

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Board of County Commissioners**

PH: Z17-150

December 6, 2018

Item No. C

<b>Recommendation Summary for Downtown Kendall Urban Center (DKUC)</b>	
<b>Commission District</b>	7
<b>Applicant</b>	Mini-Warehouse of Kendall, LTD
<b>Summary of Requests</b>	The applicant is requesting non-use variances of zoning regulations and to delete past agreements in order to redevelop the property with a mixed-use building in the Downtown Kendall Urban Center District (DKUCD).
<b>Location</b>	8395 SW 67 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	2.21± Acres
<b>Existing Zoning</b>	Downtown Kendall Urban Center (DKUC)
<b>Existing Land Use</b>	Storage facility
<b>2020-2030 CDMP Land Use Designation</b>	Metropolitan Urban Center
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative urban center text, goals, objectives and policies of the CDMP.
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) Generalized Modification Standards Section 33-314(C)(7) Direct applications and appeals to the County Commission Section 33-284.62 Development Parameters Section 33-311(A)(4)(b) Non-Use Variances from Other than Airport Regulations <i>(See attached Zoning recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions</b>

This item was deferred from the BCC meeting of November 15, 2018 due to a technical error in the applicable zoning code listed in staff's recommendation. This item was initially scheduled for the May 3, 2018 BCC meeting and was deferred at the applicant's request.

**REQUESTS:**

- (1) RESCISSION and REVOCATION of Resolution Z-220-87 passed and adopted by the Board of County Commissioners, as further modified by Resolution 4-ZAB-317-93, passed and adopted by the Zoning Appeals Board on September 15, 1993, and last modified by CZAB12-18-00, passed and adopted by Community Zoning Appeals Board #12.
- (2) DELETION of Declaration of Restrictive Covenants recorded in Official Record Book 12143, Pages 438 through 441, recorded on May 9, 1984, as amended by Resolution 4-ZAB-317-93, approved by the Zoning Appeals Board on September 15, 1993, and further amended by Resolution CZAB12-18-00, approved by Community Zoning Appeals Board 12 on June 28, 2000.

The purpose of Requests #1 & #2 is to delete previously approved resolutions and agreements in order to redevelop the property under Downtown Kendall Urban Center District regulations.

- (3) NON-USE VARIANCE of setback requirements for building placement setbacks in the Edge Sub-district "B" Street to permit 0' existing interior (north) side setback (8' required) within the Downtown Kendall Urban Center regulations.
- (4) NON-USE VARIANCE to permit the maintenance and continued use of an existing sewer lift station within the colonnade area along SW 67 Avenue.
- (5) NON-USE VARIANCE to permit SW 84 Street to not connect to SW 67 Avenue due to a pre-existing barricade installed by Miami-Dade County.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "A+ Mini Storage" as prepared by Marrero and Associates, Architects and Planners, Inc., consisting of three (3) sheets, dated stamped received June 8, 2017; consisting of six (6) sheets dated stamped received January 9, 2018; consisting of one (1) site plan and one (1) landscape sheet dated stamped received September 18, 2018; for a total of eleven (11) sheets. Plans may be modified at public hearing.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	DKUC; storage facility	Metropolitan Urban Center
<b>North</b>	DKUC; shopping center	Metropolitan Urban Center
<b>South</b>	RU-2-Two Family Residential; duplexes and single-family residences	Medium Density Residential (13 to 25 dua) and Low Density Residential (2.5 to 6 dua)
<b>East</b>	DKUC; multi-family residences	Metropolitan Urban Center
<b>West</b>	DKUC; shopping center	Metropolitan Urban Center

**PROPERTY HISTORY & DESCRIPTION:**

The subject 2.21-acre subject property consists of an existing 4-story storage facility and is located on the northeast corner of SW 84<sup>th</sup> Street and SW 67<sup>th</sup> Avenue, within the boundaries of the Downtown Kendall Urban Center's Edge Sub-district.

In 1987, a request for a special exception to permit a two-story self-storage facility on the then BU-1A zoned subject property, was approved pursuant to Resolution Z-220-87. In 1993, the property was again the subject of a public hearing that considered a two-story expansion that generated variance requests of floor area ratio, lot coverage, and parking requirements in combination with a use variance to permit truck and trailers in the BU-1A zone. A covenant running with the land was also requested to be modified due to the expansion. All the requests, including the modified covenant, were approved with conditions by Resolution 4-ZAB-317-93. In 1999, a second expansion consisting of two additional stories on top of the 1993 approved storage building was proposed. This expansion required a variance of zoning regulations, which included floor area ratio, to allow the requested building intensity increase. The covenant

running with the land was modified to provide an increase in height, changes to the landscape and an additional building area restriction on the property. All variance requests and modification of the covenant were approved with conditions pursuant to Resolution CZAB12-18-00. Staff notes that at the time of the aforementioned hearing in 1999, the subject property became part of a district boundary change and development standards application to allow multiple properties in the Dadeland area to be part of the Downtown Kendall Urban Center District. The zoning district and development standards were approved by the Board of County Commissioners (Ordinance No. 99-166) on December 16, 1999. The DKUC District and accompanying development standards allow the subject property to be developed as mixed-use with a building height of seven (7) stories.

#### **NEIGHBORHOOD COMPATIBILITY:**

The area surrounding the subject property consists of single-family residences and duplexes to the south, multi-family to the east and commercial development to the north and west. In addition, the subject property lies within close proximity to rapid transit serving the Urban Center. The proposed development consists of two-story townhouses lining the existing two-story portion of the storage facility facing south. Habitable space for office and retail is used to line the two and four story portions of the existing storage facility facing west. Between the existing two and four story storage buildings, a 7-story building with garage, office and additional self-storage space is proposed. The proposed 7-story component of the development is setback more than one hundred feet from the low and low-medium density designated residential neighborhood to the south as required by the DKUCD regulations. In staff's opinion, the incorporation of the two-story townhouse liner on the south side of the storage facility is in keeping with the character of the residential neighborhood to the south and the required setback for the 7-story building provides a transition between what is allowed by the DKUC District and the aforementioned single-family and duplex neighborhood. Providing retail and office on the west side of the facility is also in harmony with existing retail to the north and west of the subject property. Further, the adjoining properties to the north and east as well as properties to the west are inside the DKUC District, and can be redeveloped with the same intensity and development standards as the subject property. Once completed, the retrofit of the storage facility into a mixed-use building will become part of the emerging Downtown Kendall Metropolitan Urban Center with its corresponding high level of building intensity served by transit.

#### **SUMMARY OF THE IMPACTS:**

Retrofitting the existing storage facility with residences, retail, office, and additional self-storage space provides additional uses that serve the surrounding neighborhood. The building height, its architectural massing, habitable space and glazed fenestration proposed by this application will visually impact the neighborhood. However, retrofitting the existing storage facility with residential, office will allow future residents on the property to walk within a comfortable distance to retail services. The building lines also reduce the negative visual impact of blank walls associated with storage facilities. Traffic may visually impact the neighborhood but could be mitigated with the nearby transit station. Regarding the impact on transportation facilities, the subject property is located within a designated Metropolitan Urban Center and urban infill area, as provided in the CDMP. The CDMP establishes urban centers primarily as transit-oriented, pedestrian-oriented hubs of urban development intensification around and along existing and proposed premium transit facilities. In doing so, the CDMP acknowledges the deterioration of roadway levels of service and the improvement of transit levels of service within these areas. This is also furthered in the CDMP by exempting properties within the County's designated Urban Infill Area, Redevelopment Concurrency Exception Areas and urban centers from the

“concurrency” requirement for transportation facilities. As noted, the subject property is located within close proximity to the Dadeland North Metrorail Station; as such, the development supports and facilitates existing transit facilities and mobility in the area.

As far as non-transportation County services, staff notes that the approval of the request will not adversely impact the County’s adopted Level of Service (LOS) standards. The memoranda from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources (RER), the Platting and Traffic Section (RER), the Water and Sewer Department, and Miami-Dade Fire Rescue, indicate that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within a Metropolitan Urban Center (**Downtown Kendall**) and inside the Urban Development Boundary (UDB). The CDMP text provides that urban centers are intended to be moderate-to-high intensity design-unified areas that contain a concentration of different urban functions integrated both horizontally and vertically. Locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than suburban development forms, and to create identifiable centers. Given the high degree of accessibility as well as other urban services, the provisions of the urban center text encourage the intensification of development at these centers over time. These intensities may be implemented in phases as necessary to conform with provisions of the CDMP pertaining to additional land use, transportation and capital improvement policies.

The existing self-storage facility and its incorporation of additional uses, several stories of building area, a parking garage, and architectural elements that enhance the aesthetics of the development as required by the District, addresses the CDMP’s policy of intensification over time. The property will be efficiently developed by the introduction of various uses vertically and in the same location, which provides a pedestrian alternative to reach the development by its future residents. Staff notes that the residential component is in close proximity to convenient transit modes and conversely, the development can also be reached by the same modes. In this regard, the proposed self-storage facility and its retrofit into a mixed-use building adopting elements of urban design in a manner that addresses public space, concealing parking in the form of a parking garage, and incorporation of landscaping and street elements as required by the DKUCD is **consistent** with the CDMP.

### **ZONING ANALYSIS:**

The application consists of five requests: 1) to rescind and revoke adopted Resolution No. Z-220-87; 2) to delete a declaration of restrictive covenants in order to further develop the site under the current DKUC guidelines; 3) to obtain a non-use variance for building placement setbacks in the Downtown Kendall Urban Center Edge Sub-District “B” Street; 4) to allow the maintenance and continued use of an existing sewer lift station; and 5) to allow two roads to not connect due to an existing barricade.

The subject Declaration of Restrictive covenants recorded on May 9, 1984 was amended by Resolution 4-ZAB-317-93 and further modified by Resolution CZAB12-18-00. The covenant restricted the property to self-storage plans only, with a specified building area, number of cars



and limited rental of trucks, restricted access to SW 84<sup>th</sup> Street, and allowed the parcel to exceed landscape requirements. Resolution Z-220-87, was passed and adopted by the Board of County Commissioners on July 23, 1987, and subsequently modified in 1993 and in 2000. The Resolution and modifications to such allowed the applicant to build the self-storage facility and expand it. Additional modifications to the Resolution permitted the self-storage facility with more height, changed the landscape plan and provided a reduced showroom than previously approved, in addition to additional floor area ratio and parking back out. Staff notes that approval of requests #1 and #2 are necessary in order for the applicant to redevelop the property with a mixed-use building, including expansion of the existing storage facility in accordance with DKUC standards. In this regard, staff recommends approval of the deletion of the covenant and the rescinding and revocation of previous Resolution(s).

Furthermore, the covenants prohibited vehicular access to SW 84<sup>th</sup> Street which was first imposed when the site was developed with a 31,000 square foot hardware store in 1984. The condition was never amended while the property transitioned to self-storage. In accordance with the Institute of Traffic Engineers Trip Generation Manual (ITE), based upon the original retail use of the property, a total of 229 pm peak hour trips would be produced. The development as proposed - a combination of self-storage, office and 4 residential units - would produce only 52 pm peak hour trips. As such, staff is supportive of eliminating this access limitation as the number of trips is significantly less than when the limitation was applied.

Request #3 consists of allowing the building to be placed at 0' setback along the interior (north) property line where 8' is required by the DKUC standards. This request is necessary to allow an existing portion of the proposed redevelopment to remain as approved by previous Resolution(s). Staff has no objection to the request as the 0' setback is an existing condition and will allow the retrofit of the self-storage facility with a mixed-use building to come closer into conformance with the DKUCD standards. Allowing the existing building to remain also allows building space to be recycled and reduced the reliance on new construction resources. Request #4 would permit the existing sewer lift station within the setback area along the SW 67<sup>th</sup> Avenue building frontage. Staff notes that the DKUCD standards prohibit utilities above ground and within sidewalks and open spaces. However, said utility is necessary at this location. The lift station was installed prior to adoption of the DKUCD standards and has and continues to serve the surrounding residential neighborhood and its businesses.

Request #5 would permit SW 84 Street to not connect to SW 67 Avenue due to a pre-existing barricade that was installed by Miami-Dade County. Although staff could not identify a formal road closure petition for the barricade, the County, over 30 years ago, installed two barriers along SW 67<sup>th</sup> Avenue: one at SW 84<sup>th</sup> Street, which fronts the subject property, and the other one block south at SW 85<sup>th</sup> Street. Southwest 84<sup>th</sup> and 85<sup>th</sup> Streets are the only two streets that connect to SW 67<sup>th</sup> Avenue between SW 88<sup>th</sup> Street and US1. The length of this segment is approximately 0.43 miles. In essence, these barricades isolate the residential community to the east from the more intense and commercial areas around the US1 corridor. However, the DKUCD standards require that "all streets, alleys and paseos shall connect to other streets. Cul-de-sacs, and T-turnarounds are not permitted. Dead-end streets are only permitted for those shown on the Street Frontages Plan when the adjacent property has not been developed or redeveloped". Though traditional zoning regulations typically provide zoning standards within the property, urban center type zoning provides for detailed street improvements, which is the responsibility of the adjacent property owner. In this case, since the existing barrier fronts the subject property, it would be the applicant's responsibility to provide for the vehicular connection of SW 84<sup>th</sup> Street and SW 67<sup>th</sup> Avenue. A higher degree of interconnecting streets is one of many strategies of providing for better traffic flow and vehicular movements which is why all of

the County's Urban Center Codes provide for the creation of new roadways and to have them connect providing as many possible vehicular routes. Notwithstanding this philosophy, the barricade has been in place for over 30 years and is located on the periphery of the DKUCD, thus limiting any negative impact to the traffic flow of the DKUCD itself. Should the barricade be removed on SW 84<sup>th</sup> Street while the barricade on SW 85<sup>th</sup> remain, it could result in additional throughput on SW 84<sup>th</sup> Street and possibly decrease the tranquility of that roadway within the residential community. However, should both barriers be removed, it could disperse the vehicular trips equitably between the two streets thus evenly mitigating the new trips and lessening the impact on a single roadway. Since this application only addresses the barricade at SW 84<sup>th</sup> Street, staff supports the variance request to exempt the applicant from providing the required roadway connection, which would allow the existing barricade at SW 84<sup>th</sup> Street to remain in place. Should the County desire to remove or alter the barricades at SW 84<sup>th</sup> Street or SW 85<sup>th</sup> Street, this variance would not preclude the County from doing so at the County's own cost and expense.

As such, staff notes that requests #3, #4 and #5, if granted, would not create an undue burden on surrounding properties, and would provide additional services and fulfill the intent of urban center regulations.

In staff's opinion, the proposed development, which is (1) designed with the most intense portion (7-stories) of the mixed-use building setback from single-family residences as required by DKUCD regulations; (2) incorporating townhouses across from other residential types to the south of the subject property; (3) introducing habitable space with glazing and architectural elements that reduce the predominance of blank walls associated with storage facilities; (4) and orienting proposed retail and office uses towards similar businesses to the north and west, is found to be in harmony, and as such **compatible**, with the surrounding area. Based on the analysis herein and aforementioned memoranda, staff recommends **approval** with conditions of Requests #1 through #5.

**ACCESS, CIRCULATION AND PARKING:** None.

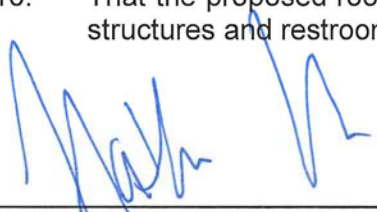
**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached

**RECOMMENDATION:** Approval with Conditions

**CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but no be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "A+ Mini Storage" by Marrero and Associates, Architects and Planners, Inc., consisting of three (3) sheets, dated stamped received June 8, 2017; consisting of six (6) sheets dated stamped received January 9, 2018; consisting of one (1) site plan and one (1) landscape sheet dated stamped received September 18, 2018; for a total of eleven (11) sheets.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant obtain a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the applicant comply with all applicable conditions and requirements of the Section of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources in their memoranda dated November 2, 2017.
7. That the applicant comply with all applicable conditions and requirements of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources in their memoranda dated October 31, 2107.
8. That in the event of multiple ownership, a homeowner's association, Special Taxing District or Community Development District be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County.
9. That the applicant comply with all applicable conditions and requirements of the Miami-Dade Fire Rescue Department in their memoranda dated October 16, 2017.
10. That the proposed roof terrace lounge remain unenclosed except for stairwells, elevator structures and restrooms.



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Nathan Kogon, Assistant Director  
Development Services Division  
Miami-Dade County Department of Regulatory and Economic Resources

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DEPARTMENT OF REGULATORY  
AND ECONOMIC RESOURCES  
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<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>*Subject to conditions in memorandum.</i>	

### COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Land Use Element Urban Centers pg. I-45</b>	<p><b>Urban Centers</b>  <i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center</i></p>

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locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately

### **Policies for Development of Urban Centers**

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

**Uses and Activities.** Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

**Radius.** The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

**Streets and Public Spaces.** Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The



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	<p>percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.</p> <p><b>Density and Intensity.</b> The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.</p> <p>Average Floor Area Ratios (FAR)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 40%;">Average Floor Area Ratios (FAR)</th> <th style="width: 30%;">Max. Densities Dwellings per Gross Acre</th> </tr> </thead> <tbody> <tr> <td>Regional Activity Centers</td> <td>greater than 4.0 in the core not less than 2.0 in the edge</td> <td style="text-align: center;">500</td> </tr> <tr> <td>Metropolitan Activity Centers</td> <td>greater than 3.0 in the core not less than 0.75 in the edge</td> <td style="text-align: center;">250</td> </tr> <tr> <td>Community Urban Centers</td> <td>greater than 1.5 in the core not less than 0.5 in the edge</td> <td style="text-align: center;">125</td> </tr> </tbody> </table>			Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre	Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500	Metropolitan Activity Centers	greater than 3.0 in the core not less than 0.75 in the edge	250	Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125
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Metropolitan Activity Centers	greater than 3.0 in the core not less than 0.75 in the edge	250												
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125												
	<p><i>In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.</i></p> <p><i>As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.</i></p>													

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception,</i></p>
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*Mini-Warehouse of Kendall, LTD.  
Z17-150*

	<i>(ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
<b>Section 33-314(C)(7) Direct applications and appeals to the County Commission</b>	<i>Applications to amend any Urban Center or Urban Area District regulating plans, as provided in Section 33-284.89.3 of this chapter, or for any zoning action for any property located within the Downtown Kendall Urban Center District or Palmer Lake Metropolitan Urban Center District or to modify or delete declarations of restrictive covenants or conditions of zoning actions addressing property wholly located within the Downtown Kendall Urban Center District, as defined in Section 33-284.55 of this Code.</i>
<b>Section 33-284.62 Development Parameters</b>	<i>Development parameters applicable to the DKUCD</i>
<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

# Memorandum



**Date:** November 2, 2017

**To:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

**Subject:** #Z2017000150 - 2<sup>nd</sup> Revision  
Mini Warehouse of Kendal LTD  
8375 S.W. 67<sup>th</sup> Avenue, Miami  
Modification of Previous Resolution and Plan No. 99-229  
(BU-1A) (2.22 Acres)  
36-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code.

#### Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

#### Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however these trees are not within the proposed development area. Should the applicant require impacts to these tree resource please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects and permits shall meet the requirements of Section 24-49.2 and Section 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code and CON 8A of the Comprehensive Development Master Plan (CDMP).

In accordance with Section 24-49.9 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included in any zoning approval.

The applicant is advised to contact Tree Permitting Program staff at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

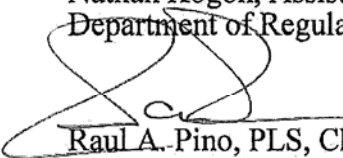
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** October 31, 2017

**To:** Nathan Kogon, Assistant Director  
Department of Regulatory and Economic Resources

**From:**   
Raul A. Pino, PLS, Chief  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

**Subject:** Z2017000150  
Name: Mini Warehouse of Kendal Ltd.  
Location: 8375 SW 67 Avenue  
Section 36 Township 54 South Range 40 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections with conditions below**.

1. Off-street parking must comply with AASHTO and Green Book detail Exhibit 4-31.
2. This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-11575.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

# Memorandum



**Date:** October 30, 2017

**To:** Nathan Kogon, Assistant Director  
Development Services  
Department of Regulatory and Economic Resources (R&ER)

**From:** Maria A. Valdes, CSM, LEED® Green Associate  
Chief, Planning & Water Certification Section  
Water and Sewer Department (WASD)

**Subject:** Zoning Application Comments - A Plus Mini Storage  
Application No. Z201700150 - (Pre-app. No. Z2016P0309) - Revision # 2

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject project. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: A Plus Mini Storage

Location: The proposed project is located on approximately 2.22 acres at 8375 SW 67<sup>th</sup> Avenue with folio No. 30-4036-000-0790, in unincorporated Miami-Dade County.

Proposed Development:

1. Additions to existing Building B consisting of 2,857 sq.ft. of office and four (4) apartment units of 1,060 sq.ft. each.
2. Proposed seven (7)-story mixed-use "Connection Building" between existing Building A and Building B consisting of 63,800 sq.ft. of self-storage and 10,120 sq.ft. of office.

The total estimated water demand for the proposed project will be 2,206 gpd.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

The subject property is currently being served by WASD. If a new service connection is required for the proposed development, there is an existing 12-inch water main along SW 84<sup>th</sup> Street abutting the southern boundary of the property to where the developer may connect. Alternatively, if a new service connection is required from SW 67<sup>th</sup> Avenue, there is an existing 20-inch transmission water main at the intersection of SW 84<sup>th</sup> Street and SW 67<sup>th</sup> Avenue to where the developer may connect and extend a 16-inch water main northerly along SW 67<sup>th</sup> Avenue to a point as required to provide service, interconnecting to an existing 20-inch transmission water main at that location. Final points of connection and capacity approval to connect to the water system will be provided at the time of the applicant requests connection to the water infrastructure.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connection.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to:  
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 8A-381, and 18-A and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP, respectively. Also, please note that Section 8A-381 (c) of the Miami-Dade County Code, estates that, effective January 1, 2009; all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program please go to  
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:  
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Center District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

The subject property is currently being served by WASD. If a new service connection is required for the proposed development, there is an existing 8-inch gravity sewer along SW 67<sup>th</sup> Avenue and another along SW 84<sup>th</sup> Street to where the developer may connect. If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 895. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 4.60 hrs. to 4.80 hrs. The Moratorium Code Status for said pump station is OK.

Note that there are water and sewer mains within the property, either in existing dedicated R/W or easements, which will need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/ vacating them.



Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

# Memorandum



**Date:** October 16, 2017

**To:** Nathan M. Kogon, Assistant Director  
Regulatory and Economic Resources

**From:** Carlos Heredia, Planning Section Supervisor  
Miami-Dade Fire Rescue Department

**Subject:** Z2017000150 (Revision No. 2)

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to EnerGov on 8/18/17.

Please note that the application is being approved under an equivalency stated on Sheet A-1 and requires that the site plan be submitted to the Fire Engineering Bureau and the Fire Marshal's Office prior to building permit.

For additional information, please call 786-331-4545.

**Building and Neighborhood Compliance**

**ENFORCEMENT HISTORY**

MINI-WAREHOUSE OF KENDALL LTD

8395 SW 67 Avenue  
Miami-Dade County, Florida

---

**APPLICANT**

**ADDRESS**

Pending

Z2017000150

---

**DATE**

**HEARING NUMBER**

**FOLIO: 30-4036-000-0790**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

October 20, 2017

**NEIGHBORHOOD REGULATIONS:**

There are no open /closed cases post 2016.

**BUILDING SUPPORT REGULATIONS:**

**Building Support Case # 20150174318**, opened on 7/17/2015, for Failure to maintain a building or structure in a safe condition or failure to maintain devices or safeguards in good working order: material lift/stair and landing installation creates life-safety hazard. Stairs do not provide fall protection. Lift installation meets no known code. Civil Violation Notice # P017720 issued on 7/20/2015, Violation corrected and CVN paid. There are no outstanding fees. The case is closed.

**VIOLATOR:**

MINI-WAREHOUSE OF KENDALL LTD

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.



US-1 & 67AVE INTERSECTION  
NORTHWEST CORNER (BEFORE)

Outline of existing building -  
Existing building heights allow  
visibility to signage and new  
building design



US-1 & 67AVE INTERSECTION - NORTHWEST CORNER (AFTER)

RECEIVED  
SPT/ISS  
April 8, 2018  
11:52 AM  
11000 N.W. 67th Avenue, Suite 100  
Miami, FL 33147  
Tel: 305.444.1100  
Fax: 305.444.1101  
www.a50.com



A+ PLUS  
MINI STORAGE  
SOUTH MIAMI

11000 N.W. 67th Avenue, Suite 100  
Miami, FL 33147

A+ PLUS  
MINI STORAGE  
SOUTH MIAMI

11000 N.W. 67th Avenue, Suite 100  
Miami, FL 33147

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Miami, FL 33147

11000 N.W. 67th Avenue, Suite 100  
Miami, FL 33147

11000 N.W. 67th Avenue, Suite 100  
Miami, FL 33147

RENDERINGS

11000 N.W. 67th Avenue, Suite 100  
Miami, FL 33147

11000 N.W. 67th Avenue, Suite 100  
Miami, FL 33147

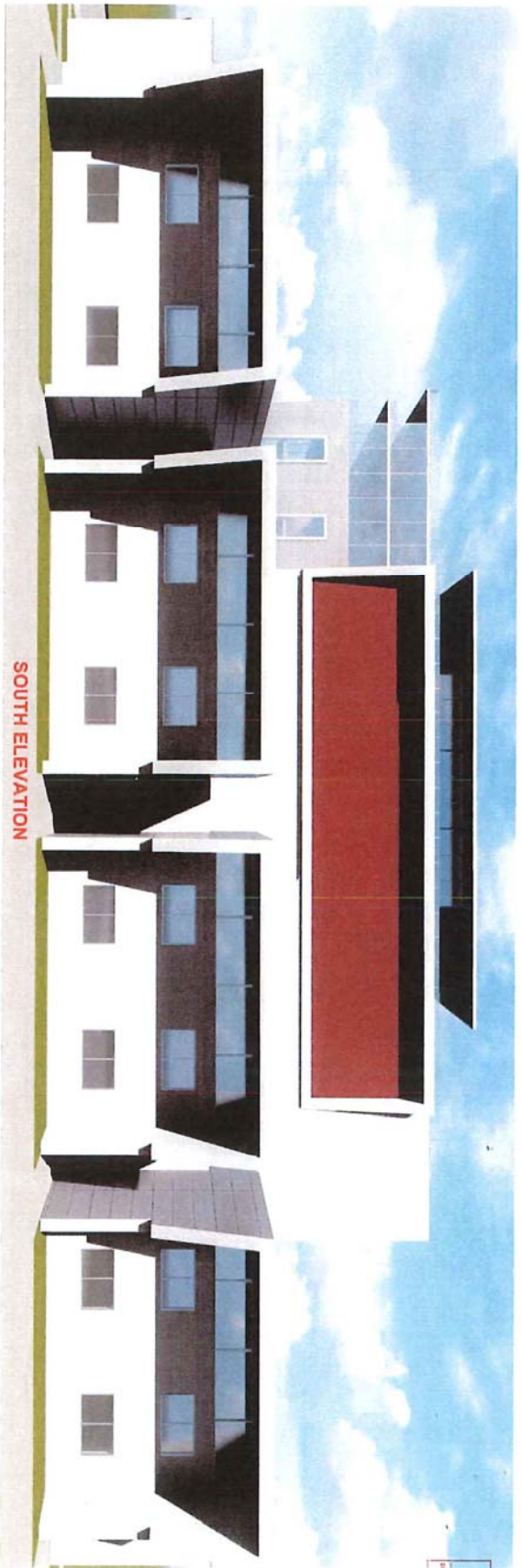
11000 N.W. 67th Avenue, Suite 100  
Miami, FL 33147

A-5.0

19A







SOUTH ELEVATION



SOUTHWEST CORNER



NORTHWEST CORNER

RECEIVED  
 2/17/2017  
 JUN 8 3 2017  
 2017-05-17  
 2017-05-17



A PLUS MINI STORAGE  
 12001 SW 15th Ave, Suite 100  
 Miami, FL 33185-5625  
 TEL: 305-223-5625  
 FAX: 305-223-5625  
 WWW.APLUSMINI.COM

DATE: 06/14/2017 10:42 AM

A PLUS  
 MINI STORAGE  
 SOUTH MIAMI

FILE: 2017-05-17-000-0109  
 USER: JEFFREY  
 VIEW: FRONT E

RENDERINGS

A-5.2



DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____



If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Mini Warehouses of Kendall LTD

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>Jack Leoniff 12200 SW 117 AVE MIA</u>	<u>50%</u>
<u>Paul Nunez 12200 SW 117 AVE MIA</u>	<u>50%</u>
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

**APPLICANT'S AFFIDAVIT**

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

**OWNER OR TENANT AFFIDAVIT**

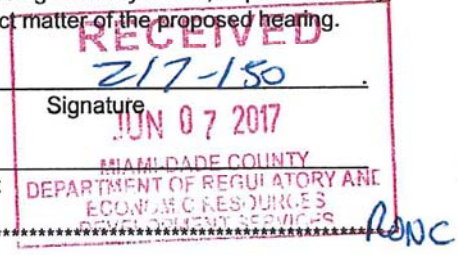
(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  owner  tenant of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



**CORPORATION AFFIDAVIT**

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  President  Vice-President  Secretary  Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the  owner  tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Office Held

(Corp. Seal)

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**PARTNERSHIP AFFIDAVIT**

(I)(WE), JACK LEONIFF AND RAUL NUNEZ, being first duly sworn, depose and say that (I am)(we are) partners of the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject matter of the proposed hearing.

By Jack Leoniff 50%  
By \_\_\_\_\_ %

Miniwarehouses of Kendall, LTD  
(Name of Partnership)  
By Raul Nunez %  
By \_\_\_\_\_ %

Sworn to and subscribed to before me  
this 4 day of June, 17.

Notary Public: TRACEY MCMAKEN  
Commission Expires: 4/1/21



**ATTORNEY AFFIDAVIT**

I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

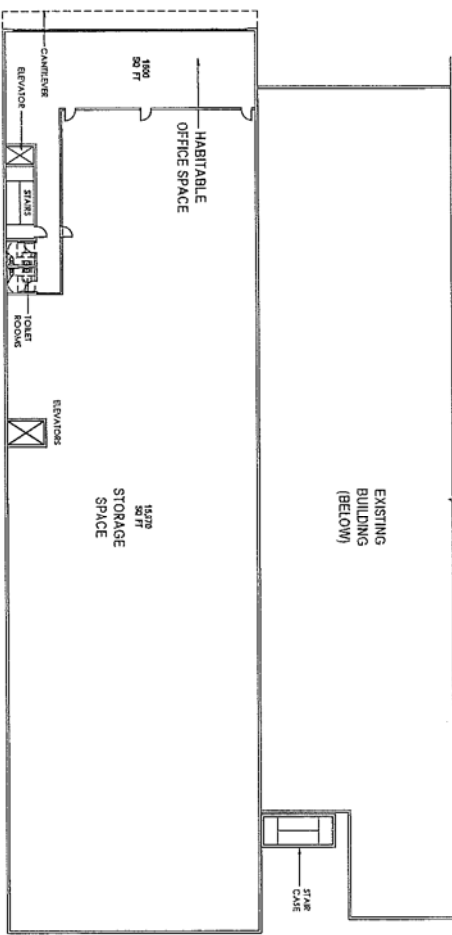
\_\_\_\_\_  
Signature

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

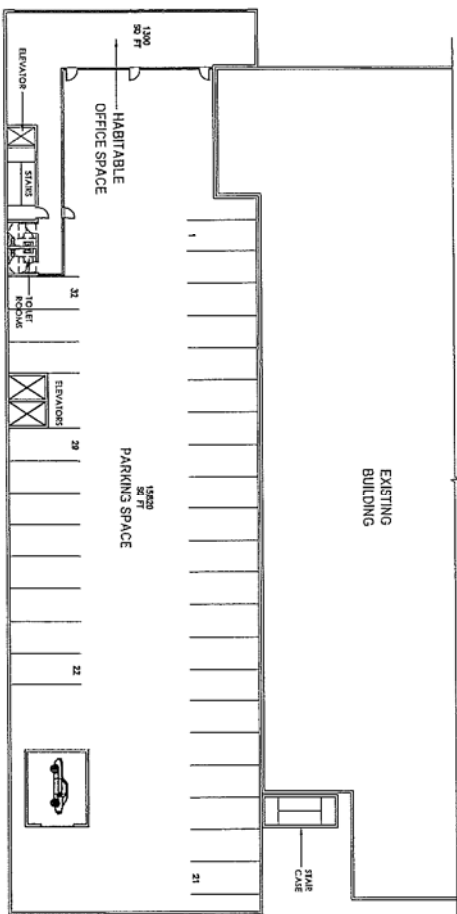
Notary Public: \_\_\_\_\_  
Commission Expires \_\_\_\_\_







2 FOURTH - SEVENTH FLOOR PLAN



1 THIRD FLOOR PLAN

RECEIVED  
 JAN 09 2018  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES

26

MARBERO AND ASSOCIATES  
 ARCHITECTS AND PLANNERS, PC  
 1000 WEST PALM BEACH  
 BOCA RATON, FL 33432  
 PHONE: (561) 991-1100

ROCK D. RUIZ ASSOC. AIA

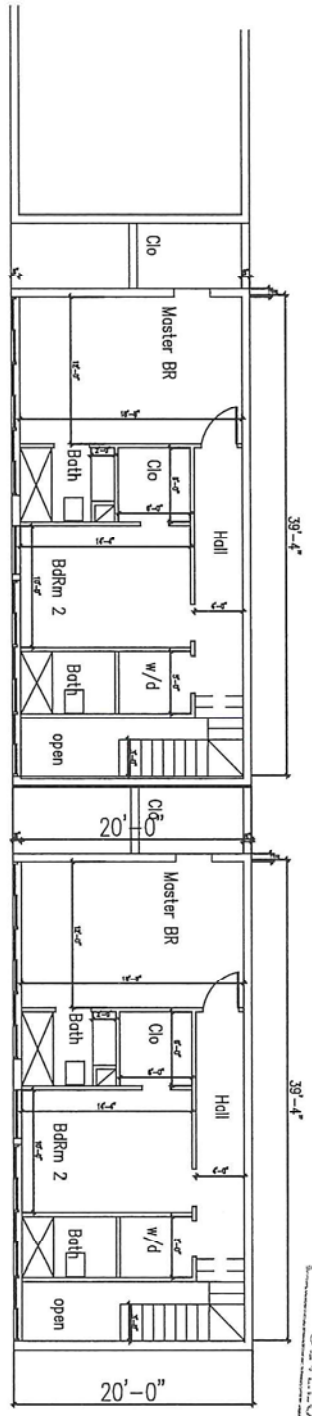
PHONE: 305.882.1100 - JACOBI, JR.  
 A+ MINI STORAGE  
 520 W 17th Ave  
 MIAMI, FL

DATE: 01-09-18  
 PROJECT NO: 18-0001  
 DRAWING NO: 18-0001-01  
 SHEET NO: 18-0001-01-01  
 SCALE: AS SHOWN  
 TITLE: THIRD FLOOR PLAN  
 A2.1

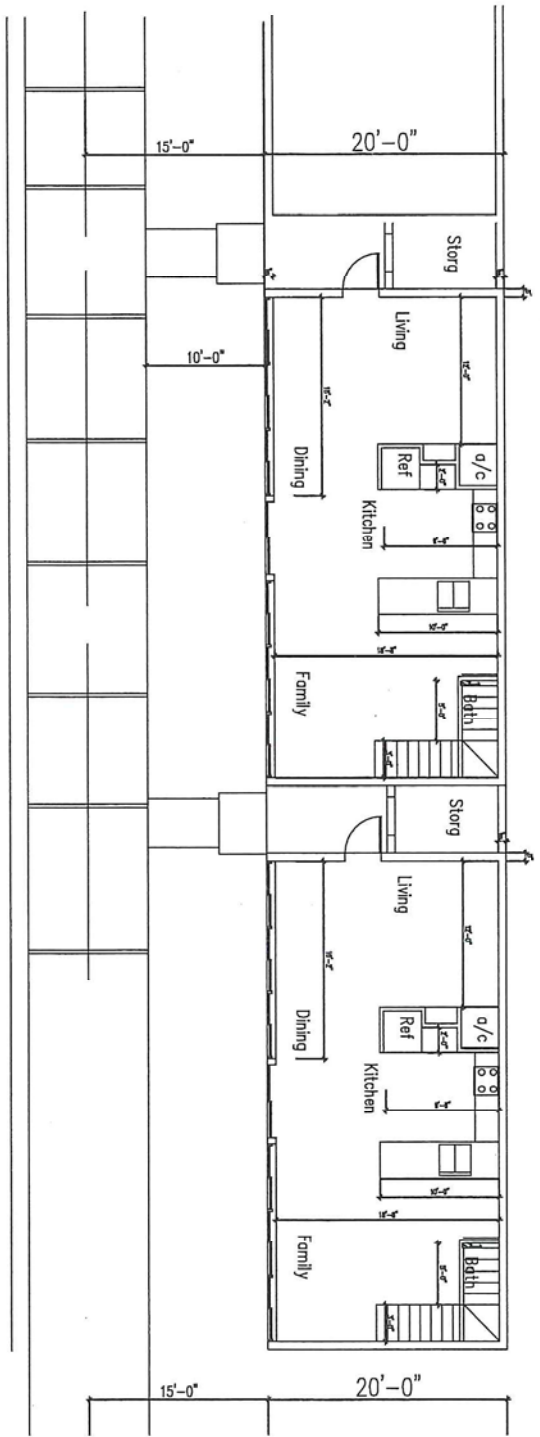




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 JAN 09 2018  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES



2 ROW HOUSE SECOND FLOOR (2120 SQ. FT.)



1 ROW HOUSE FIRST FLOOR (2120 SQ. FT.)

28

WARRER AND ASSOCIATES  
 ARCHITECT AND PLANNER, INC.  
 10000 W. BIRDAVEN BLVD.  
 SUITE 100  
 MIAMI, FL 33156  
 PH: 305.444.1100  
 FAX: 305.444.1101

DESIGNED BY: ERNEST DE LUCA  
 VIGELAND AND SHORRING  
 PLAZA, LLC  
 2511 WEST 20th AVE  
 MIAMI, FL 33135  
 PHONE: (305) 352-3000

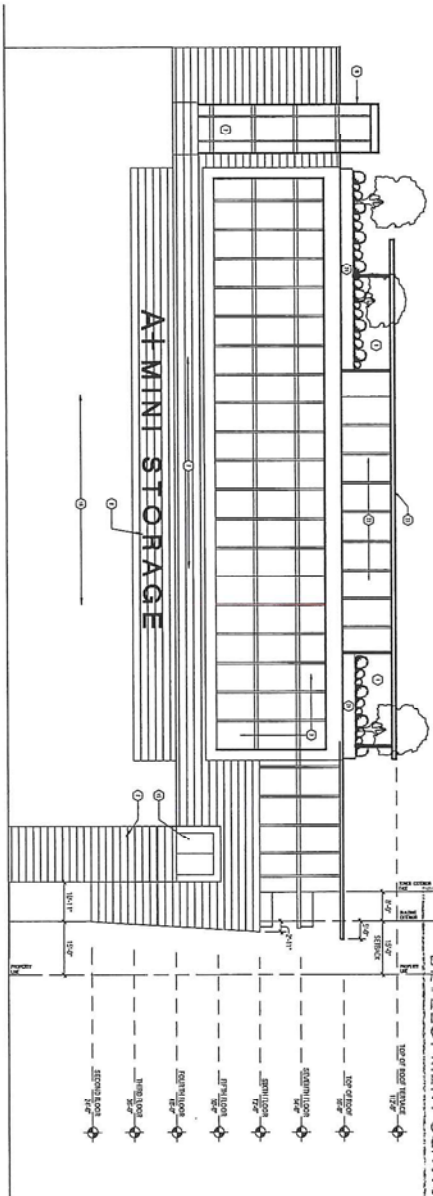
DATE: 02/11/17  
 DRAWN BY: J. WARRER  
 CHECKED BY: J. WARRER  
 PROJECT NO.: 2017-1150  
 SHEET NO.: 28  
 SCALE: AS SHOWN  
 TITLE: ROW HOUSE FIRST FLOOR (2120 SQ. FT.)

A2.3

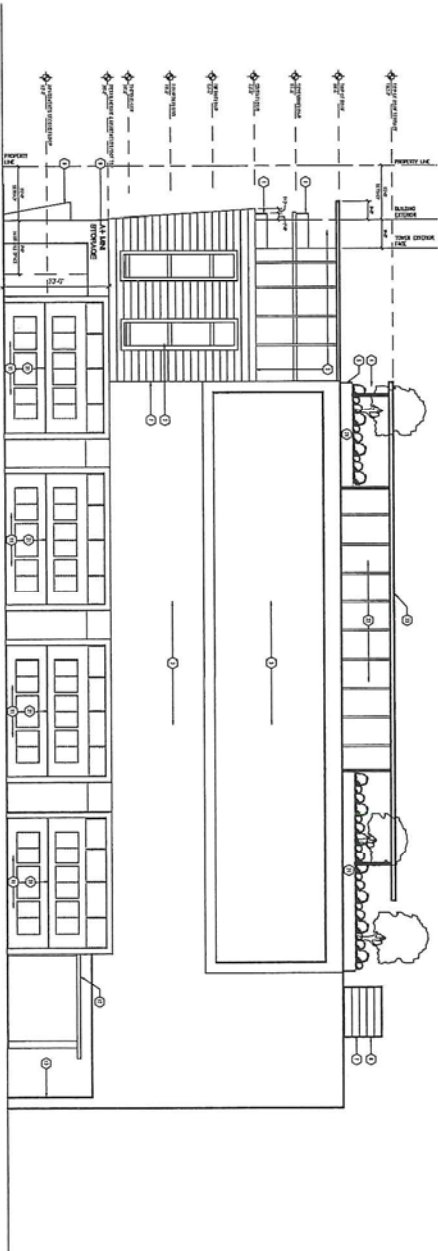
JAN 09 2018

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MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATOR AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES



1 NORTH SIDE ELEVATION



2 SOUTH SIDE ELEVATION

REVISIONS

1. MATCH WITH GLAZING
2. EXTERIOR GLAZING
3. NEW BALCONY STUCCO FINISH
4. ROOF TOP LOBBY
5. GLAZING
6. STAIN
7. METAL PANELS
8. MAIN OCCUPANCY SERVICE COUNTY WITH SEC. 23.314(D) OF THE STATE STATUTES
9. ENTRY COVER
10. EPS SYSTEM
11. NEW TPO STUCCO ROOFING
12. EXISTING CHIMNEY ROOF
13. STRUCTURAL COLUMNS
14. BALCONY MADE OUT OF EPS SYSTEM
15. CERAMIC SYSTEM COMPARTMENTED METAL PANELS AND GLAZING ATTACH SYSTEM TO FACED OF EXISTING BUILDING
16. EXISTING BUILDING FACED WITH NEW STUCCO FINISH AND PAINT
17. METAL STAIRWAYS
18. PRECAST EXTERIOR
19. UNDERGROUND PARKING COVER TO MATCH
20. OPENING FOR PARKING VENTILATION REQUIREMENT
21. SCORE LINE 2" WIDE
22. HYDRANT
23. WOOD TRAILER COVER
24. PLANTER

GLAZING AREA

REFERENCE	400 SQ. FT.
DASHED AREA	100 SQ. FT. (25%)
TOTAL	500 SQ. FT.
GLAZING AREA	30' X 9' 4" = 279 SQ. FT.
GLAZING AREA	8' X 2' 4" = 168 SQ. FT. (60%)
WINDSHIELD	180 SQ. FT.
TOTAL GLAZING	458 SQ. FT. (PROPOSED)

29

MATTHEO AND ASSOCIATES

ARCHITECTURE INC.  
1000 BAYVIEW BLVD.  
SUITE 100  
MIAMI, FL 33134  
PHONE: (305) 358-3000

RICK D. RUTZ ASSOC. AIA

1305 WEST PALMBOURNE BLVD.  
SUITE 100  
SOUTH BEACH, FLORIDA 33130  
PHONE: (305) 358-3000

DRIVE IN SERVICE DEL. USED

WESTLAND SHOPPING  
PLAZA, LLC  
1000 N. MIAMI  
MIAMI, FL 33134

PERFORM ANNUAL INSPECTION AT LOCATIONS  
LISTED ON THIS PLAN  
DATE: 11/15/17  
BY: [Signature]

NO.	DATE	DESCRIPTION
1	24 JUN 17	CONSTRUCTION DONE
2	09 NOV 17	REVISION C3

SCALE: \_\_\_\_\_

SHALL BEAT PLAN

**A-3**

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 JAN 09 2018  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES

30

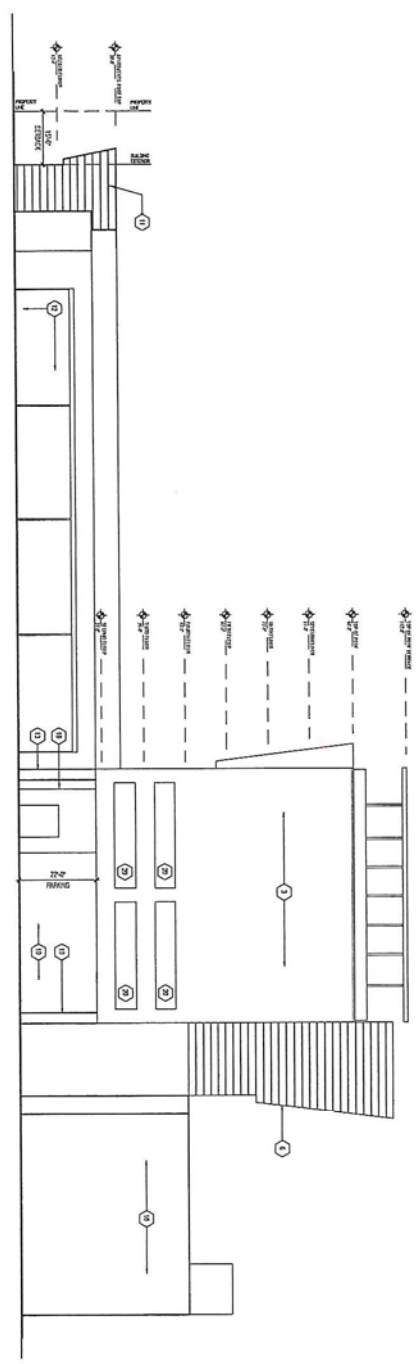
**MARBERO AND ASSOCIATES**  
 ARCHITECTS AND PLANNERS, INC.  
 13735 EAST PALMBO DRIVE  
 SOUTHWEST PALM BEACH, FLORIDA 33409  
 PHONE: (561) 238-3000

**RICK D. RUIZ ASSOC. PA**

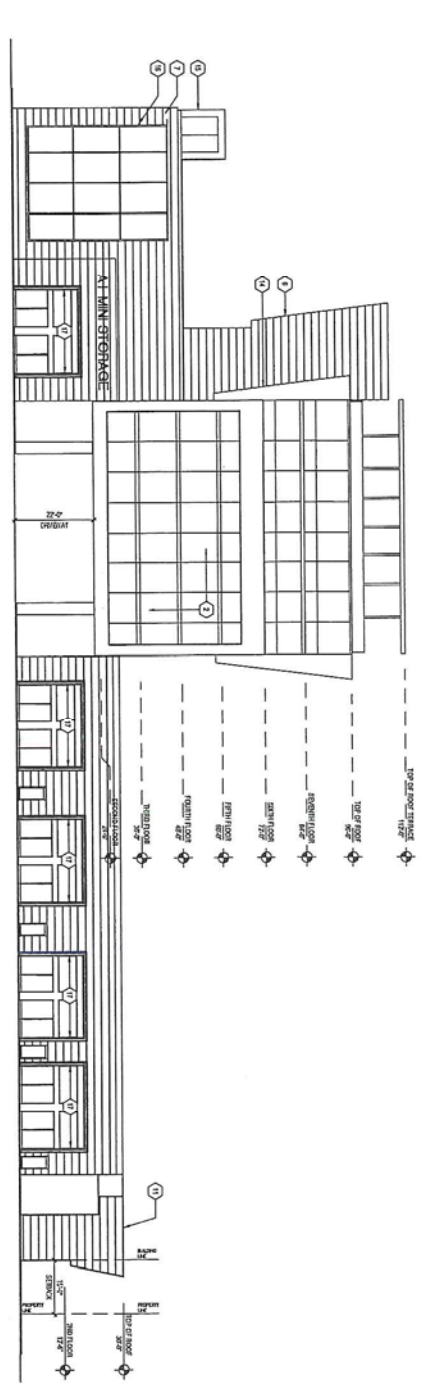


DESIGN BY: RICK D. RUIZ - ASSOC. PA

**A+ MINI STORAGE**  
 4015 SW 11<sup>TH</sup> AVENUE  
 MIAMI, FL 33135



1 EAST SIDE ELEVATION



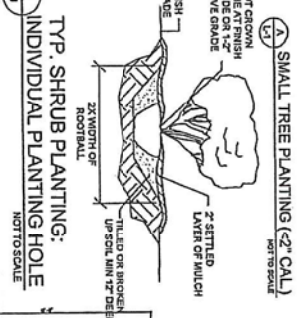
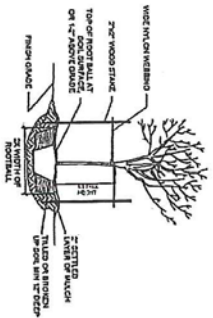
2 WEST SIDE ELEVATION

- KEYNOTES**
1. BALCONY WITH RAILING
  2. EXISTING SIGNAGE
  3. NEW SIGNAGE (SEE PLAN)
  4. ROOF TOP LOADING
  5. GARAGE
  6. STAIR
  7. METAL PANELS
  8. MAIN OCCUPANCY SIGNAGE - COMPLY WITH SEC. 333.34(4) OF THE BPC CODE
  9. ENTRY COVER
  10. EYE SYSTEM
  11. NEWLY TO BE REMOVED
  12. EXISTING GLASSY ROOF
  13. STRUCTURAL COLLARS
  14. SIGN COVER MADE OUT OF EYE SYSTEM
  15. GLASS SYSTEM WITH COMBINATION METAL PANELS AND GLASS, ATTACH SYSTEM TO FACIA OF EXISTING SIGNAGE
  16. EXISTING SIGNAGE REMOVE WITH NEW SIGNAGE
  17. METAL SIGNAGE
  18. UNDERGROUND PARKING OPEN TO ABOVE
  19. UNDERGROUND PARKING
  20. OPENING FOR PARKING VENTILATION REQUIREMENT
  21. SCORE LINE 2" WIDE
- GLAZING AREA**
- RESISTANCE: 4015 SQ. FT. GLASS  
 METAL: 1000 SQ. FT. METAL  
 METALS: 1000 SQ. FT. METAL  
 WALL AREA: 1000 SQ. FT. METAL  
 GLASS AREA: 1000 SQ. FT. METAL

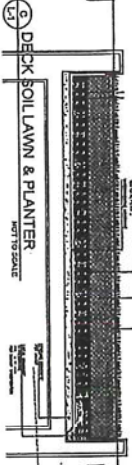
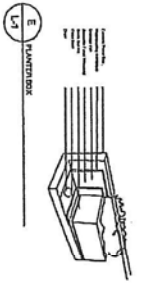
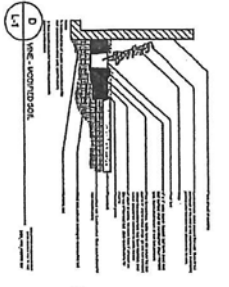
DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DRAWING NO.: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 A-4

ROOF TERRACE LEVEL - PLANTING LEGEND

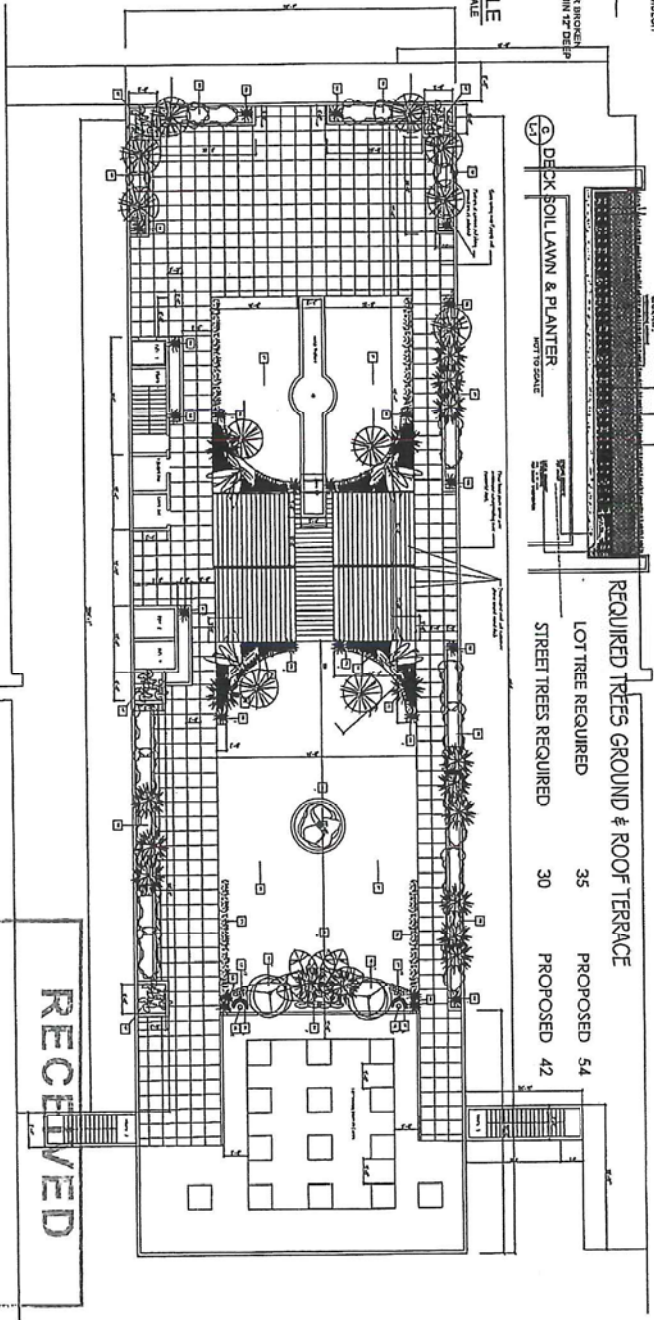
COMMON NAME	SCIENTIFIC NAME	QTY	SPREAD	HEIGHT	PURPOSE	SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY	SPREAD	HEIGHT	PURPOSE
SMALL PLANTING	SMALL PLUM	18	6' x 10'	15-25 FT. HGT	TREE	[Symbol]	NONAQUA SWEET YU.	COCOSYRINA ACQUATA	10	5' x 7' x	1-3 FT. HGT	GROUND COVER
UNDERPLANTING	PROSTRATA MAJESTICA	12	6' x 10'	15-25 FT. HGT	TREE	[Symbol]	RED PLUM	NONAQUA NUNATA	5	2' x 2'	1-3 FT. HGT	GROUND COVER
DRYER GRASS	TRIVARIUM	15	2.4 FT. HGT	3 FT. HGT	GROUND COVER	[Symbol]	ORANGE	FRINDIA SYMBRICA	1	4.5 FT. HGT	2.4 FT. HGT	GROUND COVER
GARDENING	BUSSIA SWALEA	1	35' x 40'	27-50 FT. HGT	TREE	[Symbol]	STURTEVANT GREASE	HYDRALIA COPONIANA	1	4-5' x /	4-5 FT. HGT	SMALL TREE
WALKWAY	MONA GERMIA	1	4.5 FT. HGT	4-5 FT. HGT	SHRUB	[Symbol]	CHARTER DONTONIAH	QUASTONIA CRABUS	1	4.5 FT. HGT	3-5 FT. HGT	SHRUB
BARKVA	MONA GERMIA	1	2'-5'	3'-5' FT. HGT	SHRUB	[Symbol]	BACH SUSTONIA	FRINDIA SYMBRICA	1	4.5 FT. HGT	11-2 FT. HGT	GROUND COVER
EDHART PA.	ADOCYBA	1	4.5 FT. HGT	2'-9' FT. HGT	SHRUB	[Symbol]	SHAD OF FRUITS	STONIDA	1	25' x 40' /	27-50 FT. HGT	TREE
EDHARTGRASS	ADOCYBA	1	4.5 FT. HGT	LANE	SHRUB	[Symbol]	GROUND MAJON	ADOCYBA	1	4.5 FT. HGT	GROUND COVER	



TP. SHRUB PLANTING:  
INDIVIDUAL PLANTING HOLE NOT TO SCALE



REQUIRED TREES GROUND & ROOF TERRACE	LOT TREE REQUIRED	PROPOSED	54
STREET TREES REQUIRED	30	PROPOSED	42



ROOF TERRACE LEVEL - LANDSCAPING PLAN

RECEIVED

MAY 06 2018

DEPARTMENT OF ECONOMIC DEVELOPMENT SERVICES

**OSWALDO MARRERO**  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 NO. 2309  
 FLDA ASSOC. AM

1515 E. MAJOR BLVD.  
 SUITE 3100  
 TAMPA, FL 33613-2901  
 PH (813) 252-3888  
 FAX (813) 252-3889

DATE: BY: MFC & MFC - ADDED: AA  
 DRAWN: MFC & MFC  
 CHECKED: MFC  
 DATE: 12/15/17

**AJLUS MINI STORAGE**  
 675 S. GULF AVENUE  
 TAMPA, FL 33606  
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NO.	DATE	REVISION
1	12/15/17	ISSUED FOR PERMIT

**Roof Terrace Landscaping Plan**

**L-1.1**





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MIAMI-DADE COUNTY  
PROCESS NO: Z17-150  
DATE: JAN 9 2018  
BY: FURNEYS

A+ Mini Storage, Downtown Kendal Urban District

RECEIVED  
JAN 09 2018  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATION AND  
ECONOMIC RESOURCES  
DEVELOPMENT

**Shared Parking Analysis**  
Zoning Application No Z2017000150

**Introduction**

Pursuant to Miami Dade per Sec 33-284.62 this Shared Parking Analysis has been prepared on behalf of A Plus Mini Storage LLC to evaluate a proposed change to the approved plan of development for the Existing Building located in Miami Dade County, Florida on 2.216 gross acres (+2.216 net acres), bounded by 67th Avenue on the west 84th Street on the North. The applicant has prepared plans that describe the extent of the development which involves the construction of a center 7 story building which will serve as the headquarter for Aplus Mini Storage, along with the provision of self-storage facility and office. The project will also include compliance with the DKUD requirements by lining the existing buildings with habitable space, Bldg A will have the expansion to the west side for office retail use and Bldg B will have the expansion to west and north of the building as depicted on site plan. The habitable space on Bldg B along 67th Avenue will be dedicated for retail or office use. Bldg B habitable space along SW 84th Street will be proposed 4 Rowhouses.

**Table 1A – Uses Proposed & Existing A Plus Mini Storage**

Building	Uses Proposed for the Redevelopment Sites	Self Storage	Office	Retail
B1	Existing 4 story Mini Storage / Office	71,302.12 SF	500 SF	2170 SF
B2	Existing 2 story Mini Storage / Retail	63,984.64 SF	2857 SF OFFICE OR RETAIL MIX *	
B3	New Building 7 story Mini Storage / Office	63,800.00 SF	10,120 SF	N/A
Total		199086.76 SF	13,477 SF	5027 SF (AS NOTE *ABOVE)

**ULI Shared Parking Methodology**

The ULI Shared Parking Methodology has been utilized to calculate the parking required using Miami Dade County Parking regulations and the Urban Land Institute Time of Day Factors for Weekday and Weekends time frames for mixed use redevelopment plan and parking required and provided for the existing site development. Table 2 provides ULI Shared Parking Analyses for Weekday and Weekend timeframes documenting that sufficient parking will be provided with the redevelopment plan provide will meet the Shared Parking requirement.

A PLUS DKUD  
Shared Parking Analysis



**RECEIVED** FILE 2  
 SHARED PARKING ANALYSIS BASED ON URBAN LAND INSTITUTE HOURLY OCCUPANCY RATES AND CITY CODE PARKING REQUIREMENTS  
 MIAMI-DADE COUNTY

PROPOSED OFFICE  
 DATE: JAN 9 2018  
 BY: WEEKEND  
 WEEKEND

PROPOSED OFFICE	RETAIL		SELF STORAGE		RESIDENTIAL		TOTAL	
	PARKING SPACES (%)	PARKING SPACES (%)	PARKING SPACES (%)	PARKING SPACES (%)	PARKING SPACES (%)	PARKING SPACES (%)	PARKING SPACES (%)	PARKING SPACES (%)
06:00 AM	1%	3	1%	1	1%	7	38%	29
07:00 AM	20%	6	5%	1	90%	7	38%	29
08:00 AM	60%	19	10%	3	85%	6	41%	31
09:00 AM	80%	26	30%	4	80%	6	56%	42
10:00 AM	90%	29	50%	6	75%	5	68%	51
11:00 AM	100%	32	65%	8	70%	5	67%	51
12:00 PM	90%	29	80%	10	65%	5	76%	57
01:00 PM	80%	26	90%	11	70%	5	82%	63
02:00 PM	60%	19	100%	12	70%	5	82%	63
03:00 PM	40%	13	100%	12	70%	5	81%	61
04:00 PM	20%	6	95%	12	75%	5	80%	60
05:00 PM	10%	3	90%	11	85%	6	84%	63
06:00 PM	5%	2	80%	10	90%	7	84%	63
07:00 PM	0%	---	75%	9	97%	7	84%	63
08:00 PM	0%	---	65%	8	98%	7	79%	60
09:00 PM	0%	---	50%	6	99%	7	69%	52
10:00 PM	0%	---	35%	4	100%	7	62%	47
11:00 PM	0%	---	15%	2	100%	7	51%	39
12:00 MID.	0%	---	0%	0	100%	7	40%	30

Source: Recommended Time of Day Factors for Weekday and Weekend, ULI Shared Parking, latest Edition

Shared Parking

1. The Development Review Committee (DRC) may authorize a parking reduction for a development site with multiple uses upon the review of a shared parking study that demonstrates that the uses are in close proximity to one another and have different peak parking demands and operating hours.
  - a. Shared parking study. The shared parking study shall clearly identify the uses that will use the shared spaces at different times of the day, week, month or year subject to the following:
    - i. The shared parking study shall be based on the Urban Land Institute's (ULI) methodology for determining shared parking, or other generally accepted methodology;
    - ii. The shared parking study shall address the size and type of activities, the composition of tenants or users, the rate of turnover for proposed shared spaces, and the anticipated peak parking and traffic demands;
    - iii. The shared parking study shall provide for no reduction in the number of handicapped spaces;
    - iv. The shared parking study shall provide a plan to convert reserved space to required spaces; and,
    - v. The shared parking study shall be approved by the Planning Department based on the feasibility and observations of the uses to share the parking due to their particular peak parking and trip generation characteristics; and
    - vi. Shared use parking approval shall only be valid for those uses as indicated in the study;
    - vii. If a parking reduction is approved under the provisions of DKUD Regulations.

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MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES

APLUS DKUD  
 Shared Parking Analysis





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2017000150**

Section: 36 Township: 54 Range: 40  
 Applicant: MINI-WAREHOUSE OF KENDALL LTD  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: E.Cespedes  
 Scale: NTS

**Legend**

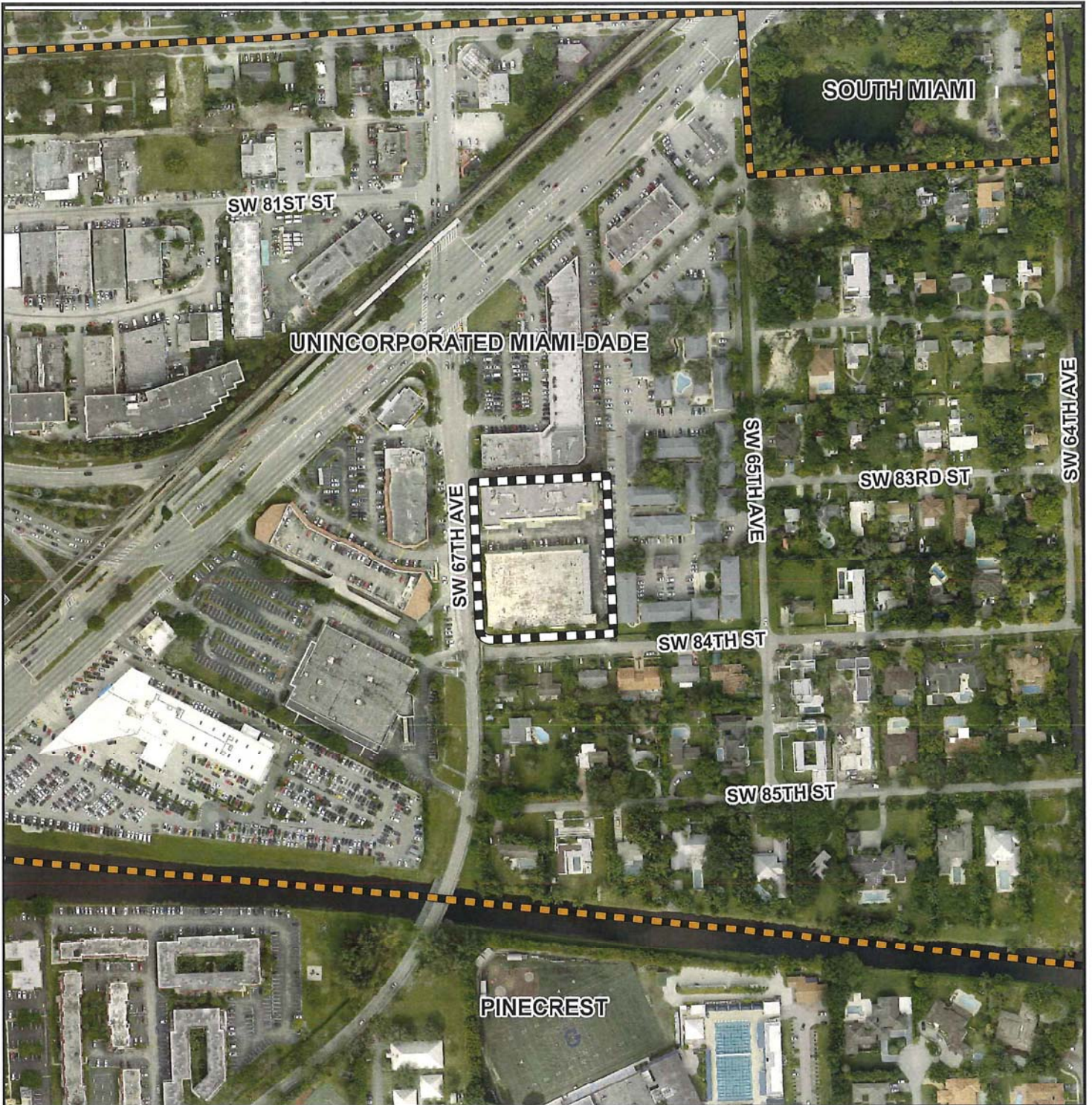
-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, June 9, 2017

REVISION	DATE	BY
	35	





**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2015**

**Process Number**  
**Z2017000150**

**Legend**  
 Subject Property  
 Municipalities



**Section: 36 Township: 54 Range: 40**  
**Applicant: MINI-WAREHOUSE OF KENDALL LTD**  
**Zoning Board: C12**  
**Commission District: 7**  
**Drafter ID: E.Cespedes**  
**Scale: NTS**



SKETCH CREATED ON: Friday, June 9, 2017

REVISION	DATE	BY
		36





**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number  
**Z2017000150**  
RADIUS: 2640

Section: 36 Township: 54 Range: 40  
Applicant: MINI-WAREHOUSE OF KENDALL LTD  
Zoning Board: C12  
Commission District: 7  
Drafter ID: E.Cespedes  
Scale: NTS

**Legend**

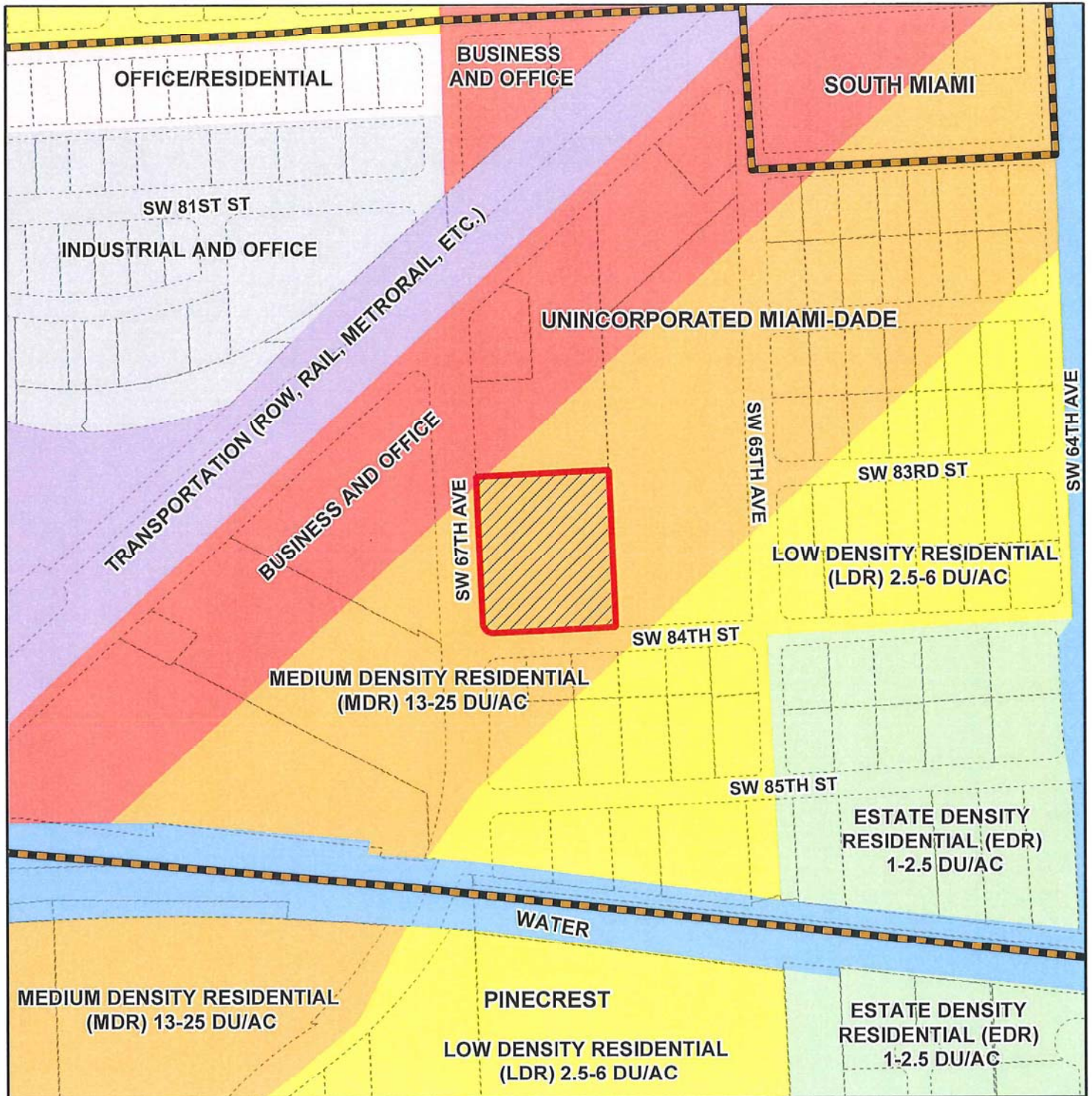
-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Friday, June 9, 2017

REVISION	DATE	BY
	37	





**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2017000150**

Section: 36 Township: 54 Range: 40  
 Applicant: MINI-WAREHOUSE OF KENDALL LTD  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: E.Cespedes  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, June 9, 2017

REVISION	DATE	BY