



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:** PHSP2016-0005
APPLICANT: Recondite, LLC
FOLIO: 32-2015-044-0010
LEGAL DESCRIPTION: MARRIOTT SPRINGHILL SUITES
PB 161-32 T-20815
TRACT A
LOT SIZE 112319 SQ FT
FAU 32 2015 001 0630 & 0640
OR 19668-2143 0501 1
COC 24450-2249 04 2006 6

LOCATION: 15800 NW 77th Ct
Miami Lakes, FL 33016

ZONING DISTRICT: RO-50 High Density Residential/Office District

Date: January 17th 2017

REQUEST

In accordance with Section 13-304(h) of the LDC, Recondite, LLC (the “Applicant”) is requesting a Site Plan Approval to construct a six-story, 135,862 sf multifamily building with 120 residential units.

RECOMMENDATION

Staff recommends *approval, subject to conditions* of a request for approval of the subject Site Plan. Recommended conditions are as follows:

1. Prior to the issuance of a building permit authorizing any construction, the Mobility Fee in the amount of \$138,149.76, shall be paid in full to the Town of Miami Lakes.
2. Prior to the issuance of a building permit authorizing any construction, the Applicant shall show on building plans pedestrian and bicycle improvements on the Right of Way consistent with the Town of Miami Lakes Greenway and Trails Master Plan and construct the improvement in a manner to be approved by Staff or bond for the full cost of the improvement.
3. All utilities shall be underground.
4. Upon completion of the work, the Applicant shall provide the Town with signed and sealed “as-built” surveys of the improvements. The Applicant shall also provide one electronic copy of the

“as-built” survey in AutoCAD format.

5. The Applicant shall obtain all required building permits, within one (1) year of the date of this approval. If all required building permits are not obtained or an administrative extension not to exceed one (1) year granted within the prescribed time limit, this approval shall become null and void. All other extensions shall be requested to the Town Council.

Background

Zoning District of Property: RO-50 High Density Residential/Office District

Future Land Use Designation: Office Residential

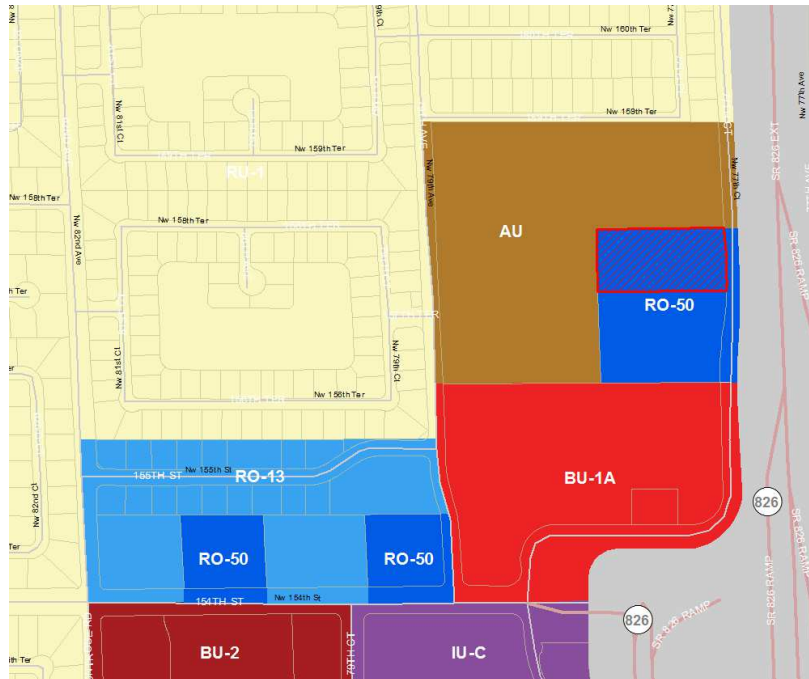
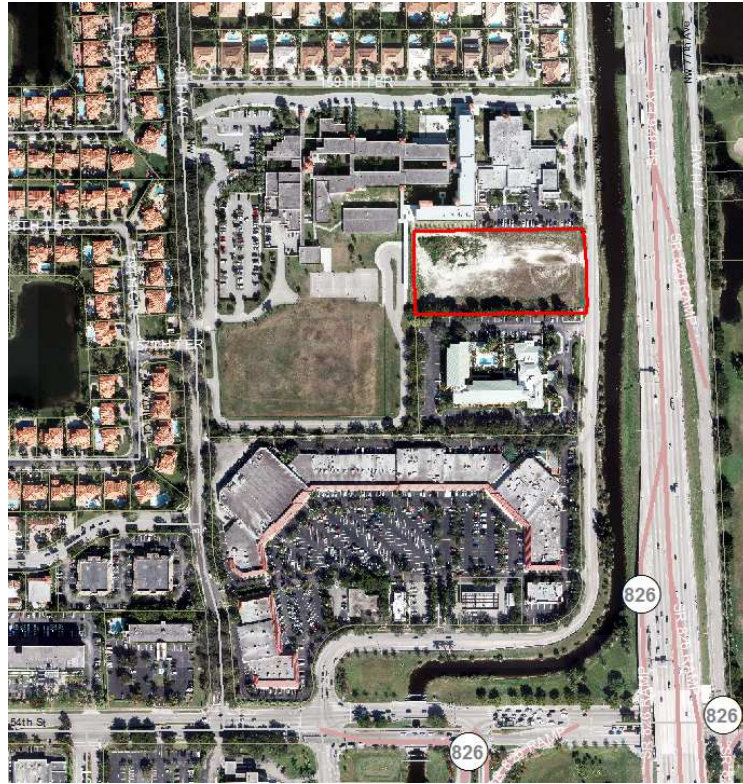
Subject Property:

The subject property is a vacant lot located on the west side of 77th Court, to the north of Miami Lakes Drive. The existing property is 2.57 acres of vacant land zoned RO-50, and the future land use is Office Residential. The adjacent property to the north is Bob Graham Education Center and to the south the Courtyard Marriot Hotel.

Surrounding Property:

	Land Use Designation	Zoning District
North:	Institutional and Public Facility	AU Agricultural Use district
South:	Office Residential	RO-50 High Density Residential/Office District
East:	Palmetto Expressway	Palmetto Expressway
West:	Institutional and Public Facility	AU Agricultural Use district

Subject Property Location Map:



SUMMARY OF PROPOSAL AND STAFF ANALYSIS

Summary

The proposed project is a 120 unit multifamily residential development sited on an approximate two and half acre parcel on NW 77 Court. The project is positioned between the Bob Graham K-12 Education Center to its north and west side, and the Courtyard Marriot Hotel to its south. The 6 story building provides surface and understory parking facilities at the ground level with five floors of residences above. The façade of the building undulates along its northern and southern facings, thus breaking up the massing of the structure. Additional visual interest is provided by balcony amenities that cantilever from the two story units. The submitted plans conform with all zoning requirements.

The project is subject to the Mobility Fee in the amount of \$138,149.76. A Mobility Fee funded project in close proximity includes the future underpass of the Palmetto Expressway at approximately NW 159 Street connecting NW 77 Court to NW 77 Avenue. The Applicant shall show on building plans pedestrian and bicycle improvements on the Right of Way consistent with the Town of Miami Lakes Greenway and Trails Master Plan and construct the improvement in a manner to be approved by Staff or bond for the full cost of the improvement.

Site Plan Analysis

Subsection 13-304(h) provides specific criteria for review of a site plan. These criteria are listed below, with Staff Comments for each:

- (1) In what respects the plan is or is not consistent with the Comprehensive Plan, the purpose and intent of the zoning district in which it is located and any design or planning studies adopted by the Town Council that include recommendations applicable to the design of the site under review.

Staff Comment: See also the Summary Section of this report and Criterion 2 and 3 below. The proposal is consistent with Comprehensive Plan Future Land Use Element Policy 1.1.2, as residential is permitted within the OR, Office Residential Land Use designation. A complete review found the submitted plans consistent with Division 9 – RO-50, High Density Residential/Office District, of the Town’s Land Development Code.

- (2) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.

Staff Comment: The proposed site plan meets all requirements of the RO-50 zoning district, including building setbacks, permitted uses, intensity, building heights, building size, minimum landscaped open space and other landscaping requirements. The proposed site plan additionally meets all other requirements of the LDC, including parking requirements and landscaping requirements.

- (3) In what respects the plan is or is not in conformance with the Town requirements including the design and construction of streets, utility facilities and other essential services.

Staff Comment: The project does not require the dedication of additional right-of-ways or internal streets. The project is subject to the Mobility Fee in the amount of \$138,149.76. A Mobility Fee funded project in close proximity includes the future underpass of the Palmetto Expressway at approximately NW 159 Street connecting NW 77 Court to NW 77 Avenue. Staff is requiring undergrounding of all utilities. The developer of the site will be responsible for all civil engineering aspects of the project.

- (4) In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:
- a. Relationship to adjoining properties, including the arrangement of buildings and landscape to produce spatial relationships that are compatible with, and complementary to, the development and zoning in adjoining areas.
 - b. Internal and external circulation, including vehicular, bicycle and pedestrian. Circulation systems shall serve the needs of the development and be compatible with, and functionally integrate with, circulation systems outside the development. Vehicular traffic from non-residential development shall be routed so as to minimize impacts on residential development.
 - c. Disposition of open space, use of screening or buffering where appropriate to provide a logical transition to existing, permitted or planned uses on adjoining properties.
 - d. Landscaping that enhances architectural features, strengthens vista and important axes, provides shade, blocks noise generated by major roadways and intense-use areas and, to the maximum extent practicable, preserves existing trees on-site.
 - e. Appropriate scale of proposed structures to be compatible with and complementary to existing, permitted or planned uses on adjoining properties and in the immediate area.
 - f. All outdoor lighting, signs or permanent outdoor advertising or identification features shall be designed as an integral part of and be harmonious with building design and the surrounding landscape.
 - g. Service areas which may be provided shall be screened and so located as not to be visible from the public right-of-way and other properties.
 - h. Design of the site shall ensure adequate access for emergency vehicles and personnel.
 - i. Design of the site shall utilize strategies to provide for the conservation of energy and natural resources, including water.

Staff Comment: See also the analysis provided at Criterion 2 and 3 above. The proposed site design conforms to the development standards of RO-50 zoning district. The adjacent properties consist of a K-8 two story public educational facility to north and west, and a hotel to the south. Further south there is a retail shopping plaza. The intensity of the building is in line with its adjacent commercial and public assembly (public school) uses. The façade of the building undulates along its northern and southern facings, thus breaking

up the massing of the structure. Additional visual interest is provided by balcony amenities that cantilever from the two bedroom units. The submitted plans conform with all zoning requirements.

The property is granted a single curb-cut access point to the adjoining roadway, NW 77 Court, which is an FDOT right-of-way. The proposed site plan provides for adequate internal circulation and includes a pedestrian walk connecting to NW 77 Court and the future greenway. The Applicant is committed to completing their share of the proposed greenway along the project's roadway frontage.

The project complies with landscape and open space requirements. Limited landscaping exists on the site and the adjacent right-of-way. The proposed site plan reflects an upgrade to the overall landscape of the property.

- (5) In what respects the plan is or is not in conformance with the Town policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.

Staff Comment: The application conforms with the Town's requirements concerning sufficiency of ownership. The entirety of the property will be retained under one ownership and maintenance of the property will be the responsibility of the property owner, and may be enforced through the provisions of the Town Code.