



Department of Planning, Zoning and Code Compliance
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Staff Analysis and Recommendation

To: Honorable Mayor and Members of the Town Council

From: Alex Rey, Town Manager

Subject: **HEARING NUMBER:** PLAT2016-0004
APPLICANT: The Graham Companies
FOLIOS: 32-2024-001-0120
32-2024-001-0140
32-2024-001-0150
32-2024-001-0430
32-2024-033-0010
32-2024-033-0015
32-2024-055-0010
LOCATION: Generally East of NW of 67 Ave & North side of Eagle Nest Ln, Miami Lakes, FL. Portion of Section 24, Township 52, South, Range 40 (NEAR at 6600 Main Street)
ZONING DISTRICT: TC – Town Center District
FUTURE LAND USE: TC-MU Town Center Mixed Use

Date: December 6th, 2016

REQUEST

In accordance with Subsection 13-308(f)(2) of the Town of Miami Lakes Land Development Code (the "LDC"), Graham Companies (the "Applicant") is requesting preliminary plat approval for the subject property located on the East side of NW 67th Ave, between Eagle Nest Lane and Main Street, in order to subdivide the parcel into 6 Tracts as follows:

- Tract A - 0.285 Acres - Open Space.
- Tract B - 2.221 Acres - No additional proposed development.
Existing uses to remain:
2 Story Building Office, Retail, Medical Office
and Restaurant. 38,900 sf.
- Tract C - 9.466 Acres - Proposed Development:
 - 1 – 3 Story Townhouse Building – 3 units.
 - 1 – 3 Story Townhouse Building – 7 units.
 - 1 – 5 Story Apartment Building w/garage – 60 units.

1 – 3 Story Townhouse Building – 9 units.

Existing uses to remain:

- 1 Story Restaurant – 7,000 sf.
- 1 Story Restaurant – 5,570 sf.
- 1 Story Restaurant – 9,035 sf.
- 1 Story Bank Retail w/Drive-thru – 10,500 sf.

Tract D - 2.973 Acres - Proposed Development:
1 – 7 Story Apartment Building w/garage – 282 units including 14,721 sf of Retail.

Tract E - 2.363 Acres – Proposed Development:
1 – 3 Story Office/Retail Building.
42,750 sf Office.
20,390 sf Retail.

Tract F - 11.39 Acres – Proposed Development:
1 – 3 Story Apartment Building – 36 units.

In addition, a North-South utility easement running thru the West corner of Tract E and thru Tracts C and B, reserved by resolution R-1407-02 and recorded at ORB 21062, page 1541, is proposed to be vacated as well.

Also, a portion of the 48' ingress-egress easement running East to West from Eagle Nest Lane to NW 67th Ave and recorded in P.B. 159-PG. 67, is proposed to be vacated and rededicated as an easement of widths varying between 38', 49', and 68'.

Finally, the proposed tentative plat would establish a 48.33 feet wide ingress-egress easement to serve a private street, specifically connecting Main Street to Eagle Nest Lane on the west side of Town Hall.

RECOMMENDATION

It is recommended that the Town Council approve the application for Preliminary Plat approval, subject to the following conditions:

1. The approval of the preliminary plat shall be in accordance with the copy of the "Tentative Plat TGC Main Street East" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin & Associates, Inc., consisting of four (4) sheets and stamped as received by the Town on 11-2-2016.
2. The Applicant shall comply, prior to final plat approval, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
3. All design and engineering documents, including any required studies, required for public improvements, or private street, utility and infrastructure improvements required to meet the standards for public facilities per the LDC, shall be submitted concurrently with the final plat application. All required improvements shall be completed and approved by the Town, per the procedures of the LDC, prior to recording of the final plat.
4. No building permit which is dependent upon this plat shall be issued until the final plat is recorded, except as may be allowed by the LDC.
5. The Applicant shall obtain approval of a final plat in accordance with the Town LDC for the requested preliminary plat, as approved herein, within one year of the date of this approval, unless an extension is granted by the Town Council in accordance with the

provisions of Subsection 13-308(f)(5). If a final plat is not obtained within the prescribed time limit, then this approval shall become null and void.

Background

Zoning District of Property: TC – Town Center District

Future Land Use Designation: TC-MU Town Center Mixed Use

Subject Property:

The subject properties are within the recently designated Town Center District (TC) of the Town of Miami Lakes. The existing folios, uses and improvements are as follows:

- Tract A** – 32-2013-001-0430 - 41,656.43 sf – 0.96 Acres - Improved pastures- vacant
- Tract B** – 32-2013-055-0010 - 113,495 sf – 2.60 Acres – 2 story Building, Office/Retail, Medical Office and Restaurant.
- Tract C** – 32-2024-033-0010 - 308,840 sf – 7.09 Acres – (3) 1 story Restaurant
32-2024-033-0015 – 50,181 sf – 1.15 Acres – 1 story Bank/Retail w/Drive-Thru
- Tract D** - 32-2024-001-0140 – 19,99.04 sf - 0.46 Acres - Improved pastures- vacant
32-2024-001-0150 – 120,661.2 sf – 2.77 Acres - Improved pastures- vacant
- Tract E & F** 32-2024-001-0120 145,926 sf – 3.35 Acres - Improved pastures- vacant

The sites are bounded by Eagle Nest Lane to the North, West, and South, and Ludlam Rd (NW 67th Ave) to the East.

This Preliminary Plat Approval is requested in conjunction with an Administrative Site Plan Review, (ASPR2016-0016 currently under review) and is consistent with the proposed improvements in it.

Surrounding Property:

The subject properties are surrounded on all sides by similarly designated properties: Town Center Mixed Use (TC-MU) future land use, and Town Center (TC) zoning.

Subject Property Location Map:



SUMMARY OF PROPOSAL AND STAFF ANALYSIS

Summary

The Applicant is requesting preliminary plat approval in order to redistribute acreage, redefine boundary lines, and dedicate new utility and ingress-egress easements, in accordance with the improvements proposed under ASPR2016-0016. Per this application, Existing Tract C is expanded North by the addition of the directly abutting portion of Tract B and the Eastern-most portion of Tract A, in order to reach Eagle Nest Lane, and create a 189.93' frontage for that Tract. Southward, Tract C is enlarged by the addition of Folio Number 32-2024-033-0015, current site of Bank United, Chicken Kitchen and Fed Ex. Furthermore, a 45' Ingress-egress easement is proposed along the curved western boundary of the resulting new Tract, from Eagle Nest Lane in the North to NW 67th Ave in the East, aligning with existing New Barn Rd. The resulting triangular left-over portion of Tract A is proposed for a pocket park.

Tract D is intended to be formed by the addition of folio number 32-2024-001-0140 to the Northern most portion of 32-2024-001-0150. The Boundary between Tract D and Tract E is redrawn to be aligned radially with the curvature of Eagle Nest Lane.

Tract E is formed by the North Western portion of folio 32-2024-001-0120, and Tract F is the resulting South Eastern portion.

In addition, a North-South utility easement running thru the West corner of Tract E and thru Tracts C and B, reserved by resolution R-1407-02 and recorded at ORB 21062, page 1541, is proposed to be vacated as well.

Also, a portion of the 48' ingress-egress easement running East to West from Eagle Nest Lane to NW 67th Ave and recorded in P.B. 159-PG. 67, is proposed to be vacated and rededicated as an easement of widths varying between 38', 49', and 68'.

Preliminary Plat Approval Criteria

Subsection 13-308(f)(2)c.2 provides that

The Town Council may consider [1] the physical characteristics of the property, [2] the availability of community services, [3] traffic impact, [4] economic impacts, [5] appropriateness of the type and intensity of the proposed development, [6] existing and future development, [7] existing and future development patterns, [8] land development regulations, [9] relationship of the project to the capital improvements program, or [10] other such factors as may relate to the Comprehensive Plan or elements thereof.

1. Physical characteristics of the property.

The subject property is appropriate for the development that would be facilitated by this preliminary plat application, as it meets all requirements of the LDC, and has the appropriate Comprehensive Plan designation and is zoned appropriately for the proposed use.

2. The availability of community services.

The Applicant has satisfied all concurrency and public facility availability requirements for preliminary plat stage of development review. Sufficient controls are in place to ensure that

development may not proceed without demonstrating availability of all services or guaranteeing such availability.

3. Traffic impact.

The subject property has existing concurrency vesting, which reflects the infrastructure investments previously made by the applicant, sufficient to allow for the proposed development program. These vested rights include consideration of traffic impact.

4. Economic impacts.

The proposed subdivision will have substantial economic impacts, such as economic activity generated by construction of new residential buildings, increased value of the subject sites and thus greater tax revenue and economic activity generated by additional residents.

5. Appropriateness of the type and intensity of the proposed development.

The proposed acreage redistribution and boundary line redefinition is appropriate considering the Town Center Mixed Use future land use designation per the Town's adopted Comprehensive Plan, the existing TC zoning of the property and that the use and proposed lot sizes are consistent with and similar to those in the immediately surrounding neighborhood. Further, the proposed subdivision of this land is consistent with the site plan submitted for approval under ASPR 2016-0016.

6. Existing and future development.

Impacts of the proposed development on existing and future development in the area were considered as part of the site plan review process, and it was determined that all requirements were met. The additional purchasing power created by additional residents will likely increase the feasibility of existing commercial spaces with the Town Center. The proposed development will be consistent with and similar to the existing surrounding neighborhood.

7. Existing and future development patterns.

The proposed plat will allow for multi-family residential and commercial uses consistent with the land's future land use and zoning designations. As tracts A, D, E and F are the only remaining parcels still vacant and with an agricultural use in the TC, this preliminary plat application seeks to bring those tracts to be consistent with the remainder of the TC district.

The most affected properties by the development pattern established by this preliminary plat application are those across NW 67th Ave on both sides of New Barn Rd, which have large extensions of surface parking and could potentially support higher commercial and residential density if some of that parking was accommodated via garage structures.

8. Land development regulations.

The proposed preliminary plat meets all of the platting regulations in the LDC, and all requirements of its TC Zoning District. Compliance with additional LDC requirements will be ensured through the site plan review, final plat and permitting processes, as applicable.

9. Relationship of the project to the capital improvements program.

All capital improvements necessary to serve the proposed development are already available, or will be constructed/provided by the property owner/developer. Continued maintenance of infrastructure facilities within the development are proposed to be largely handled by the applicant, as the streets proposed for creation or changes are private, and, as such, will be owned and maintained by the applicant while granting public access.

10. Other such factors as may relate to the Comprehensive Plan or elements thereof.

The development that will be facilitated by the requested plat approval is consistent with the Town Center Mixed Use (TC-MU) future land use designation assigned this site by the Town's Comprehensive Plan. The application is not contrary to any goal, objective or policy in any element of the Town's Comprehensive Plan.

RECOMMENDATION

Therefore, based on the above analysis and other factors contained in this report, Staff recommends ***approval, subject to conditions.***

CONDITIONS

1. The approval of the preliminary plat shall be in accordance with the copy of the "Tentative Plat TGC Main Street East" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin & Associates, Inc., consisting of four (4) sheets and stamped as received by the Town on 11-2-2016.
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