



# ***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:** October 19, 2015  
**RE:** Cambria Hotel & Suites Mixed-Use Development

<b>P&amp;Z ITEM # 15-015</b>	<b>CAMBRIA HOTEL &amp; SUITES</b>
<b>OWNER OF PROPERTY</b>	163 ST EXECUTIVE CENTER, LLC
<b>ADDRESS OF PROPERTY</b>	16300 NE 19 AVE
<b>FOLIO NUMBER</b>	07-2216-001-0640
<b>LEGAL DESCRIPTION</b>	LOTS 9 THROUGH 14, BLOCK 83, FULFORD BY THE SEA SECTION "F", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 64, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
<b>EXISTING ZONING</b>	MU/TC, FULFORD MIXED-USE TOWN CENTER DISTRICT, TRANSITION SUB-AREA
<b>EXISTING LAND USE</b>	COMMERCIAL BUILDING
<b>FUTURE LAND USE DESIGNATION</b>	MU/TC, FULFORD MIXED-USE TOWN CENTER

**BACKGROUND:**

The applicant, 163 ST Executive Center, LLC, requests site plan and conditional-use approval in order to construct a 231,045 square foot, 11-story / 130 foot hotel on a 37,550 square foot (.86 acre) lot, consisting of 165 hotel rooms, 8,640 square feet of meeting space and 18,036 square feet of commercial space at 16300 NE 19 Avenue, in the Transition Sub-Area of the Fulford Mixed-Use Town Center District , within the CRA boundary.

**SURROUNDING LAND USES:**

<b>Location</b>	<b>Zoning Designations</b>	<b>Existing Land Uses</b>	<b>Future Land Use Designations</b>
North	MU/TC, Fulford	Commercial	MU/TC, Fulford

	Mixed-Use Town Center District		Mixed-Use Town Center
South	B-2, General Business District	Commercial	Business
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 is a 37,550 square foot property containing an active commercial building.

**THE PROJECT:**

The project involves the construction 231,045 square foot, eleven-story mixed-use development featuring 165 hotel rooms, 8,640 square feet of meeting space within the hotel, a 6,000 square foot hotel dining area, and 18,036 square feet of commercial space. The proposed mixed-use development is in accordance with the permitted uses of the transition sub-area of the MU/TC, 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, Flex Building Type**

**Uses Permitted**

Permitted	Proposed	Recommendation/Comments
<ul style="list-style-type: none"> <li>▪ Retail</li> <li>▪ <b>Hotel (conditional use)</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Retail Component</li> <li>▪ <b>Hotel Component</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Complied</li> <li>▪ <b>Permitted with Conditions (see below)</b></li> </ul>

**Site Development Standards**

Required	Proposed	Recommendation/Comments
Minimum lot area: N/A	37,550 sq.ft.	Complied
Minimum lot width: 75 feet (200' max.)	125 feet	Complied
Minimum lot depth: 130 feet	300 feet	Complied
Minimum setbacks:		

<ul style="list-style-type: none"> <li>▪ Interior side setback: 0' (30' min. when abutting townhouse, zero lot lines and existing single family and an alley is not existing or proposed)</li> <li>▪ Rear setback: 0' (30' min. when abutting townhouse, zero lot lines and existing single family and an alley is not existing or proposed)</li> <li>▪ Front/side primary 164<sup>th</sup> street setback: 0' (20' max.) (90% building frontage)</li> <li>▪ Front/side primary NE 19 Avenue setback: 0' (20' max.) (90% building frontage)</li> <li>▪ Front/side secondary 163<sup>rd</sup> street setback: 15' (25' max.) (60% building frontage)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Interior side setback: 0'</li> <li>▪ Rear setback: 18'</li> <li>▪ Front/side primary 164<sup>th</sup> street setback: 0'</li> <li>▪ Front/side primary NE 19 Avenue setback: 2'</li> <li>▪ Front/side secondary 163<sup>rd</sup> street setback: 15'</li> </ul>	<ul style="list-style-type: none"> <li>▪ Complied</li> <li>▪ Complied</li> <li>▪ Complied</li> <li>▪ Complied</li> <li>▪ Complied</li> </ul>
<p>Maximum building height: 20 stories/255 feet (number of stories may be increased provided the overall building height is not exceeded)</p>	<ul style="list-style-type: none"> <li>▪ 11 stories/ 130 feet</li> </ul>	<ul style="list-style-type: none"> <li>▪ Complied</li> </ul>
<p>Minimum open space area: N/A</p>	<ul style="list-style-type: none"> <li>▪ N/A</li> </ul>	<ul style="list-style-type: none"> <li>▪ Complied</li> </ul>
<p>Minimum pervious area: 10%</p>	<ul style="list-style-type: none"> <li>▪ 2,949 sq.ft.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Waived per Table MU-2 Lot Standards by Building Type</li> </ul>
<p>Minimum space requirements:</p> <ul style="list-style-type: none"> <li>▪ 2 per 1,000 sq.ft.(retail, restaurant, or commercial): 36 spaces</li> <li>▪ 1 per 4 rooms plus 1 per 800 sq.ft. for</li> </ul>	<ul style="list-style-type: none"> <li>▪ 39 spaces</li> <li>▪ 203 spaces</li> </ul>	<ul style="list-style-type: none"> <li>▪ Complied</li> <li>▪ Complied</li> </ul>

restaurant, public meeting areas; 1 per 15 rooms for staff (hotel): 72 spaces <ul style="list-style-type: none"> <li>▪ Total handicap spaces required: 5</li> <li>▪ 1 bike rack space per every 15 parking spaces for commercial use: 3 bicycle racks</li> <li>▪ Loading spaces: 5 (3 for hotel component; 2 for retail component)</li> </ul>	<ul style="list-style-type: none"> <li>▪ 6 handicapped spaces</li> <li>▪ 5 bike racks</li> <li>▪ 5 loading spaces</li> </ul>	<ul style="list-style-type: none"> <li>▪ Complied</li> <li>▪ Complied</li> <li>▪ Complied</li> </ul>
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**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"> <li>▪ Surfaced w/6 inch rolled rock and 1 inch weatherproof pavement</li> <li>▪ Proper drainage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Concrete and pavers</li> <li>▪ Conceptual Plans Provided</li> </ul>	<ul style="list-style-type: none"> <li>▪ Complied</li> <li>▪ Complied</li> </ul>
Minimum parking space sizes <ul style="list-style-type: none"> <li>▪ Standard 9' x 18'</li> <li>▪ Handicapped 12' x 20 plus 5' access ramp</li> </ul>	<ul style="list-style-type: none"> <li>▪ 9' x 18'</li> <li>▪ 12' width provided</li> </ul>	<ul style="list-style-type: none"> <li>▪ Complied</li> <li>▪ Complied</li> </ul>
Traffic Study	<ul style="list-style-type: none"> <li>▪ Traffic Impact Analysis Review conducted by RMA for entire zoning district.</li> <li>▪ Traffic study submitted</li> </ul>	<ul style="list-style-type: none"> <li>▪ Complied</li> <li>▪ Complied</li> </ul>

**Article XI. Landscaping**  
**Sec. 24-122**

Required	Proposed	Recommendation
Site landscape plan	Provided	Complied

**Article X Subdivision and Floodplain Standards**  
**Sec. 24-106(E)(2)(a)(2)**

Required	Proposed	Recommendation
Zone AE (EL 6)	7.75' N.G.V.D.	Complied

**PLANNING AND ZONING DEPARTMENT ANALYSIS:**

The purpose and intent of the MU/TC, Fulford Mixed-Use Town Center 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 a place, 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 and complies with the district’s purpose of ensuring a high quality and architecturally compatible development, stimulating retail trade activities, and encouraging people to reside in the district.

In the MU/TC, Fulford Mixed-Use Town Center District, Transition Sub-Area, Hotel Use is permitted as a Conditional Use. As per Section 24-175 of the City Code, Conditional Use applications shall be reviewed for the following standards:

- (1) The proposed use will be compatible with the existing natural environment and other properties within the neighborhood;  
*The applicant has agreed to provide substantial enhancements and perpetual maintenance of the median of NE 19 Avenue between NE 163 and NE 164 Street.*
  
- (2) The proposed use will create no substantial detrimental effects on neighborhood property values;  
*This is a substantial development of a national brand hotel. Cambria Hotels is the modern, upscale branch of Choice Hotels International, one of the largest lodging companies in the world (Quality, Comfort, Sleep Inn, Clarion, etc.) Choice currently franchises more than 6,300 hotels worldwide. This quality development should certainly have a positive effect on property values in the Town Center district, and will help anchor future redevelopment in this key area of North Miami Beach.*
  
- (3) The proposed use can be accommodated by adequate community facilities such as schools, streets, parks, and utilities;  
*The proposed Hotel project has no residential component and does not result in impacts to schools or parks. Adequate utilities are required to accommodate the project, as detailed in the applicable conditions contained in this report. The required transportation study finds that the level of service will not be diminished.*

- (4) The proposed use will have adequate provisions for vehicular and pedestrian traffic movement, both internal to the use and in the area that will serve the use;  
*Ample pedestrian access has been provided into the hotel building and street level retail areas. The approved traffic study indicates that vehicular traffic can be adequately handled by the existing street system.*
- (5) The proposed use will have adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate runoff and pollution problems;  
*A preliminary engineering plan has been submitted with the applicant's plan. A more detailed drainage plan will be submitted and a more in-depth review of drainage will be conducted at the time of submittal for building permit. Adequate drainage, including retention of all stormwater on site, as well as pollution control is, and will be, a standard condition of project approval.*
- (6) The proposed use will have adequate setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust, and other nuisances;  
*The proposed structure meets the newly adopted mixed-use development regulations with respect to design and architecture, building massing and setbacks, and requirements for active street frontage, and should be a very positive addition to the urban fabric of the Town Center.*
- (7) The proposed use will be located on property which is sufficient, appropriate and adequate for any reasonably anticipated expansion thereof;  
*There is no additional expansion anticipated on the site. Developable property exists to the west of the site in case there is future demand for additional development.*
- (8) Any other conditions as may be stipulated and made a requirement in granting any conditional uses, when it is considered necessary to further the intent and general welfare, including, but not limited to:
  - (a) Limitations on the hours of commercial or industrial operations.  
*By its nature, a hotel is a 24 hour operation. Restaurants and public facilities shall follow applicable City regulations regarding operating hours.*
  - (b) Limitations on the number of occupants of any building at any one time.  
*Both the Building Department, through use of the Florida Building Code, and the Miami-Dade County Fire Department limit the maximum occupancy of a structure.*

**PLANNING AND ZONING DEPARTMENT RECOMMENDATION:**

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

**A. Conditions Prior to Issuance of Building Permits:**

1. The construction of the proposed project shall be in conformance with the application and the following supporting documentation:
  - a. Sketch of Survey prepared by Fortin, Leavy, Skiles, Inc.
  - b. Plans prepared by Fortin, Leavy, Skiles, Inc. and dlw architects including the following:
    - Sheet A000, Cover Sheet
    - Sheet C1, Conceptual Paving, Drainage, Water & Sewer Plans
    - Sheet C2, Conceptual Paving & Drainage Plans
    - Sheet C3, Conceptual Water & Sewer Plans
    - Sheet C4, Conceptual Paving, Drainage, Water & Sewer Details
    - Sheet C5, Conceptual Paving, Drainage, Water & Sewer Details
    - Sheet C6, Conceptual Paving, Drainage, Water & Sewer Details
    - Sheet C7, Conceptual Paving, Drainage, Water & Sewer Details
    - Sheet C8, Conceptual Storm Water Pollution Prevention Plan
    - Sheet LP-1, Landscape Site Plan
    - Sheet LP-2, Landscape Specifications and Details
    - Sheet A100, Site Plan
    - Sheet A200, First Floor Plan
    - Sheet A201, Second Floor Plan
    - Sheet A202, Third and Fourth Floor Plan
    - Sheet A206, Fifth to Ninth Floor Plan
    - Sheet A207, Tenth Floor Plan
    - Sheet A208, Roof Plan / Pool Deck
    - Sheet A300, West Elevation
    - Sheet A301, East Elevation
    - Sheet A302, North and South Elevations
    - Sheet A400, Building Sections 1 & 2
    - Sheet A401, Building Section 3
    - Sheet R01, Northwest View, East View, and Southwest View Renderings
  - c. All representations and exhibits as prepared and provided to the Community Development Department as part of the Application Submittal Package, as amended.
  - d. All representations proffered by the Applicant's representatives as a part of the review of the application at public hearings.
2. Prior to issuance of any Master Building Permit, Applicant shall provide the City Manager or designee with a draft schedule for the construction of the Project, (the "Construction Schedule").
3. Construction workers are prohibited from parking on residential streets or public parking lots. Prior to application for the Master Building Permit, the Applicant shall submit a construction parking plan providing off-street parking for construction workers during the period of construction to the City Manager or designee for review and approval. The construction parking plan shall provide: (a) Applicant's general contractor shall direct all workers to park at off street sites; (b) no workers shall park their vehicles in residential neighborhoods; and (c) Applicant shall provide reports as needed to the City Manager or designee detailing any problems and complaints regarding the parking.

4. Prior to issuance of any Master Building Permit, Applicant shall execute a covenant running with the land, binding upon its heirs, successors and assigns, subject to the approval of the City Attorney, which shall be recorded in the public records of Miami-Dade County, Florida at Applicant's sole expense, containing all of the conditions and provisions required by this Resolution. This recorded covenant may be amended from time to time and shall be re-recorded after each amendment at the Applicant's sole expense, subject to the approval of the City Attorney.
5. Prior to the issuance of the Master Building Permit, a bond or equivalent amount of cash shall be posted with the City to replace public property damaged during the construction of the Project pursuant to the terms of Sections 14-1.10 and 14-1.11 of the City's Code of Ordinances in the amount of \$750.00. The final determination regarding property to be replaced shall be made by the City Manager or designee.
6. The Applicant shall provide a bond not to exceed a one-half percent (.05%) of the construction cost, as required by the Building Official. These funds shall be used to secure property and the construction site for the Project in the event construction is abandoned, or ceases prior to completion, or to repair public infrastructure damaged by construction, and to maintain the site during abandonment.
7. If the Applicant proposes to develop this project in phases, each phase must stand alone with respect to amenities and infrastructure. Additionally, any public improvements, in addition to any project features to be open to the public must be constructed as part of the initial phase.
8. No building permits shall be issued (except for signage, demolition, foundation, temporary power, construction trailers and sales center) unless the Applicant has submitted all documents required under this approval as of that date, in form and content subject to the approval of the City Attorney and City Manager or designee, and shall have paid all professional reimbursements and other payments required by the Code of Ordinances of the City of North Miami Beach.
9. Prior to the issuance of the Master Building Permit, the Applicant shall submit plans for the construction of an appropriate barrier between the construction site and adjoining properties in order to minimize blowing of dust and construction debris. Applicant shall comply with the regulations of the Code of Ordinances the City of North Miami Beach relating to construction site operations, including but not limited to the installation of a chain link construction fence with a windscreen displaying a rendering of the Project. Applicant shall use its good faith efforts to minimize vibration and noise during construction of the Project.
10. Prior to or at the time of issuance of the Master Building Permit, the Applicant shall provide water impact fees to the City of North Miami Beach in the amount prescribed in the Code Section 19-4 and calculated using all fixtures and any existing building as an off-set.
11. Prior to or at the time of issuance of the Master Building Permit, the Applicant shall provide Police impact fees to the City of North Miami Beach in the amount prescribed in Code Section 24, Article 18.
12. The applicant shall satisfy the requirements of Code Section 24-58.1(o)(1) for Public Infrastructure and Streetscape, for improvement to and maintenance of the public infrastructure and streets in the MU/TC zoning district, prior to or at the time of issuance of the Master Building Permit.

13. In order to satisfy the requirements of Code Section 24-58.1(o)(3) for Public Art, the Applicant shall agree to voluntarily contribute a sum of money equivalent to 1.0% of the total Project cost to the City's Art in Public Places Fund, prior to or at the time of issuance of the Master Building Permit, or provide artwork of a similar value on-site.
14. The Applicant shall comply with all applicable conditions and permit requirements of the Miami-Dade County Fire Department, the Water and Sewer Department, Department of Regulatory and Economic Resources, Miami-Dade County Public Health Department, the Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation (FDOT) and any other applicable regulatory agency.
15. Prior to the issuance of the Master Building Permit, the Applicant shall meet all requirements of the Department of Public Works Solid Waste Division for trash containers.
16. Any gates within the Project shall be of a decorative design to enhance the aesthetics of the buildings, as determined by the City Manager or designee. All vehicular service roll gates shall be at least fifteen (15) feet high and shall be of a decorative material to enhance the building.
17. If applicable, prior to the issuance of the Master Building Permit for the Project, any driveway permit along any State Right-of-Way must be approved and permitted by Florida Department of Transportation ("FDOT"), and proof of an FDOT permit shall be required prior to any work being performed within any State right of way.
18. The Project shall comply with the Americans with Disabilities Act (ADA), including but not limited to detectable warning features at driveway locations.
19. The Applicant shall post a sign on-site providing contact information in case of any complaint or concern during construction. The sign shall be removed upon the earlier of the City's issuance of a temporary or full certificate of occupancy.
20. The site plan and any conditional use or variance approvals shall remain valid for a period of 12-months from the date of adoption of the Resolution by the City Council. If no building permit is issued within the 12-month time period, the approvals shall be considered null and void and of no force and effect unless extensions of time are obtained pursuant to applicable law.
21. The applicant shall comply with the following requirement made on August 13, 2015 by the Planning And Zoning Staff:
  - The NE 19 Avenue median between NE 163 and 164 Streets must be improved and maintained in perpetuity by this project to include: Landscape lighting of all Royal Palms and installation of rotating annual flower beds at a minimum of twice per year.
22. The applicant shall comply with the following guidance provided on August 13, 2015 from the City's Solid Waste staff review:
  - Please indicate location of garbage enclosure.
  - Provide detailed schematic of garbage enclosure to include dimensions, door type, sanitary drain, spigot, etc.
  - Recommended container for refuse removal is a 30-yard roll-off compactor (All compactors are to be purchased and maintained by client).
  - Garbage service will be provided by the City or its approved contractor.
23. The applicant shall comply with the following guidance provided on August 13, 2015 from the City's Public Utilities staff review:
  - The subject site is lies within the City of North Miami Beach water service area with the following water mains surrounding the site:

- 2" wm on the North side on NE 163 St
  - 8" wm on the East side of NE 19 Avenue w/fire hydrant south of site
  - 12" wm on the South side of NE 164 Street with 2 fire hydrants within close proximity.
- Water main improvements may be necessary to provide adequate fireflow protection to the West, South or East side of the property. A preliminary meeting between the civil engineer and the City's Chief Engineer is recommended.
  - New Water lines, service line, meter boxes and backflow preventers are the responsibility of the developer.
  - Location of all fire hydrants and new water meters and backflows prevention devices should be shown on site plan.
  - All new installation must meet CNMB standards.
  - 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.
  - An Irrigation meter is recommended as a cost saving measure for landscaping and cooling tower.
  - Any existing water services serving this site will be required to be retired by this project.
  - Impact fees for the facility will be computed based on 10 gallons per day (gpd) per 100 square foot (sf) for retail use, and 100 gpd/room for the hotel, assessed at \$5.22 per gpd. Irrigated areas are assessed at 0.09 gpd per square foot of irrigated area. Credits for office space (being demolished) at 5 gpd per 100 sf as the previous use of site will be evaluated. Common areas will be allocated as based on the closest use to the space.
  - Fireflow Demand Charges will be evaluated for this site. FFDC is assessed at a rate of \$1.75 per s.f. of gross Square footage for commercial space and \$1.05 per s.f. for hotel space, for the first 100,000 square feet respectively and then reduced on a sliding scale for the next 100,000 square feet and so on.
  - The site lies within the Miami- Dade Water and Sewer Dept. (MDWASD) sewer service area, and is currently served by an 8-inch gravity line in the rear alley. MDWASD should be contacted for availability and requirements to connect.
  - The County will assess a sewer connection fee based on gallonage. Their current rate is \$5.60 per gallon per day. They must be contacted for their approvals and rates at time of application.
  - Water and/or sewer utility plans must be submitted to the City's Engineering Division for review and approval.
  - Building plans must also be submitted to the City's Engineering Division for review and assessment of above referenced fees and for sign off after payment of said fees.
  - This process and above referenced approvals must take place prior to a building permit being issued by the City's Building Dept.
24. The applicant shall comply with the following guidance provided on August 13, 2015 from the City's Engineering staff review:
- Please submit property survey showing existing building, any easements, utilities, etc. on the site.

- Storm runoff must be retained on site. It must not be discharged into the public right of way and adjacent properties. Drainage system is required for the property. Drainage must be design for a 5-Year storm 10 minutes time of concentration. The basin area must be the entire lot area of the property. The factor of safety must be a minimum of 1.50.
- Install storm water system to manage storm run-off in the right of way (i.e. along NE 19 Avenue). The system must be designed for a 10-Year, 10 minutes time of concentration storm event. The basin area must be half of the right of way around the property plus 25 feet. The factor of safety must be a minimum of 2. The drainage wells may be required for the stormwater management of this property due to the tight parcel. Roof drains must be discharged to this system.
- The wells must be minimum 100 feet radius apart. (Parcel is 300 feet long) A well capacity test report must be taken before designing the well. There have been issues of low percolation rates of drainage injection wells close to the area. Some are less than 200 gpm/ft-head. This area is extremely mucky along NE 164 Street.
- DERM and FDOT drainage review and permits are required.
- Entrance and exit radii off the streets and loading zone turn-around radii should be evaluated along the 20-foot alleyway at rear of building.
- Milling and resurfacing of the City 20-foot alleyway immediately South of this property is required.
- Show all existing utilities on the Engineering Plan (not provided).
- Provide Erosion & Sediment Control Plan.
- Submit three (3) sets of Engineering Plans (Paving, Grading and Drainage). Plans must be signed and sealed by a State of Florida certified Engineer and must be **stamped approved by Miami-Dade County, D.E.R.M. & FDOT**. Plans must show at least, but not limited to the following:
  - Existing and proposed elevations around the property and adjacent public right-of-way, rim elevations, to indicate that the storm water run-off will be kept within the property and not allowed into the public right-of-way and adjacent properties.
  - Tributary areas for each catch basins or indicate flow of run-off to catch basins.
  - Profile and standard detail drawings of drainage facilities, cross-section showing elevations and dimensions per design calculations.
  - Profile and standard detailed drawings of proposed pavement, curbing, ADA compliant handicap parking stalls, ramps, and sidewalk and driveway constructions.
  - Dimensions of sidewalks, driveways, parking stalls, parking aisles, medians, islands, setbacks per City of North Miami Beach standard specifications.
  - Traffic signs and pavement markings.
  - Locations and points of discharge of rain leaders or connection to catch basins.
- Submit three (3) sets of Drainage Calculations, 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

must be based on 5-year Storm, 10 minutes time of concentration (Intensity = 6.20 inches/hr.)

- Submit one (1) original set 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.
- Minimum exfiltration trench must be 15' deep, 3 feet wide and 25 feet in length.
- Submit Letter of Substantial Compliance and As-built (for work on public right-of-way only) drawing from Engineer of Record prior to sign off of the final inspection.
- Provide FDEP CGP permit. [www.dep.state.fl.us/water/stormwater/npdes/](http://www.dep.state.fl.us/water/stormwater/npdes/) or call (850) 297-1232.

**B. Conditions relating to Public Improvements, to be completed prior to issuance of any Temporary or Partial Certificate of Occupancy:**

25. Applicant acknowledges and agrees that the site plan approval and conditional-use approval are subject to all of the payment and performance obligations set forth in these conditions, and that there shall be no extensions, modifications or waivers of these payment and performance due dates and obligations for any reason, including (but not limiting), by way of example of matters that will not excuse payment and performance, considerations of force majeure, labor strikes, declaration of war, natural, economic, or nationwide disturbances, changes in ownership, modifications of the site plan or design, delays in meeting the Construction Schedule, changes in economic conditions or market indicators, locally or otherwise, whether substantial or minor in nature. If the voluntary proffers and commitments made to the City pursuant to the Resolution and these Conditions are paid but the site plan and/or conditional use approvals herein expire and become null and void, the payments made by the Applicant shall constitute a credit from which the Applicant or its successors and assigns can use against any future required voluntary proffers and commitments for any future project. Any credit as described above is only valid for 12 months from the date the approval expires, after which time the credit is no longer valid. The City can reevaluate the voluntary proffers and commitments made under this approval for any future project and the Applicant acknowledges that future voluntary proffers and commitments may increase depending on the scope and impacts of the future project.

**C. Conditions To Be Completed Prior to Issuance of Partial or Temporary Certificate of Use or Occupancy:**

26. Prior to the issuance of a Temporary Certificate of Occupancy, all proposed signage shall be submitted, reviewed and approved under a separate application.
27. All parking for the Project shall be constructed in compliance with the City of North Miami Beach Code of Ordinances in all respects, including but not limited to width, depth and floor to ceiling clearance, with no obstructions.
28. Prior to issuance of the Temporary Certificate of Occupancy, the design of any public property litter receptacles shall be determined by the City Manager or designee. The Applicant shall fund

the cost of litter receptacles along all street frontages in a quantity, design and location acceptable to the City Manager or designee.

29. The Applicant shall design the Project to comply with all of the energy requirements of the 2014 Florida Building Code.
30. The Applicant shall meet all requirements of the Department of Public Works and Miami-Dade County for water, sewer and storm drainage services.
31. Prior to the issuance of a Master Building Permit, the City Manager or designee and the City Attorney, may refer any application for review by engineering, planning, legal, technical, environmental, or professional consultant(s) as deemed necessary. The City shall be reimbursed by Applicant for reasonable fees and charges made by such consultant(s) or professional(s) within thirty (30) days of submission of a City voucher. These fees and charges are in addition to any and all other fees required by the City.
32. If necessary for reception, the applicant agrees to permit a police antenna on the roof of the building. The applicant shall comply with the following guidance provided on August 13, 2015 from the City's Public Safety staff review:
  - Please provide PD with Photometric Plan, and discuss Building Security Plan (Security, CCTV, and Evacuation Plan) with PD staff.
  - Join NMBPD Trespass After Warning Program.
  - Provide the PD/FD with an access code or lock box in case of an emergency.
33. The Applicant, its successors and assigns shall comply with all City ordinances applicable to development and permit approvals at the time of adoption of the Resolution and in the event the Master Building Permit expires, all approvals and prior fees paid, excluding impact fees, shall be subject to be forfeited.

**D. Continuing Conditions of Approval:**

34. Substantial modifications to the plans submitted and approved as part of the application may require the applicant to return to the Planning and Zoning Board and Mayor and City Council for approval. Insubstantial changes shall include proportionate reductions in residential units and parking spaces by less than 5% of the total proposed project, changes that do not alter the project more than 5% of lot coverage, setbacks, height, density and intensity calculations so long as the proposed amendment does not cause an increase in the number of average daily trips; does not alter the location of any points of ingress, egress, access and vehicular and pedestrian patterns to the site; and does not violate any condition placed upon the site plan as originally approved. Insubstantial changes may be administratively approved by the City Manager or designee. 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. However, under no circumstances, may any plans, site plans, building, structure, or project be administratively altered by more than 5% lot coverage, setbacks, height limitations, as well as density or intensity calculations set forth in a previously approved site plan.
35. Live, amplified music shall be prohibited outdoors. Recorded music no greater than 75 decibels shall be allowed from 10:00 a.m. to 10:00 p.m. If applicable, this shall be reviewed annually through the Conditional Use approval.

36. The Applicant and its successors and assigns, including but not limited to the successor homeowners' association, if any, shall maintain all landscape and exterior hardscape features and materials on site and throughout all public improvements in good condition, replacing diseased, dying or dead plant material as necessary and repairing / cleaning / painting all hardscape features so as to present a healthy and orderly appearance at all times.
37. The words "Aventura", "Miami Beach," and "Sunny Isles Beach" shall not be used by the applicant immediately preceding or following the Project name. The words "Aventura", "Miami Beach" and "Sunny Isles Beach" shall not be part of the website address for the Project. References in the marketing materials to nearby communities shall be limited to descriptions of entertainment, shopping or dining locations, or other landmarks; the Applicant shall identify the Project as being located in the City of North Miami Beach, Florida.
38. As part of the Project's marketing materials and to the extent appropriate for purposes of the marketing campaign, including any sales brochures or similar information provided to potential purchasers, tenants and/or real estate sales personnel engaged in marketing the Project, Applicant shall use good faith efforts to promote the City of North Miami Beach and feature local businesses located in the City of North Miami Beach.
39. Dumpsters shall be serviced wholly within the building envelope and only by the City of North Miami Beach or its approved contractor. All dumpsters shall be delivered to the trash room no later than 7:00 a.m. on collection days. The servicing of the dumpsters and their locations shall not be visible from pedestrians or passing motorists on the sidewalks, abutting rights-of way and adjacent streets.
40. Upon issuance of a hurricane warning by the National Weather Service or similar agency, all removable items from pool decks, roof decks and other outdoor spaces shall be immediately removed and secured.
41. The Applicant shall obtain a certificate of occupancy and certificate of use from the City upon compliance with all terms and conditions. The certificate of use shall be subject to review upon violation of any of the conditions, in accordance with the law.
42. The Applicant, subject to availability, agrees to offer the City, at a reduced rate, rooms and meeting space for events serving a legitimate public purpose, as determined by the City Attorney, and at the request of the City Manager.

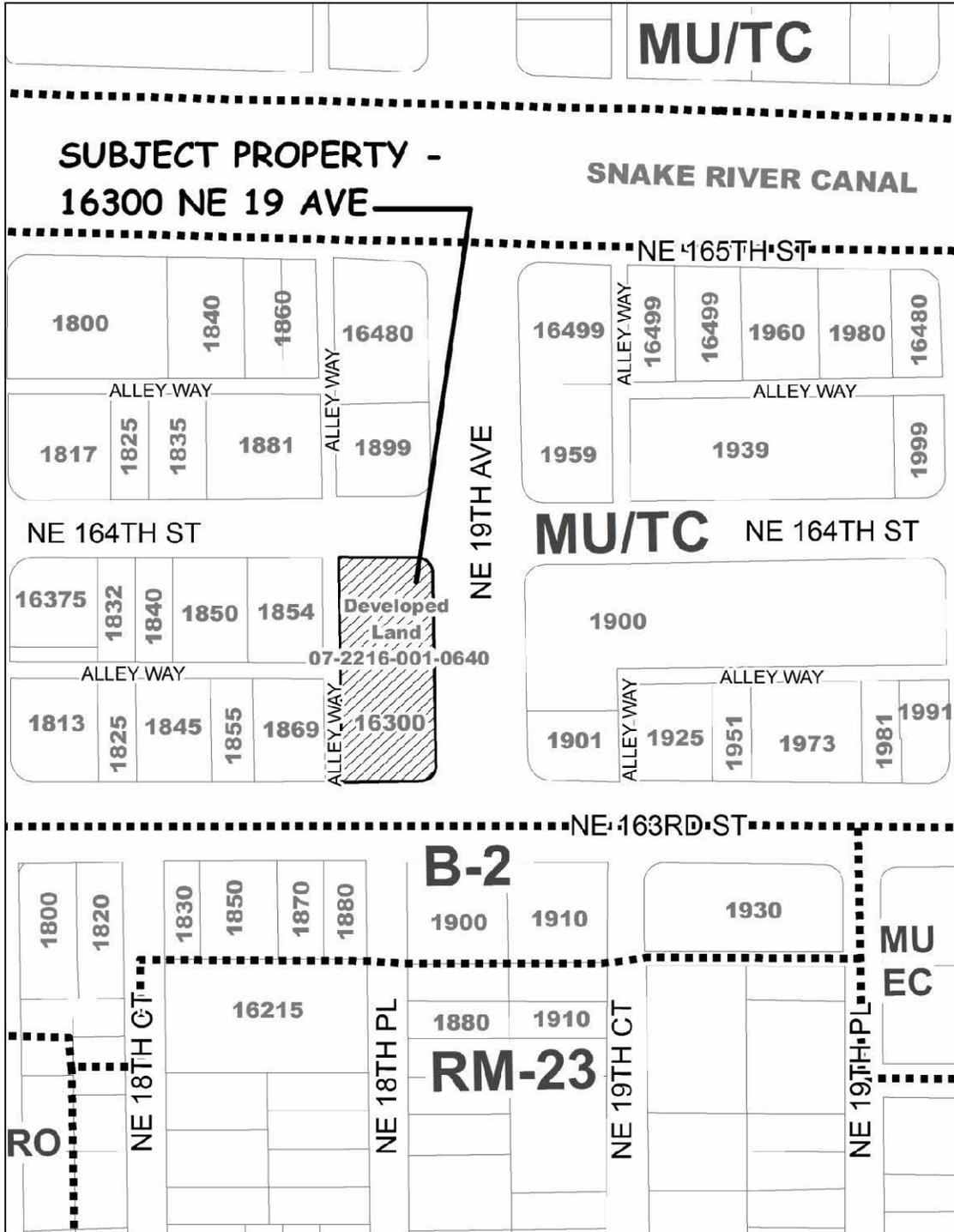
**SUBMITTAL HISTORY:**

**TRAD (September 10, 2015)**

**PLANNING & ZONING BOARD (October 19, 2015)**

**CITY COUNCIL (November 3, 2015)**

LOCATION AND ZONING MAP





10/8/2015

**Title:****Category:** Hearings**Adnumber:** 2485116

CITY OF NORTH MIAMI BEACH NOTICE OF PUBLIC HEARING DATE/TIME: Monday, October 19, 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 - Cambria Hotel & Suites - 16300 NE 19 Avenue, North Miami Beach, FL: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN AND CONDITIONAL USE APPROVAL TO CONSTRUCT A 231,045 SQUARE FOOT, 11-STORY HOTEL ON A .86 ACRE LOT, CONSISTING OF 165 HOTEL ROOMS, 8,640 SQUARE FEET OF MEETING SPACE AND 18,036 SQUARE FEET OF COMMERCIAL SPACE, AS PROPOSED; IN THE TRANSITION SUB-AREA OF THE FULFORD MIXED-USE TOWN CENTER DISTRICT, WITHIN THE CRA BOUNDARY, LOCATED AT 16300 NE 19 AVENUE. 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](mailto: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. 10/8 15-114/2485116M