



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: Storage Facility

P&Z ITEM # 15-010	US STORAGE CENTERS NORTH MIAMI BEACH
OWNER OF PROPERTY	TRANSMISSION UNLIMITED INC.
ADDRESS OF PROPERTY	15555 WEST DIXIE HWY
FOLIO NUMBER	07-2216-000-0321
LEGAL DESCRIPTION	SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
EXISTING ZONING	MU/EC, MIXED-USE EMPLOYMENT CENTER DISTRICT, TRANSITION SUB-AREA
EXISTING LAND USE	INDUSTRIAL
FUTURE LAND USE DESIGNATION	MU/EC, MIXED-USE EMPLOYMENT CENTER

BACKGROUND:

The applicant, James Preacher, representing U.S. Storage Centers., requests site plan approval and a setback variance in order to construct a 122,605 square foot, five-story storage facility on a 56,747 square foot lot at 15555 West Dixie Hwy in the MU/EC, Employment Center District.

SURROUNDING LAND USES:

Location	Zoning Designations	Existing Land Uses	Future Land Use Designations
North	MU/EC, Employment Center District	Industrial	MU/EC, Employment Center
South	MU/EC, Employment Center District	Industrial	MU/EC, Employment Center
East	MU/EC, Employment Center District	Industrial	MU/EC, Employment Center

West	MU/EC, Employment Center District	Commercial	MU/EC Employment Center
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THE SITE:

The subject site is a 56,747 square foot property and currently contains an automotive transmission shop.

THE PROJECT:

The project involves the construction of a 122,602 square foot, five-story self-storage facility featuring storage units of various sizes. This storage facility is in accordance with the permitted uses of the MU/EC 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. 24-58.2 MU/EC, Mixed-Use Employment Center District, Transition Sub-Area, Flex Building Type

Uses Permitted

Permitted	Proposed	Recommendation/Comments
Moving, transfer and storage companies (indoor storage and parking only)	Self-storage facility	Complied

Site Development Standards

Required	Proposed	Recommendation/Comments
Minimum lot area: N/A	56,747 sq.ft.	Complied
Minimum lot width: 75 feet (200' max.)	200 feet	Complied
Minimum lot depth: 130 feet	349.79'/443.24'	Complied
Minimum setbacks: <ul style="list-style-type: none"> ▪ Interior side setback: 0' (30' min. when abutting townhouse, zero lot lines and existing single family and an alley is not existing or proposed) ▪ Rear setback: 0' (30' min. when abutting townhouse, zero lot lines and existing single family) 	<ul style="list-style-type: none"> ▪ Interior north side setback: 15' ▪ Interior south side setback: 31'-6"/26' ▪ Rear setback: 37'/21'-10" 	

<p>and an alley is not existing or proposed)</p> <ul style="list-style-type: none"> ▪ Front/side primary street setback: 0' (20' max.) (90% building frontage) ▪ Front/side secondary street setback: 10' (20' max.) (70% building frontage) ▪ Front/side tertiary street setback: 10' (20' max.) (70% building frontage) 	<ul style="list-style-type: none"> ▪ Front/side primary street setback: 29'-6" ▪ Front/side secondary street setback: N/A ▪ Front/side tertiary street setback: N/A 	Variance
<p>Maximum building height:</p> <ul style="list-style-type: none"> ▪ Transition sub-area scenario #1: <ul style="list-style-type: none"> ○ 20 stories/255' ○ 12 stories/175' ○ 8 stories/110' 	5 stories/63'-4"	Complied
<p>Minimum open space area: N/A</p>	N/A	Complied
<p>Minimum pervious area: 10%</p>	24.19%	Complied
<p>Minimum space requirements:</p> <ul style="list-style-type: none"> ▪ 13 spaces (1 per 10,000 sf or 8 spaces gfa, whichever is greater) ▪ 3 loading spaces 	<ul style="list-style-type: none"> ▪ 13 standard and 1 handicapped space ▪ 3 loading spaces 	Complied

Article IX Off-Street Parking and Loading
Sec. 24-93 Parking Lot Design Standards

Required	Proposed	Recommendation
<p>Paving and Drainage:</p> <ul style="list-style-type: none"> • Surfaced w/6 inch rolled rock and 1 inch weatherproof pavement • Proper drainage 	<p>Asphalt parking lot.</p> <p>Drainage conceptual provided</p>	<p>Complied</p> <p>Complied</p>
<p>Minimum parking space sizes</p> <ul style="list-style-type: none"> • Standard 9' x 18' • Handicapped 12' x 20' plus 5' access ramp 	<p>9' x 18'</p> <p>12' x 20' with 5' access ramp</p>	<p>Complied</p> <p>Complied</p>
<p>Traffic Study</p>	<ul style="list-style-type: none"> ▪ Traffic Impact Analysis Review conducted by 	

	RMA for entire zoning district. <ul style="list-style-type: none"> ▪ Applicant traffic study submitted. 	Complied
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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 24-58.2(K)(2) – Minimum and Maximum Front and Side Street Setbacks and Building Frontage per Street Type:

- To increase the maximum 20 feet front primary street setback by 9 feet and 6 inches, where a front primary street setback of 29 feet and 6 inches is proposed.

Sec. 24-176 (C) Variance Review Standards

<p>Is the requested variance contrary to the public interest? The proposed storage facility is architecturally designed to uniquely and fully accommodate the lot for a permitted use. The setback variance is a part of the design element and is not contrary to the public interest.</p>	No
<p>Is the requested variance detrimental to the community? The requested maximum setback increase is not detrimental to the community. The proposed storage facility is in accordance with the City's goal of revitalization and enhances the character of the newly established zoning district.</p>	No
<p>Is the requested variance compatible with the surrounding land uses? The design of the proposed storage facility is compatible with the surrounding land uses. Several properties adjacent to the proposed project are constructed with front yard setback exceeding 20 feet.</p>	Yes
<p>Does the requested variance maintain the basic intent and purpose of the zoning and land use regulations? The requested variance does not hinder or interfere with the intent and purpose of the MU/EC Zoning District; the variance strengthens the project as a suitable site for development.</p>	Yes

PLANNING AND ZONING DEPARTMENT ANALYSIS:

The purpose and intent of the MU/EC, Mixed-Use Employment Center District is “to enable economic development supportive of high technology and service-based activities that are compatible with residential uses.”

The proposed storage facility is in accordance with the intent of the district through its classification as a permitted use and complies with the district’s purpose of stimulating commercial and service-based activities, encouraging beautification of West Dixie Highway, and enhancing the visual character of the district. There is strong market demand for self-storage in the northeastern portion of Miami-Dade County; this facility will provide storage solutions for residents of North Miami Beach and the surrounding area.

Regarding the variance request, the proposed storage facility is architecturally designed to uniquely and fully accommodate the lot for a permitted use. The setback variance is a part of the design element and is not contrary to the public interest. Note that the front portion of this lot is triangular in shape; the irregularly shaped lot helps explain the need for the variance and why it should be granted. The requested maximum setback increase is not detrimental to the community and is compatible with the surrounding land uses. Several properties adjacent to the proposed project are constructed with front yard setback exceeding 20 feet.

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 John Ibarra & Associates, Inc.
 - b. Plans prepared by TM Design Associates P.A. and Consulting Engineering & Science, Inc. including the following:
 - Sheet A-1.0, Site Plan
 - Sheet A-1.1, Details and Plans for Curbing, Pipe Guard, Dumpster, Fence, Signage, and Parking Spaces
 - Sheet D-1.0, Demolition Plan
 - Sheet A-2.0, Ground Floor Plan
 - Sheet A-2.1, Second Floor Plan
 - Sheet A-2.2, Third Floor Plan
 - Sheet A-2.3, Fourth Floor Plan
 - Sheet A-2.4, Fifth Floor Plan
 - Sheet A-2.5, Roof Plan
 - Sheet A-3.0, South, North, East, and West Building Elevations
 - Sheet C-1, Layout Plan and Notes
 - Sheet C-2, Site Utility Plan and Notes
 - Sheet C-3, Site Details
 - Sheet C-4, Drainage Details

- SWPPP-1, Stormwater Pollution Prevention Notes
 - SWPPP-2, Stormwater Pollution Prevention Plan
 - LA-1, Landscape Plan
 - LA-2, Landscape Details
 - SL-1, Site Lighting 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 July 9, 2015 shall be addressed prior to Building permit submittal as follows:

ZONING / LANDSCAPE:

5. Applicant shall provide unity of title prior to issuance of Building Permit.
6. All city impact fees, including but not limited to Parks and Police shall be payable at time of permitting.
7. Substantial modifications to the plans submitted and approved as part of the application may require the applicant to return to the Planning Board and Mayor and City Council for approval. Insubstantial changes may be administratively approved by the City Manager and/or the Community Development Director and/or their designees. However, under no circumstances, may any plans, site plans, building, structure, or project be administratively altered greater than five (5%) percent, but in no event greater than five hundred (500) square feet. Any de minimis amendments to the plans or site plans which cannot be resolved administratively shall be returned to the Mayor and City Council for a formal review.
8. The applicant shall submit an MOT (Maintenance of Traffic) to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
9. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
10. The master building permit from the City must be applied for within one (1) year of site plan approval. Extension requests may be extended administratively for good cause for one six (6) month period by the City Manager or designee upon the payment of the appropriate fee, otherwise reapplication is necessary. Such extension must be administratively documented and filed with the appropriate department. This period may be extended by the Mayor and City Council for good cause.

ENGINEERING:

11. All engineering (paving and drainage) 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 DRER and FDOT.
12. All engineering (paving and drainage) 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.) Applicant shall consult FDOT on their drainage design criteria.

13. 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.
14. 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.
15. Applicant must obtain FDEP CGP Permit as the area to be disturbed is greater than one acre.
16. All modifications to sidewalks, driveways and traffic pavement markings must meet all FDOT requirements.

UTILITIES:

(Water)

17. All water service installations are the responsibility of the owner / developer must be permitted through the City's Engineering Dept. The City's Engineering Dept., and follow standard requirements of water service connection approvals.
18. Pavement restoration resulting from the water main extension crossing West Dixie Highway must meet all FDOT requirements.
19. All implant fees and fireflow demand charges will be calculated and be payable at time of permitting. Any credits for any previous allocation on site will be evaluated.

(Sewer)

20. Proposed pump station and new connection to the sewer system is the responsibility of the owner / developer.
21. Sewer connection charges will be calculated and be payable at time of permitting. Any credits for any previous allocation on site will be evaluated.
22. All Miami-Dade County sewer connection fees will be calculated by the County at time of permitting and are the responsibility of the owner / developer.

SANITATION:

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

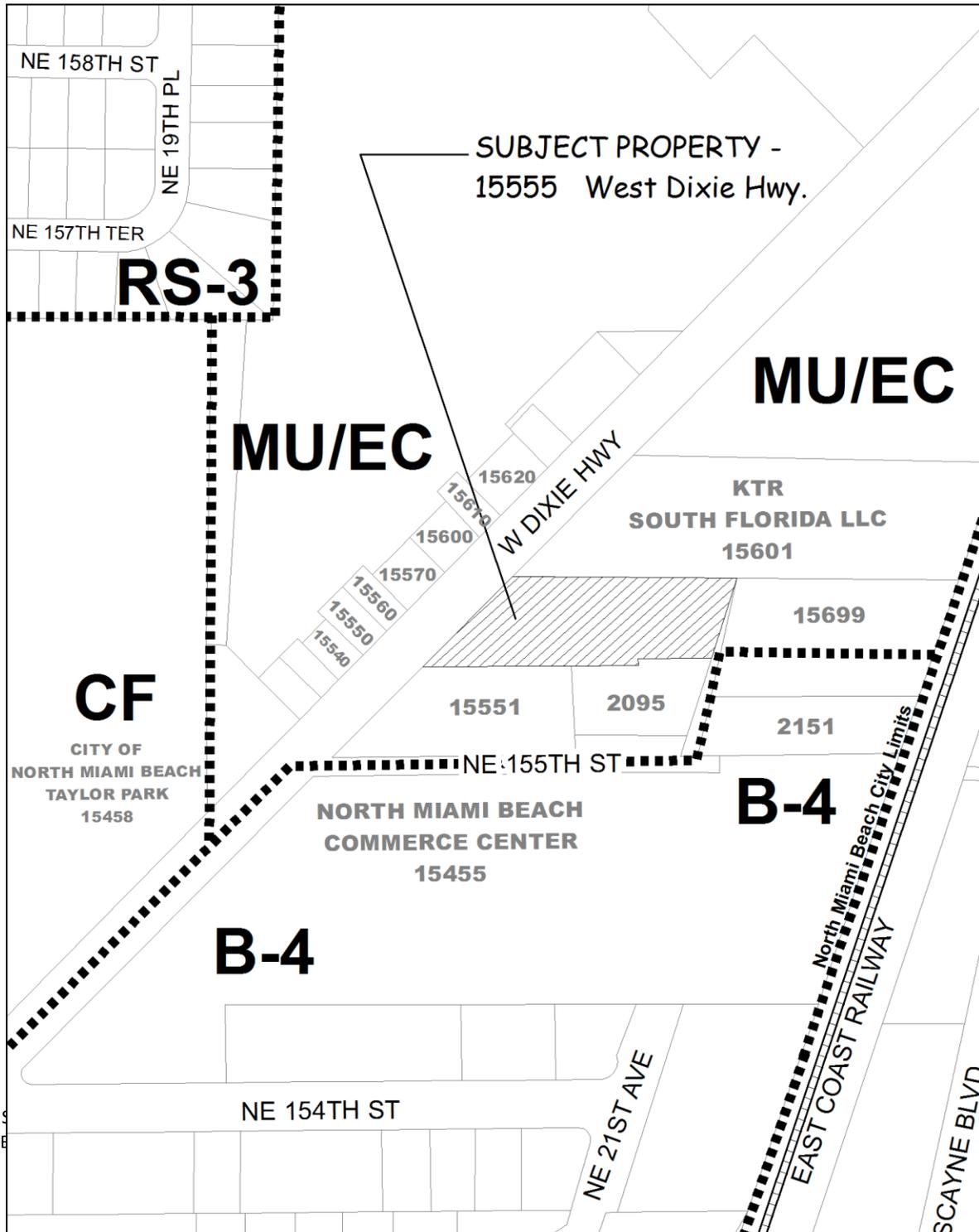
POLICE:

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

SUBMITTAL HISTORY:

TRAD (July 9, 2015)

LOCATION AND ZONING MAP



ADVERTISEMENT HISTORY:



7/30/2015

**Title:****Category:** Hearings**Adnumber:** 2466311

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 and Variance - 15555 West Dixie Highway, 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 122,605 SQUARE FOOT, FIVE STORY SELF-STORAGE FACILITY ON A 56,747 SQUARE FOOT LOT, AS PROPOSED; AND GRANTING A VARIANCE FROM TABLE MU/EC-4 OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO WAIVE THE MAXIMUM REQUIRED FRONT YARD SETBACK OF 20 FEET, WHERE A MINIMUM FRONT YARD SETBACK OF 29 FEET, SIX INCHES IS PROPOSED; IN THE MU/EC, MIXED-USE EMPLOYMENT CENTER DISTRICT, TRANSITION SUB-AREA. ON PROPERTY LEGALLY DESCRIBED AS 16 52 42 1.303 AC M/L BEG NE COR OF TR A OF PB 134-17 TH N 17 DEG E 150.95 FT W 348.37 FT TO SELY R/W/L OF W DIXIE HWY S 44 DEG W 200 FT E 336.19 FT N 17 DEG W 5.49 FT E 107.16 FT TO POB ALL LYG SELY R/W/L OF W DIXIE HWY IN S ½ OF NE ¼ OF SW ¼ OR 16811-0838; ALSO KNOWN AS 15555 WEST DIXIE HIGHWAY, 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 15-170/2466311M