



RESOLUTION # 2017-13

A RESOLUTION OF THE CITY OF WEST MIAMI CITY COMMISSION, CITY OF WEST MIAMI, FLORIDA, FOR SITE PLAN APPROVAL OF SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT # 2016-005, FOR 1515 REAL ESTATE HOLDINGS, INC. AT 1515 S.W. 67TH AVE, WEST MIAMI, FL 33155; SETTING FORTH REQUIREMENTS FOR THE DEVELOPMENT OF CERTAIN LAND IN THE CITY OF WEST MIAMI AS RECOMMENDED BY THE PLANNING AND ZONING BOARD; REQUIRING CERTAIN IMPROVEMENTS, DEDICATIONS, COVENANTS AND OTHER TERMS AND CONDITIONS; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, 1515 REAL ESTATE HOLDINGS, INC. hereinafter referred to as "owner", as owner of the real property described in the attached Exhibit "B" hereinafter referred to as "Parent Tract" has submitted an application for SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT # 2016-005, together with a site plan of the proposed development plans, showing certain subdivision improvements and easements which the owners covenant and agree to make; and

WHEREAS, the Planning and Zoning Department has determined that the proposed "Special Use Permit for Plan Development" of an eight story residential building at 1515 SW 67th AVE, West Miami, FL 33155 is within the intent of Zoning Ordinance 282 and the 2000 and 2005 City of West Miami Comprehensive Plan; and

WHEREAS, a "Public Hearing" was held on April 26th, 2016 before the Planning and Zoning Board. During the hearing the people expressed their views on this project. After hearing all the views of the public and responses from the attorney for the development and the developer the Planning and Zoning Board made a motion to recommend the development with the below stated items with a favorable recommendation to the City Commission; and

WHEREAS, said owner has agreed to the terms and conditions set forth in this resolution in consideration for the granting of the site plan approval.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of West Miami as follows:

Section 1. The favorable recommendation of the Planning and Zoning Board is hereby ratified and approved.

Section 2. The project described hereinabove was reviewed by the Planning and Zoning Department at a "Public Hearing" on April 26th, 2016 before the Planning and Zoning Board.

Section 3. At a "Public Hearing" on March 15th, 2017 before the City of West Miami, the City Commission determined that the proposed "Special Use Permit for Plan Development" of an eight story residential use development at 1515 SW 67th AVE, West Miami, FL, is in compliance with the intent of Zoning Ordinance 282 Sec.2B, 4.23, 4.3, 4.32-4 Ord. 2014-01.

Section 4. The application for SUPPD # 2016-005 of the above described Parent Tract located and being in the City of West Miami, County of Miami-Dade, State of Florida, is hereby granted on the following terms and conditions:

- A. The review of the proposed "Special Use Permit for Plan Development" of an eight (8) story residential use building with one (1) story of off-street parking with one underground parking.

The building requirements are as follows:

Building Density Requirements:

Units per acre in Commercial Use Area = 105 units per net acre

Commercial parcel is: 11,640.63 square feet/acre $.27 \times 105 = 28.705$
F.A.R. @ 2.5 $\times 19,475.00$ square feet total=48,688
Total units allowed 28 units,

Total square feet allowed @ 2.5 for residential apartments = 48,688.00

- Present building scenario has 28 units residential "only" allowed and 44,762.00 square feet where 48,688 is allowed by ordinance. The eight stories proposed are allowed and the building meets all 60 degree angles at the 35 feet criteria.
- The proposed front building elevation shows an arcade of ten feet by thirteen feet high for the arcade as required by ordinance. The front building elevation meets all arcade requirements.
- The rear of the building has the entrance to the parking garage is setback ten feet from the rear property line. I recommend to install a concrete wall at the property line of eight feet instead of the required six feet wall, since the actual building is setback ten feet to the East. The north and south property lines do not have a required setback.
- The overall height of the building is within the height restrictions.
- The parking garage provides for 56 parking spaces where 52.5 spaces are required however applicant has provide a vehicle lift for to accommodate the required parking. This would double stack vehicles within the garage. The City does not have an allowance for this type of parking. The parking ordinance would have to be amended to allow this scenario. The parking provided is 56 spaces with the double stacking the actual ground spaces is 29.

Landscaping:

Landscaped area is shown at 12.6% and the City Ordinance 2014-01 requires a minimum of 10 % for all developments over an acre. Landscaping provided meets the requirement.

Traffic:

The traffic access to the parking garage is allowed only from SW 15 Street just east of SW 67 Avenue and exits the same.

Public Works improvements:

- All swales surrounding the proposed project shall have a curb and gutter along the edge of road way on both sides of the roadway.
- The development shall require a twelve inch (12") water main extension to the project with cross-connections to the existing water main in the area. The developer shall assume all costs as the responsible party for the water main extension. This development shall be West Miami Water and Sewer customer. In addition the proposed water main is subject to review by the City Engineers, WASD and Miami-Dade Fire Department.
- Existing sewer capacities will be calculated by TY Lin/ HJ Ross City Engineers, improvements to the system shall be borne by the developer.
- Storm Water for this property shall meet current storm water run-off ordinance for the entire property.
- Lighting shall meet Miami-Dade County off-street parking ordinance.
- Streets surrounding the development shall be completely milled and overlaid at the end of project as indicated by the Public Works Director.
- All sidewalks surrounding project shall be six inch, 3000 psi concrete in a stamped pattern or color to be selected by the City.
- Irrigation and Landscape in the swales shall be as indicated by the City's Public Works Department.
- All City impact fees for parks, police and sanitary sewers will be paid by the developer prior to a Certificate of Occupancy being issued. Any other governmental agencies having jurisdiction shall have the right to review, collect impact fees and shall be required to meet concurrency requirements.

- Any fees for review, inspections and certifications by the City Engineers shall be the responsibility of the developer or agents.

Any omission from this review does not relieve the developer from its responsibility to provide details and pay all associated costs.

The reviews by the Planning and Zoning Department have determined that the proposed "Special Use Permit for Plan Development" of an eight story residential use development at 1515 SW 67 Avenue, is in compliance with the intent of Ordinance 2014-01. This development provides for residential apartment unit building. The Zoning Board added additional requirements for approval of the site plan, the following shall be made part of the application for approval:

- The applicant shall provide a 24hrs valet service for the operation of the proposed mechanical vehicle lifts for all units.
- The lower areas of the building where the parking garage is located must have visual screening by landscape or a different design of louver that adds to the buildings aesthetics and blend with the building.
- The parking garage entrance shall be monitored 24hrs a day 7 days a week with month storage.

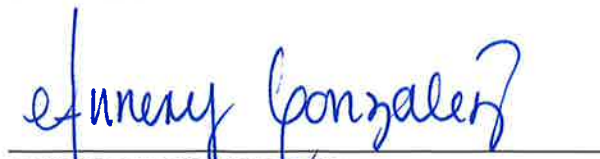
B. Owner agrees that the City shall have the right to invoke and enforce the conditions, restrictions, limitations and reservations set forth within the Special Use Permit for Planned Development, at developers/owner's expense.

PASSED AND ADOPTED this 15th, day of March, 2017.

APPROVED:


EDUARDO MUHINA, MAYOR

ATTEST:


ANNERY GONZALEZ, CMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



**JOSE A. VILLALOBOS
CITY ATTORNEY**


ROLL CALL VOTE:

MAYOR EDUARDO H. MUHIÑA	<u>Y</u>
VICE-MAYOR CANDIDA BLANCA	<u>Y</u>
COMMISSIONER JUAN M. BLANES	<u>Y</u>
COMMISSIONER RHONDA A. RODRIGUEZ	<u>Y</u>
COMMISSIONER LUCIANO L. SUAREZ	<u>Y</u>

MEMORANDUM

PLANNING AND ZONING DEPARTMENT

To: Yolanda Aguilar
City Manager

From: Juan Pena 
Director of Planning and Zoning

Date: March 15th, 2017

Subj. SITE PLAN REVIEWS 1515 Real Estate Holdings Inc:
Recommendation on 1515 SW 67 Avenue
West Miami, FL 33144

I have reviewed the proposed "Special Use Permit for Plan Development" of an eight story residential use development at 1515 SW67 Avenue.

Site plan reviews of proposed redevelopment project for 1515 SW 67 Avenue:

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SITE PLAN REVIEW

1515 Real Estate Holdings Inc.

Continued:

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