



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: July 13, 2015 **(REV per Traffic Study)**
RE: The Highlands Apartment Building

P&Z ITEM # 15-009	THE HIGHLANDS
OWNER OF PROPERTY	NICOVER, LLC
ADDRESS OF PROPERTY	13780-13810 HIGHLAND DRIVE
FOLIO NUMBERS	07-2221-002-0520; 07-2221-002-0530; 07-2221-002-0540 & 07-2221-002-0580
LEGAL DESCRIPTIONS	LOTS 1, 2, 3, 4, 5 AND 12, BLOCK 7, OF ARCH CREEK HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
EXISTING ZONING	MU/C, ARCH CREEK MIXED-USE CORRIDOR DISTRICT, TRANSITION SUB-AREA
EXISTING LAND USE	PARTIALLY VACANT
FUTURE LAND USE DESIGNATION	MU/C, MIXED-USED CORRIDOR

BACKGROUND:

The applicant, Markus Frankel, representing Nicover, LLC requests site plan approval in order to construct a seven-story, 78,157 square foot residential apartment building consisting of 60 units on a vacant parcel of land totaling 37,582 square feet (0.85 acres) located at 13780-13810 Highland Drive.

SURROUNDING LAND USES:

Location	Zoning Designations	Existing Land Uses	Future Land Use Designations
North	MU/C, Arch Creek Mixed-Use Corridor District, Core Sub-Area	Commercial Use	MU/C, Mixed-Use Corridor

South	MU/C, Arch Creek Mixed-Use Corridor District, Edge Sub-Area	Residential Use	MU/C, Mixed-Use Corridor
East	MU/C, Arch Creek Mixed-Use Corridor District, Edge Sub-Area	Residential Use	MU/C, Mixed-Use Corridor
West	MU/C, Arch Creek Mixed-Use Corridor District, Core Sub Area	Residential and Commercial Uses	MU/C, Mixed-Use Corridor

THE SITE:

The subject site is a 37,582 square foot vacant lot.

THE PROJECT:

The applicant proposes the construction of a residential apartment building at a height of seven stories. Sixty units are proposed, including a lobby/lounge, fitness gym, swimming pool, spa, and play areas within a secured landscape environment.

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. 24-58.4 MU/C, Arch Creek Mixed-Use Corridor District, Transition Sub-Area, Flex Building Type

Uses Permitted

Permitted	Proposed	Recommendation/Comments
Multifamily Residential Dwellings	Residential Apartment Building	Complied

Site Development Standards

Required	Proposed	Recommendation/Comments
Minimum lot area: N/A	37,582 sq.ft. (0.84 acres)	Complied
Minimum lot width: 75 feet (200' max)	210-255 feet (irregular lot)	Waived per Table MU-2 (Lot Standards by Building Type)
Minimum lot depth: 130 feet	105.76-214.67 feet	Complied
Minimum setbacks: <ul style="list-style-type: none"> ▪ Front/ side street primary: 15' (30' max) ▪ Front/ side street 	<ul style="list-style-type: none"> ▪ Front/ side street primary: N/A ▪ Front/ side street 	

secondary: 10' (20' max) <ul style="list-style-type: none"> ▪ Front/ side street tertiary: 10' (20' max) ▪ Rear: 0' ▪ Side (interior): 0' ▪ Rear (abutting townhouse, zero-lot lines, and existing single family dwelling, and alley): 30' 	secondary: N/A <ul style="list-style-type: none"> ▪ Front/ side street tertiary: 30' front/40' side ▪ Rear: 0' ▪ Side (interior): 0' ▪ Rear (abutting townhouse, zero-lot lines, and existing single family dwelling, and alley): 83'-7" 	<ul style="list-style-type: none"> • Waived per MU Tertiary Street Modification Allowance under (J) Street Standards.
Maximum building height: <ul style="list-style-type: none"> ▪ Transition sub-area: 8 stories/110' 	7 stories/84'-10"	Complied.
Minimum open space area: 10%	64%	Complied.
Minimum pervious area: 10%	24%	Complied.
Minimum space requirements: 1 per unit plus 1 per 20 units for guest parking	65 on site spaces + 10 row spaces	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
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:	<ul style="list-style-type: none"> ▪ Traffic Impact Analysis Review conducted by RMA for entire zoning district. ▪ Applicant submitted traffic study. 	Complied

Article XI. Landscaping
Sec. 24-119

Required	Proposed	Recommendation
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

COMMUNITY DEVELOPMENT DEPARTMENT ANALYSIS:

The intent of the MU/C, Arch Creek Mixed-Use Corridor District is to support a balanced mix of land uses characterized by compactness, pedestrian friendly design, neighborhood-scale and framed by architecture and landscape design appropriate to local history and the natural environment.

The proposed residential apartment building is in accordance with Section 24-58.4 of the Code of Ordinances since it encourages people to reside in the district, stimulates neighborhood commercial and retail activities, and ensures high quality developments to follow within the district.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Community Development 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 John Ibarra & Associates, Inc.
 - b. Plans prepared by Frankel Benayoun Architects Inc. including the following:
 - Cover Sheet & Project Info Survey, Sheet A-0.00
 - Site Plan/Level 1 Floor Plan, Sheet A-1.00
 - Typical Floor Plan, Sheet A-1.02
 - Penthouse Floor Plan, Sheet A-1.03
 - Roof Plan, Sheet A-1.04
 - North Elevation, Sheet A-2.01
 - West Elevation, Sheet A-2.02
 - South Elevation, Sheet A-2.03
 - East Elevation, Sheet A-2.04
 - Perspective Renderings, Sheet A-3.01
 - Planting Plan Ground Level, Sheet L-1
 - Planting Roof Plan, Sheet L-2
 - Planting Details, Sheet L-3

- Paving & Drainage, Sheet C-1
 - Water & Sewer Plan, Sheet C-2
 - Pavement Marking & Signage Plan, Sheet C-3
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 June 11, 2015 shall be addressed prior to Building permit submittal as follows:

ZONING / LANDSCAPE:

5. Applicant must submit Demolition Plan and Construction Logistics Plan to include construction parking, dust control, noise control, litter control, hours of operation and a contact name and number in case of complaints prior to issuance of Building Permit.
6. Applicant shall provide unity of title prior to issuance of Building Permit.
7. Any tandem parking must be assigned to the same unit.
8. All parking within the public right-of-way to be constructed and maintained in perpetuity by the applicant.
9. All city impact fees, including but not limited to Parks and Police shall be payable at time of permitting.

ENGINEERING:

10. All plans at time of permitting must be signed and sealed by a State of Florida certified Engineer and must be stamped approved by Miami-Dade County.
11. All plans at time of permitting must include Drainage Calculations, and be signed and sealed by an Engineer. Drainage Calculations must specify design criteria and must include all maps, charts, tables, and sources to support parameters used in calculations. Drainage calculations on-site must be based on 5-year Storm, 10 minutes time of concentration (Intensity = 6.20 inches/hr.) For the off-site system, 10-Year, 10 minutes time of concentration. Pipe must be 24" diameter HDPE & BMP Snout baffle.
12. At time of permitting, applicant must submit two original sets of S.F.W.M.D Usual-Open-Hole Percolation Test, signed and sealed from an approved testing laboratory, 15' deep test hole at location of proposed exfiltration trench. Percolation rate from this test must be used for the drainage design. This will only be required if an exfiltration trench will be used.
13. Prior to sign off of the final inspection & Certificate of Occupancy, applicant must submit Letter of Substantial Compliance from Engineer of Record and As-built (for work on public right-of-way only) drawing from certified Provide Erosion & Sediment Control Plan.

UTILITIES:

(WATER)

14. If a fire hydrant is deemed necessary on NE 20 Lane, a water main extension shall be the responsibility of the developer.
15. Domestic water service installation must be permitted through the City's Engineering Dept. The City's Engineering Dept., and follow standard requirements of water service connection approvals.

(SEWER)

16. If necessary, a gravity sanitary sewer main extension shall be the responsibility of the developer.

(GENERAL)

17. Prior to permitting, building plans must be submitted to the City's Engineering Division for review and assessment of utility-related fees and for sign off after payment of said fees.

SANITATION:

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

POLICE:

19. Applicant must provide PD with Access to the property at all times.
20. Applicant must work with PD on a safety plan.
21. Applicant must join the ***NMBPD Trespass After Warning*** Program.

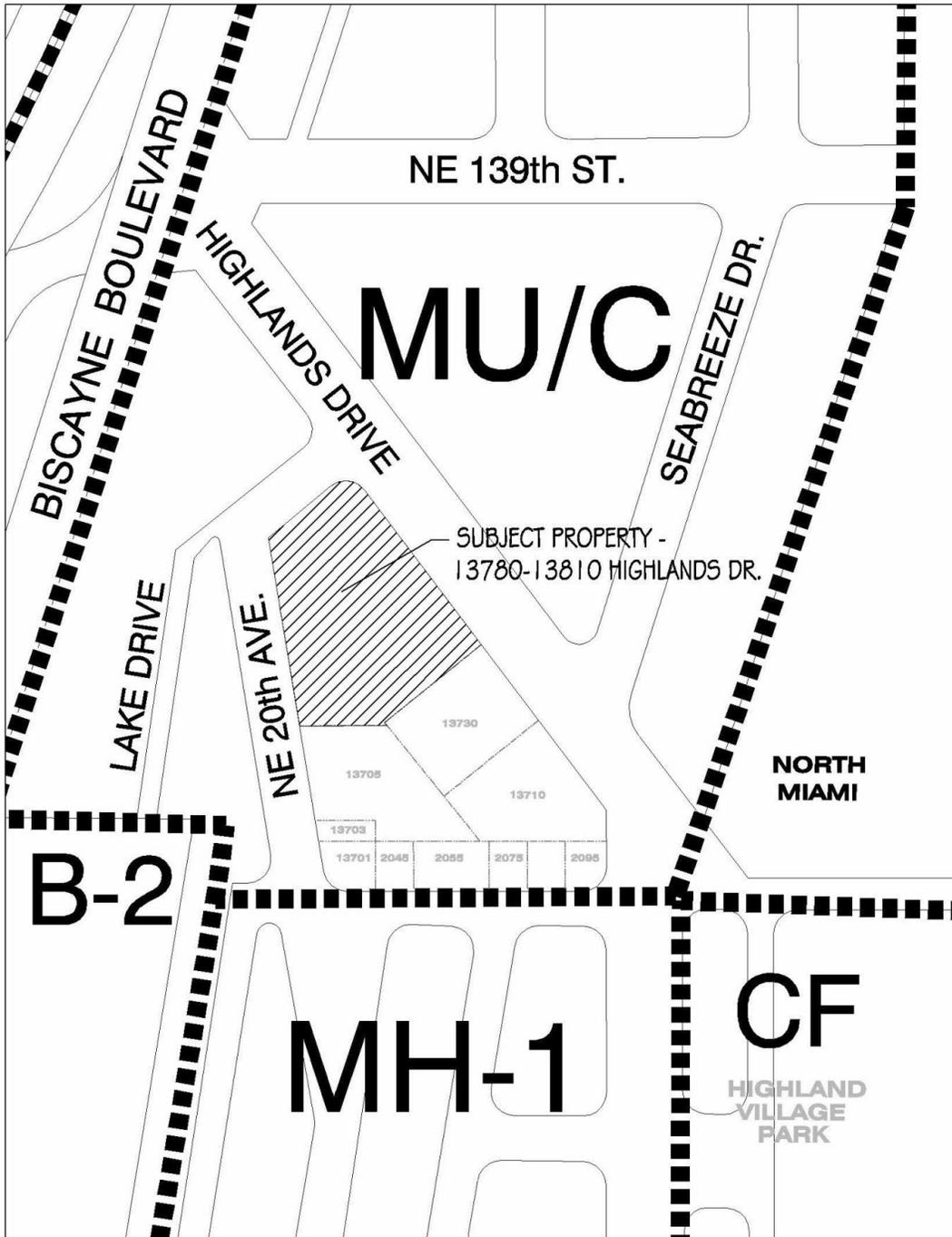
SUBMITTAL HISTORY:

TRAD (June 11, 2015)

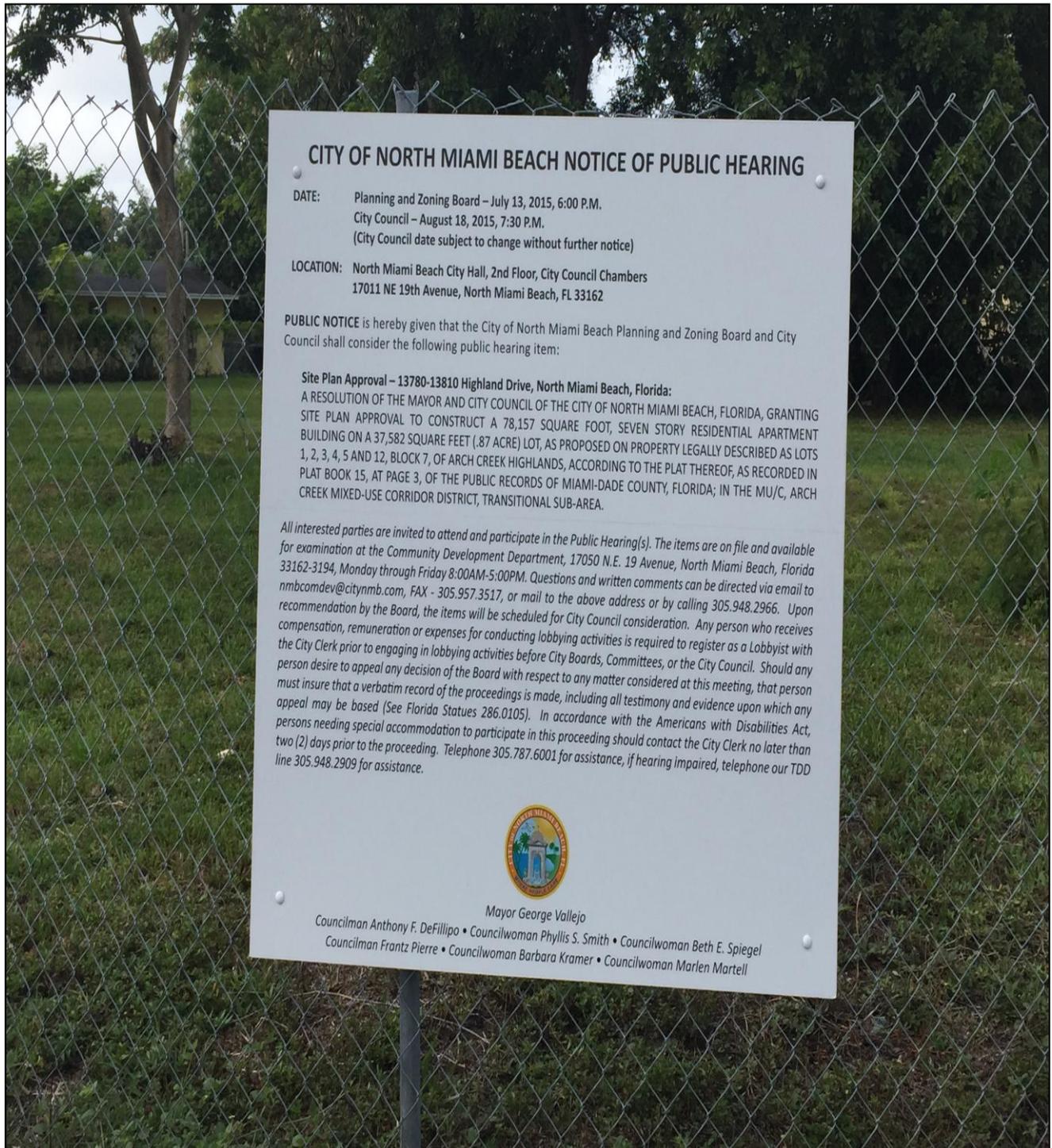
PLANNING & ZONING BOARD (July 13, 2015)

City Council (TBA)

LOCATION AND ZONING MAP



ADVERTISEMENT HISTORY:



CITY OF NORTH MIAMI BEACH NOTICE OF PUBLIC HEARING

DATE: Planning and Zoning Board – July 13, 2015, 6:00 P.M.
City Council – August 18, 2015, 7:30 P.M.
(City Council date subject to change without further notice)

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 and City Council shall consider the following public hearing item:

Site Plan Approval – 13780-13810 Highland Drive, North Miami Beach, Florida:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 78,157 SQUARE FOOT, SEVEN STORY RESIDENTIAL APARTMENT BUILDING ON A 37,582 SQUARE FEET (.87 ACRE) LOT, AS PROPOSED ON PROPERTY LEGALLY DESCRIBED AS LOTS 1, 2, 3, 4, 5 AND 12, BLOCK 7, OF ARCH CREEK HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; IN THE MU/C, ARCH CREEK MIXED-USE CORRIDOR DISTRICT, TRANSITIONAL SUB-AREA.

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.



Mayor George Vallejo

Councilman Anthony F. DeFillipo • Councilwoman Phyllis S. Smith • Councilwoman Beth E. Spiegel
Councilman Frantz Pierre • Councilwoman Barbara Kramer • Councilwoman Marlen Martell

7/2/2015



Title:

Category: Hearings

Adnumber: 2458414

CITY OF NORTH MIAMI BEACH NOTICE OF PUBLIC HEARING DATE/TIME: Monday, July 13, 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 — 13780-13810 Highland Drive, 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 78,157 SQUARE FOOT, SEVEN STORY RESIDENTIAL APARTMENT BUILDING ON A 37,582 SQUARE FEET (.87 ACRE) LOT, AS PROPOSED ON PROPERTY LEGALLY DESCRIBED AS LOTS 1, 2, 3, 4, 5 AND 12, BLOCK 7, OF ARCH CREEK HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; IN THE MU/C, ARCH CREEK MIXED-USE CORRIDOR DISTRICT, TRANSITIONAL SUB-AREA. 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. 7/2 15-145/2458414M