



## Town of Miami Lakes Memorandum

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**To:** Honorable Mayor and Honorable Councilmembers

**From:** Edward Pidermann, Town Manager

**Subject:** PHSP2019-0670 Automall Site Plan approval

**Date:** August 18, 2020

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### Background

In accordance with Section 13-304(h) of the Town of Miami Lakes Land Development Code (LDC), MIAMI LAKES CENTER LLC (the “Applicant”) is requesting Site plan and conditional use approval for new construction of a five-story parking garage with accessory parking and sales vehicle storage.

The site is a 10.71-acre lot located east of NW 59th Avenue, between NW 163rd Street and NW 165th Terrace. It contains an existing 152,526 square foot office building, situated at the northern portion of the property, with the remainder dedicated to surface parking. The Applicant’s site plan proposes a five-story parking structure to provide required accessory parking to the uses at the existing office building, as well as vehicle storage for nearby existing automobile sales businesses fronting the Palmetto expressway. The structure provides 219 parking spaces for tenant parking, and 1,254 spaces for vehicle storage. As part of this application, a conditional use for the accessory parking is requested.

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### 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 engineering plans must be finalized and in substantial compliance with the Site Plan, including any additional modifications as required by the Public Works director.
4. The proposed sidewalks shall be increased to six feet in width.
5. The Applicant will work with staff to ensure that the final design and location of all sidewalks respect any existing specimen street trees, including, where necessary the use of flexible pavement materials and limited encroachments of portions of the sidewalk into private property.
6. All planting materials, but particularly those designed to screen the garage from public rights-of-way, shall be carefully maintained and replaced as needed to continue to serve their function.
7. Prior to permitting, the project shall secure all approvals for water and sewer and shall receive approval from the Miami-Dade Fire Rescue Department.
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