



Town of Miami Lakes Memorandum

To: Honorable Mayor and Honorable Councilmembers

From: Edward Pidermann, Town Manager

Subject: PHSP2019-0671 Kislak Building Site Plan approval

Date: July 14, 2020

Background

In accordance with Section 13-304(h) of the Town of Miami Lakes Land Development Code (LDC), JIK HQ BUILDING LLLP (the “Applicant”) is requesting Site Plan Approval to construct Site plan approval for new construction of a five-story building with 67,917 sf of office space over three floors of accessory parking. In addition, a conditional use for accessory parking for the rear lot with folio number 32-2022-062-0010.

The site in question is a 6.46-acre two-lot site located south east of the intersection between 154th Street and 79th Avenue that is commonly known as the “Kislak Building” property. It contains an existing 76,874 square foot office building, situated at the eastern portion of the property, with the remainder and the lot immediately south of it, dedicated to parking. The Applicant’s site plan proposes two stories of office space over two stories of parking and one story of mixed parking and office use. Due to existing deed restrictions on the property, the applicant is providing parking at a rate of one space per 250 square feet of office instead of one space per 300 square feet as required by the LDC, resulting in 569 parking spaces. Of these, 225 are to be provided within the garage and 344 are proposed as surface parking, of which 146 are to be provided in the lot immediately to the south. As part of this application, a conditional use for the accessory parking is requested; the applicant is providing a covenant in Lieu of unity of title to ensure the continuity of the accessory parking.

Sec. 35-3. of the Town Code of Ordinances requires that all new construction on unimproved land shall provide sidewalks along all street frontages, the current proposed configuration does not include any new sidewalks.

The property is currently zoned IU-C, Industrial Use Conditional, and the Future Land Use designation is Industrial and Office.

Recommendation:

It is recommended that the Town Council approve the application for Site Plan, subject to the following conditions:

1. The project shall be developed in substantial compliance with the approved Site Plan.
2. Prior to the issuance of a building permit authorizing any construction, all required impact fees, including Mobility Fees, must be paid in full.
3. Prior to permitting, all civil plans must be finalized and in substantial compliance with the Site Plan.
4. Prior to permitting, the project shall secure all approvals for water and sewer and shall receive approval from the Miami-Dade Fire Rescue Department.
5. All signage shown on the renderings and elevations is for illustrative purposes and has not been evaluated for compliance with the code. No signage is approved as part of this application.
6. Prior to permitting, the applicant shall either provide six-foot minimum sidewalks along 79th avenue frontage or provide adequate reimbursement to the Town for future construction of the facilities, at a rate set by the Public Works Director.
7. A covenant running with the land shall be recorded with the County Clerk, including terms that will require notification to the Planning Department of the Town prior to the independent sale of either lot, so that parking and landscaping requirements may be reevaluated.
8. The Applicant shall obtain a Certificate of Use (CU), upon compliance with all the terms and conditions of this approval, the same subject to cancellation by the Town upon violation of any of the conditions. Business tax receipt shall be obtained if applicable.
9. 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 extension granted not within the prescribed time limit, this approval shall become null and void.
10. Compliance with all other applicable laws not specifically identified herein.
11. All fees associated with this request that are owed to the Town be paid in full prior to issuance of development order.

Attachments:

Resolution

Exhibit A – Survey

Exhibit B – Plans and renderings

Staff Report