



City of North Miami Beach, Florida

Community Development Department

PLANNING AND ZONING BOARD

STAFF REPORT

TO: Planning and Zoning Board

FROM: Justin Proffitt, Planning & Zoning Manager, AICP
Giselle Deschamps, Assistant Planner

DATE: May 9, 2016

RE: The Canopies

P&Z ITEM # 16-010

The Canopies

OWNER OF PROPERTY

Seven Par 002, LLC.

ADDRESS OF PROPERTY

1640 NE 164 ST

FOLIO NUMBER

07-2217-003-0720

LEGAL DESCRIPTION

LOTS 5, 6, AND 7, BLOCK 81 OF
"FULFORD BY THE SEA SECTION G"
ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 14,
PAGE 39 OF THE PUBLIC RECORDS OF
MIAMI/DADE COUNTY, FLORIDA

EXISTING ZONING

MU/TC Mixed Use Town Center

EXISTING LAND USE

Commercial

FUTURE LAND USE DESIGNATION

MU/TC, FULFORD MIXED-USE TOWN
CENTER

◆-----◆

BACKGROUND:

The applicant, Joseph B. Kaller, P.A., on behalf of the property owner, SEVEN PAR 002 LLC, requests site plan approval in order to construct a 64,319 square foot, eight-story mixed-use development project on a 21,000 square foot (0.48 acre) lot, including 52 residential units and 2,020 square feet of commercial space at 1640 NE 164 ST in the Transition Sub-Area of the Mixed-Use Town Center District (MU/TC), within the CRA boundary.



City of North Miami Beach, Florida

Community Development Department

SURROUNDING LAND USES:

Location	Zoning Designations	Existing Land Uses	Future Land Use Designations
North	MU/TC, Mixed Use Town Center	Residential Multi-Family	MU/TC, Mixed Use Town Center
South	MU/TC, Mixed Use Town Center	Commercial	MU/TC, Fulford Mixed-Use Town Center
East	MU/TC, Fulford Mixed-Use Town Center District	Commercial	MU/TC, Fulford Mixed-Use Town Center
West	MU/TC, Fulford Mixed-Use Town Center District	Commercial	MU/TC, Fulford Mixed-Use Town Center

THE SITE:

The subject site consists of an existing 10,016 square foot commercial plaza on a 21,000 square foot lot.

THE PROJECT:

The project involves the construction of a 64,319 square foot, eight-story, mixed-use development featuring 52 residential units, 2,020 square feet of ground level commercial space, and an attached parking structure. The proposed mixed-use development is in accordance with the permitted uses of the core sub-area of the Fulford Mixed-Use Town Center 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. 24-58.1 MU/TC, Fulford Mixed-Use Town Center District, Transition Sub-Area, Linear Building



City of North Miami Beach, Florida

Community Development Department

Uses Permitted

Permitted	Proposed	Recommendation/Comments
<ul style="list-style-type: none"> ▪ Multi-family residential ▪ Commercial 	<ul style="list-style-type: none"> ▪ Multi-family residential ▪ Commercial component 	<ul style="list-style-type: none"> ▪ Complied ▪ Complied

Sec. 24-58 MU, Mixed Use District

Required	Proposed	Recommendation/Comments
<ul style="list-style-type: none"> ▪ Parking garages: All levels of the garage should be screened by a liner building with a minimum depth of 20 feet of habitable space 	<ul style="list-style-type: none"> ▪ Liner building ▪ Parking garage concealed ▪ 27 feet of habitable space 	<ul style="list-style-type: none"> ▪ Complied
<ul style="list-style-type: none"> ▪ Garage Access: alley or tertiary street 	<ul style="list-style-type: none"> ▪ Access through alley 	<ul style="list-style-type: none"> ▪ Complied
<ul style="list-style-type: none"> ▪ Private Open Space: Provided in the form of colonnades, courtyards, terraces, lawns 	<ul style="list-style-type: none"> ▪ Courtyard (interior) 	<ul style="list-style-type: none"> ▪ Complied
<ul style="list-style-type: none"> ▪ Façade-70% of the façade must be transparent clear glazed 	<ul style="list-style-type: none"> ▪ Complied 	<ul style="list-style-type: none"> ▪ Complied
<ul style="list-style-type: none"> ▪ Ground floor window sills- Maximum of 24 ft. in height 	<ul style="list-style-type: none"> ▪ Ground floor 	<ul style="list-style-type: none"> ▪ Complied
<ul style="list-style-type: none"> ▪ Minimum Dwelling Unit Size: 550 square feet 	<ul style="list-style-type: none"> ▪ 576 square ft. 	<ul style="list-style-type: none"> ▪ Complied



City of North Miami Beach, Florida

Community Development Department

<ul style="list-style-type: none"> Cumulative average of all dwelling units: No less than 800 square ft. 	<ul style="list-style-type: none"> 926.8 square ft. 	<ul style="list-style-type: none"> Complied
<p>Canopies:</p> <ul style="list-style-type: none"> Minimum Vertical Clearance from the sidewalk elevation: 10 ft. 	<ul style="list-style-type: none"> 15 ft. 	<ul style="list-style-type: none"> Complied
<p>Mechanical equipment and service utilities</p>	<ul style="list-style-type: none"> Location of A/C Unit is not shown Utility connections and service boxes are not visible from any street 	<ul style="list-style-type: none"> Complied
<p>Fences, walls, and hedges</p>	<ul style="list-style-type: none"> Screening of off-street loading, trash and service areas 	<ul style="list-style-type: none"> Complied

Site Development Standards

Required	Proposed	Recommendation/Comments
Minimum lot area: N/A	21,000 sq. ft.	Complied
Minimum lot width: 125 feet (300' max.)	150 feet	Complied
Minimum lot depth: 140 feet	280 feet	Complied



City of North Miami Beach, Florida

Community Development Department

<p>Minimum setbacks:</p> <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 and an alley is not existing or proposed) ▪ Front/Existing Primary A Street Setback (NE 164th Street): 0'ft. (20'ft. max) 	<ul style="list-style-type: none"> ▪ Interior side setback (west): 0' ft. ▪ Interior side setback (east): 0' ft. ▪ Rear setback: 12' ft. ▪ Front/Existing Primary A Street (NE 164th Street setback): 11' ft. 	<ul style="list-style-type: none"> ▪ Complied ▪ Complied ▪ Complied ▪ Complied
<p>Maximum building height: 30 stories/375 feet (number of stories may be increased provided the overall building height is not exceeded)</p> <ul style="list-style-type: none"> ▪ Maximum Ceiling Height on Ground Floor: 20'ft. 	<ul style="list-style-type: none"> ▪ 8 stories/90' ft. ▪ 17'-8" 	<ul style="list-style-type: none"> ▪ Complied ▪ Complied
<p>Minimum open space area:</p>	<ul style="list-style-type: none"> ▪ 34.6% of the open space area includes colonnades, 	<ul style="list-style-type: none"> ▪ Complied



City of North Miami Beach, Florida

Community Development Department

10%	courtyards, terraces, and lawns.	
Minimum pervious area: 10%	<ul style="list-style-type: none"> ▪ 5.8% 	<ul style="list-style-type: none"> ▪ Complied. Waived 4.2% by the Director of Community Development
<p>Minimum space requirements:</p> <ul style="list-style-type: none"> ▪ 2 per 1,000 sq. ft.(retail, restaurant, or commercial): 4 spaces ▪ 1 per residential unit plus 1 per 20 units for guest parking spaces: 55 <p>Maximum space requirements:</p> <ul style="list-style-type: none"> ▪ 4 per 1,000 sq. ft.(retail, restaurant, or commercial): 8 ▪ 2 per residential unit plus 1 per 20 units for guest parking spaces: ▪ Total handicap spaces required: 3 ▪ 1 bike rack space per every 15 parking spaces: 5 bicycle racks ▪ Loading spaces: 1 (1 for multi-family 	<ul style="list-style-type: none"> ▪ 9 spaces ▪ 64 residential spaces 4 guest spaces. ▪ 8 spaces ▪ 107 spaces (104 for residential units plus 3 for guest parking) ▪ 4 handicap spaces ▪ 5 bike racks ▪ 1 on-site loading spaces 	<ul style="list-style-type: none"> ▪ Complied ▪ Complied ▪ Complied ▪ Complied ▪ Complied ▪ Complied



City of North Miami Beach, Florida

Community Development Department

units; 0 for retail component)		
--------------------------------	--	--

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 	<ul style="list-style-type: none"> ▪ Concrete ▪ Wearcoat over concrete (pool Deck surface) ▪ Coraflex finish over concrete (pool Deck surface) ▪ Coraflex finish over plywood deck ▪ 6" PVC roof drain, 75 LF of 15" HDPE exfiltration trench, catch basins, 	<ul style="list-style-type: none"> ▪ Complied ▪ Complied
Minimum parking space sizes <ul style="list-style-type: none"> ▪ Standard 9' x 18' ▪ Handicapped 12' x 20 plus 5' access ramp 	<ul style="list-style-type: none"> ▪ 9' x 18' ▪ 12' wide with 5' access ramp 	<ul style="list-style-type: none"> ▪ Complied ▪ Complied
Traffic Study	Traffic study submitted	<ul style="list-style-type: none"> ▪ Complied

Article XI. *Landscaping*

Sec. 24-122

Required	Proposed	Recommendation
Site landscape plan	Landscape plan provided	<ul style="list-style-type: none"> ▪ Complied



City of North Miami Beach, Florida

Community Development Department

Maximum of 25% of all required trees shall be of a palm species	<ul style="list-style-type: none"> ▪ 8% are palm species 	<ul style="list-style-type: none"> ▪ Complied
---	---	--

Article X Subdivision and Floodplain Standards

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

Required	Proposed	Recommendation
Current Flood Zone: AE Elevation 6 Required: AE Elevation 7	7'-10" NGVD	Complied

PLANNING AND ZONING DEPARTMENT ANALYSIS:

The purpose and intent of the MU/TC District is to enable transit-oriented development that contributes to the creation of an urban downtown and the formation of a quality pedestrian-oriented, mixed-use district. The objective is to shape development to create an exciting, enlivened social gathering point and a destination, which encourages the establishment of a wide mix of commercial and residential uses that offer flexibility to meet a variety of market needs.

The proposed mixed-use development is in accordance with the overall intent of the district through its classification as a permitted use. The purpose of the district is to ensure high quality, architecturally compatible development that stimulates retail trade activities as well as encourages people to reside in the district. In addition, the development should promote pleasant shopping areas with attractive pedestrian spaces.

The City's planning consultants, Redevelopment Management Associates (RMA), has reviewed the project for urban design principles that incorporate landscaping, architecture, urban planning, and street connectivity. Specifically for this project, RMA focused on the architectural features on the façade, streetscape improvements, and public infrastructure improvements for the site. The project consists of architectural elements that enhance the façade such as impact resistant storefront doors and windows, 3D architectural panels, and cylindrical concrete columns. In addition, the applicants were able to embellish the building by providing a smooth stucco wall finish, concrete canopies, and powder coated aluminum glass guard railing.



City of North Miami Beach, Florida

Community Development Department

The City's concurrency and traffic engineering consultant, Bell David Planning Group, utilized the traffic engineering review services of The Corradino Group. The Corradino Group reviewed the traffic generation statement prepared by applicant's traffic engineer, Simmons and White. They determined that the proposed mixed use development has satisfied all levels of service based on the traffic methodology and concurrency analysis. Bell David Planning Group also reviewed the concurrency requirements for potable water, sanitary sewer, solid waste, parks and recreation, and public schools and determined that they will be adequately maintained.

All new development in the mixed use districts within the Community Redevelopment Area (CRA) are required to pay a public infrastructure, open space, and public art impact fee. The following list outlines the estimated cost for all improvements and assessments:

- Resurfacing alley from NE 16 Ave and NE 17 Ave pursuant to the city standards.
- Abandon curb cut along NE 164th Street and provide new 2'ft/ curb and gutter to match existing sidewalk pursuant to city standards.
- Provide a minimum of 5'x5' ft. tree grates for streetscape improvements to be utilized for consistency with existing conditions.
- The existing Florida Power and Light utility lines and pole to be buried underground and relocate vault service.

The building typology and regulating diagrams on Section 24-58, Figure MU-9, of the Zoning and Land Development Code states that there shall be a minimum of 10% pervious area within the surface area of the site. The new mixed use development proposes to have 5.8% of pervious area in place of 10%. The applicants are providing 34.6% of open space in the pool deck area. In addition, there will be a proposed planter on the west side of the property near the stairs as well as a planter in the rear by the proposed loading space. In order to improve drainage and provide pervious area on the on the property, the applicants have provided a Dupont ground grid permeable stabilizer for the loading space near the alley. The code allows for the Director of Community Development to waive any pervious area requirement. Due to the fact that the project will encompass drainage improvements by providing permeable paving along the rear alley, the Director will waive 4.2% of the required 10% of pervious area.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION:

The attached draft Resolution contains the conditions of approval recommended for this project, including the following highlights:

- If the Applicant proposes to develop this project in phases, each phase must stand alone with respect to amenities and infrastructure. Additionally, any public



City of North Miami Beach, Florida

Community Development Department

- improvements, in addition to any project features to be open to the public must be constructed as part of the initial phase.
- The applicant shall increase the existing size of the tree grates along NE 164th Street to a minimum of 5 feet by 5 feet where feasible.
 - The applicant shall remove the concrete filled bollard and Glaucous Cassia tree located in the eastern portion of the loading space in the approved site plan to accommodate access for loading space.

SUBMITTAL HISTORY:

TRAD (April 14, 2016)

PLANNING & ZONING BOARD (May 9, 2016)

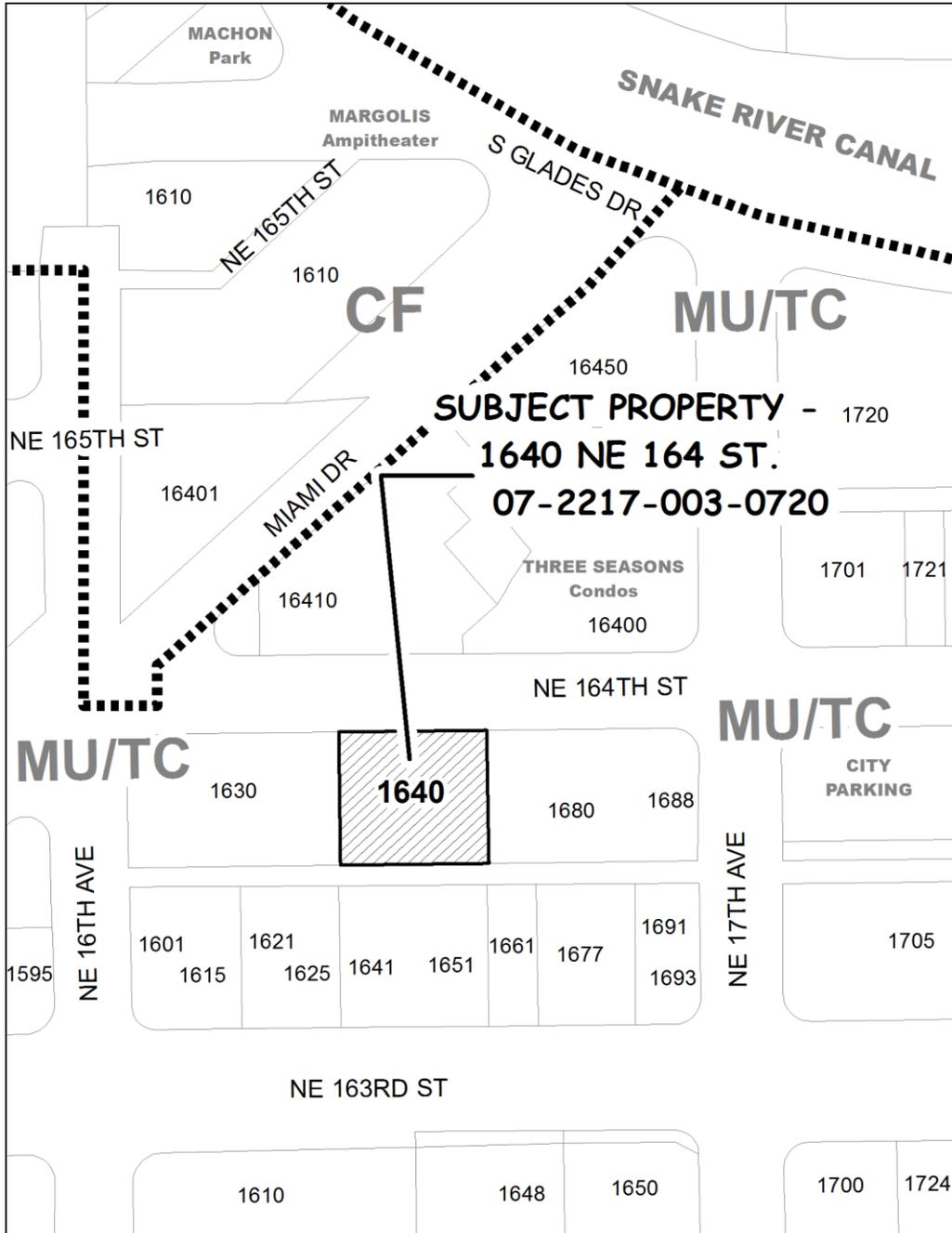
CITY COUNCIL (TBA)



City of North Miami Beach, Florida

Community Development Department

LOCATION AND ZONING MAP



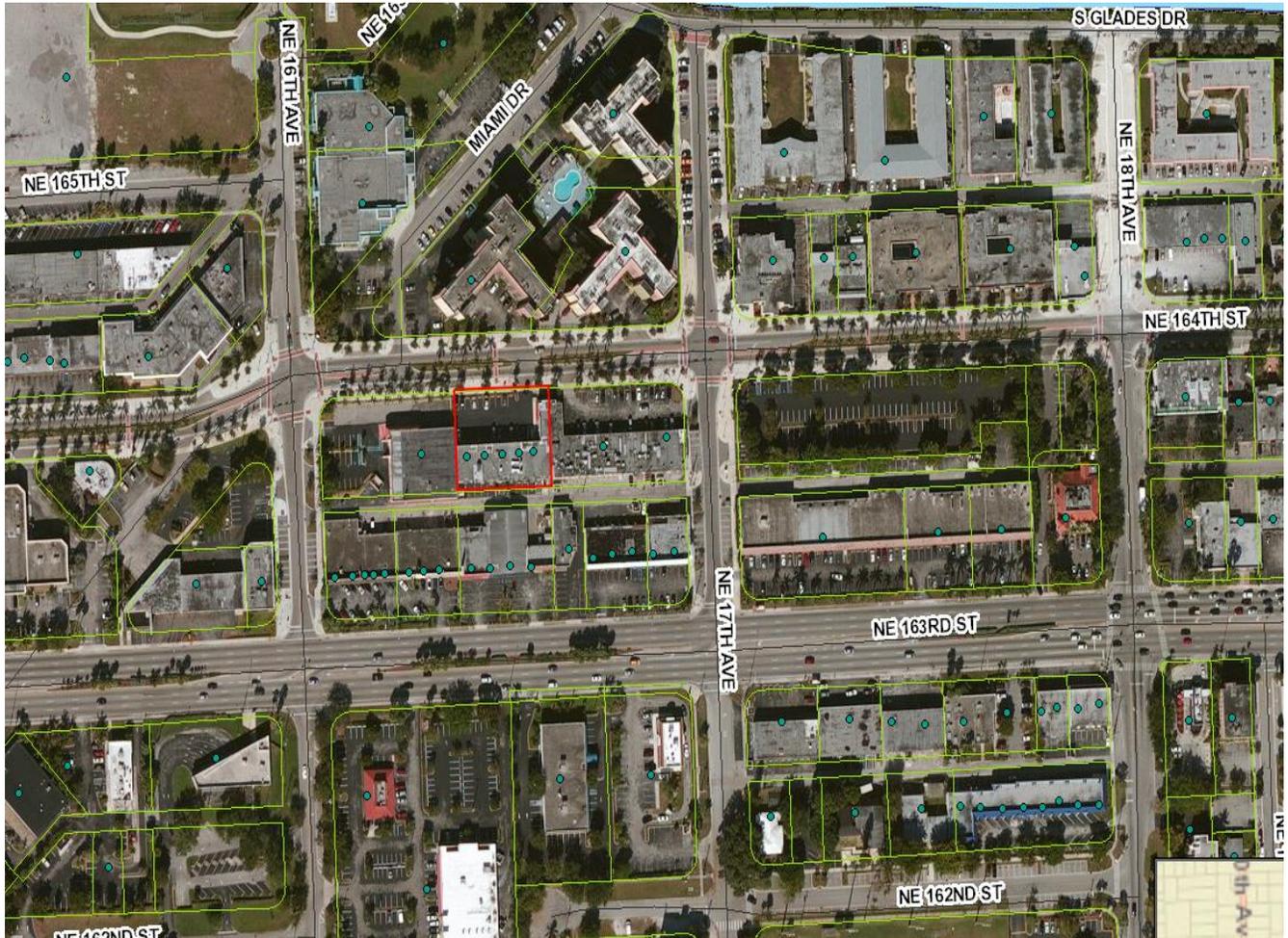


City of North Miami Beach, Florida

Community Development Department

AERIAL MAP

(Subject Property Selected in Red)





City of North Miami Beach, Florida

Community Development Department

ADVERTISEMENT HISTORY

☰ SECTIONS

dbr DAILY BUSINESS REVIEW

4/28/2016



Title:

CITY OF NORTH MIAMI BEACH
NOTICE OF PUBLIC HEARING

Category: Hearings FL

Adnumber: 0000107157-01

DATE/TIME: Monday, May 9, 2016, 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 Local Planning Agency/Planning and Zoning Board shall consider the following public hearing item:

Site Plan Approval - 1640 NE 164 Street, 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 64,319 SQUARE FOOT, EIGHT-STORY MIXED-USE DEVELOPMENT PROJECT ON A 21,000 SQUARE FOOT LOT, INCLUDING 52 RESIDENTIAL UNITS AND 2,745 SQUARE FEET OF COMMERCIAL SPACE, AS PROPOSED; AND WITHIN THE CRA BOUNDARY, ON PROPERTY LOCATED AT 1640 NE 164 STREET. 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.

4/28 16-109/0000107157M



City of North Miami Beach, Florida

Community Development Department





City of North Miami Beach, Florida

Community Development Department

