-year Storm, 10 minutes time of concentration with basin area calculated at half width of the right of way plus 25 feet.
18. The details and City requirements of these two separate storm systems must be discussed with the City Engineer and the Civil Engineer of the property prior to the design and permitting. The design criteria and the permitting requirements will be discussed. A topographic survey will be required.
19. A concrete valley gutter and Type F curb and gutter are required for the public right of way. Curbing in the property can be Type D curb.
20. Sidewalk ramps must be constructed ADA compliant.

UTILITIES:

21. Miami-Dade County Fire Department approval is required for adequacy of fire protection for the site.
22. New Water service line, meter boxes and backflow preventors are the responsibility of the developer. Site must have backflow prevention devices for all commercial use.
23. Location of all fire hydrants and new water meters and backflows prevention devices should be shown on site plan.
24. Domestic water service installation will be the responsibility of the owner and must be permitted through the City's Engineering Dept. The City's Engineering Dept. should be contacted for standard requirements of water service connection approvals.
25. All new installation must meet CNMB standards.

26. In the interim, a septic system will be required until the sewer system is available.

SANITATION:

27. Detailed schematic and of garbage enclosure needed and shall include:

- a. Dimensions
- b. Gates
- c. Type
- d. Mounting apparatus
- e. Latch and secure brackets (Cane pole)

28. Garbage dumpster to be rolled out to parking lot for servicing

29. Garbage enclosure shall include a service ramp with all transitions to be smooth and flush

POLICE:

30. Provide PD with Photometric Plan

31. Have a security risk assessment conducted on property by the NMBPD Crime Prevention Unit.

32. Join the NMBPD Trespass After Warning Program

33. Provide the police department with access to the building in case of an emergency. (Access Code, Key Box, and Etc.)

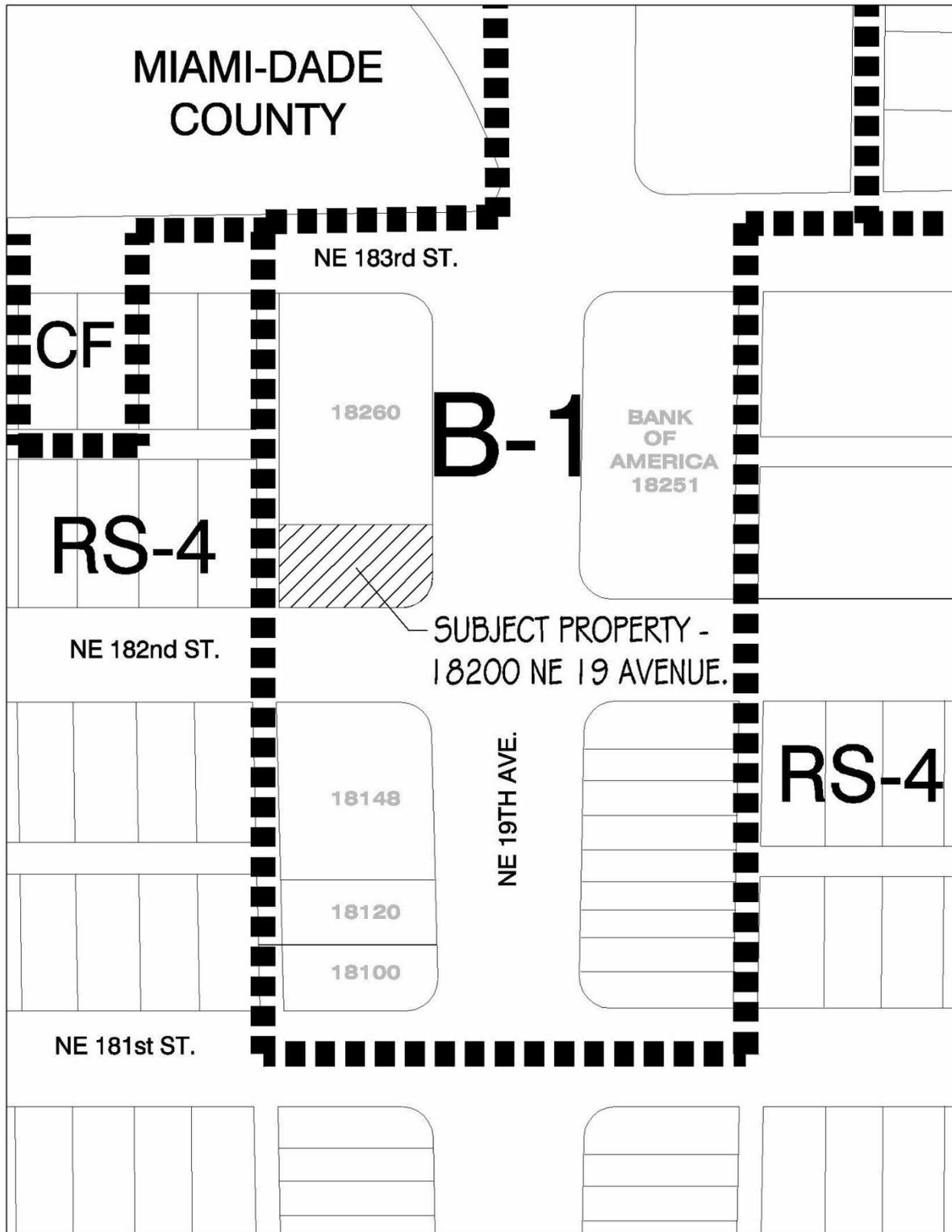
34. Adhere to FBC Chapter 36 standards for security and forced entry prevention.

SUBMITTAL HISTORY:

TRAD (April 9, 2015)

PLANNING & ZONING BOARD (June 8, 2015)

LOCATION AND ZONING MAP



ADVERTISEMENT HISTORY:

☰ SECTIONS	dbr DAILY BUSINESS REVIEW
5/28/2015	
Title:	CITY OF NORTH MIAMI BEACH
Category:	Hearings
Adnumber:	2445847
<p>NOTICE OF PUBLIC HEARING DATE/TIME: Monday, June 8, 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 and Variance — 18200 NE 19 Avenue, North Miami Beach, Florida: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL, IN ORDER TO CONSTRUCT A 4,562 SQUARE FOOT, TWO-STORY PROFESSIONAL OFFICE BUILDING ON A 7,589 SQUARE FOOT PARCEL OF LAND, AS PROPOSED; AND GRANTING A VARIANCE FROM SECTION 24-51 (D) (3) OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO WAIVE 16 FEET OF THE MINIMUM REQUIRED FRONT YARD SETBACK OF 25 FEET, WHERE A FRONT YARD SETBACK OF 9 FEET IS PROPOSED, AND TO WAIVE THE ENTIRE MINIMUM REQUIRED CORNER SIDE YARD SETBACK OF 20 FEET, WHERE A CORNER SIDE YARD SETBACK OF 0 FEET IS PROPOSED; IN THE B-1, LIMITED BUSINESS ZONING DISTRICT, ON PROPERTY LEGALLY DESCRIBED AS: LOTS 16 & 17, BLOCK 205 OF "FULFORD BY THE SEA SECTION K", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ALSO KNOW AS 18200 NE 19 AVENUE, 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. 5/28 15-3-171/2445847M</p>	

