

MIAMI SHORES PLANNING AND ZONING BOARD
Planning and Zoning Department Staff Report

Hearing Date	March 23, 2017	Meeting Time	7:00 P.M.
File Number	PZ-2-17-20177	Folio Number	11-3206-020-0870
Owner	Tropical Chevrolet Inc.		
Applicant	Same		
Agent	Howard Nudell		
Property Address	8880 Biscayne Blvd		
Legal Description	Multiple parcels including: EL PORTAL SEC 4 PB 12-56 ALL BLK 22 & N479.94 FT OF W1/2 OF NE 5CT & S1/2 OF NE 89ST LYG E & N & ADJ CLOSED PER R-1125 07 & R 430 OR 3931-641 LOT SIZE 124130 SQ FT	Assessor's Building Value	N/A
Property Sq. Ft.	124,130	Building Sq. Ft.	N/A
		Flood Zone	X
Zoning	B2	Future Land Use Designation	General Commercial
Existing Use	New Car Dealership	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; N/A bed/N/A bath	Year Built	1953
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations and Sec. 600 Site plan review and approval required. Addition and upper level parking deck. Parking lot redesign. Building signage.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits FDOH/MDEHS, MDDRER/EPRD and Fire
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	March 6, 2017

Background

The applicant is proposing to demolish the existing Service & Parts building and the Used Car Sales office to open the site to create new green space in the parking lot, redo parking and to provide for better on-site drainage and storm water retention.

The applicant is proposing to remodel and enlarge the existing Collision Center consolidating functions currently undertaken in a u shaped building configuration with open sides for a large portion. The approximately 6,525 sf addition will be constructed on the north side of the existing building. The roof of the addition will add to the rooftop parking currently located on the existing building. The ramp will be moved from the east side of the building to the west side of the building along the westerly property line. There will be a 5 ft. wall build on the ramp and on top of the building to screen the parking from neighboring properties.

An existing administration building along the westerly plot boundary will be remodel but it will not be enlarged.

The applicant is proposing to demolish an existing car wash and construct a new one. The proposed car was is a separate, fully enclosed building with garage doors at each end.

The proposed lighting plan shows the main lot is illuminated with a maximum of 26.5 and a minimum of 6.8 lumens.

The proposed lighting plan shows the back lot is illuminated with a maximum of 6 and a minimum of 1 lumen.

Lot poles are 26 ft. in height.

The parking deck would have approximately 60 lumens right at the light pole dropping to .9 steps away from the pole and to .1 the farther you move away from the pole. The lights have a 2 ft. mounting height and are located on the wall.

Directly off site and to the west is an FEC rail road right-of-way and west of there are townhouses. Just off site lumens drop to 0 at the south end of the center line of the FEC right-of-way and to .8 at the northerly end of the center line of the FEC right-of-way.

Parking lots require illumination of not less than 1 lumen.

Lighting on site is shielded to prevent direct light being visible off site and to direct the illumination.

A new 8 ft. wall is proposed along the westerly boundary and FEC corridor to replace the existing 6 ft. fence. No wall detail has been provided

Sheet AX204-C shows existing and proposed signage and this may be approved as part of this submittal. Within limits the board may authorize staff to approve signage as shown on the plans with minor modifications.

Analysis

The zoning code prohibits car washes in the B2 zoning district. The dealership currently has a car wash located on site for dealership use that is not open to the public. The board must determine if, notwithstanding the code prohibition, a car wash may be permitted accessory to a new car dealership.

The signage is consistent with the code given the extensive frontage for the property. Although somewhat visible from the street most of the signage identifies the building uses.

The design is compatible with use, the area and community.

The proposal is consistent with the technical provisions of the Zoning Code except as noted.

Recommendation

In acting on a site plan, the Planning Board must make a finding that the proposed improvements are harmonious with the community, as required in Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations and Sec. 600 Site plan review and approval required. Addition and upper level parking deck, signage, and, in that regard, may add further conditions or delete or modify staff recommended conditions, deny the application, or continue the item for future consideration.

Planning and Zoning staff recommends **APPROVAL** of the site plan for an addition and upper level parking deck, with a finding that it is consistent with the technical provisions of the Code.

Should the board find that the applicant merits approval, staff recommends that the following conditions apply:

- 1) Approval is granted as shown on the plans submitted and made a part of this approval.

- 2) The car wash is permitted as accessory to a permitted new car dealership provided all federal, state and county environmental and other requirements are met, and further that the car wash is only used by the dealership and is not open to the general public.
- 3) Signage is approved as shown on the plans with staff to authorize minor changes in signage without further referral to the board.
- 4) Lot lighting to be shielded to prevent direct light being visible off site.
- 5) An erosion and sedimentation plan subject to review and approval by the building official is required and must be submitted to the building official with the building permit application. Properly installed soil erosion measures (silt fences, straw barriers, etc.) and anti-tracking area at all construction entrances are required to be put in place and maintained if ground cover is removed or as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 6) The applicant shall provide an architect or engineer's drainage plan and report to certify to the building official that the site provides storm drainage that detains the first one inch in natural or filtered structural facilities prior to the issuance of a building permit by the Building Official.
- 7) The applicant is responsible for the installation and maintenance of drainage structures and any site modifications shown on the drainage plan that are necessary to provide storm drainage that detains the first one inch in natural or filtered structural facilities. Minor modifications to the approved drainage plan shall require a new signed architect or engineer's drainage plan that shall be subject to review and approval of the Building Official and the Planning Director. Major changes to the approved drainage plan including the construction of drainage improvements such as but not limited to mounds and walls, shall require a new site plan review application and review and approval by the Planning and Zoning Board.
- 8) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 9) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan except that major changes shall require Planning and Zoning Board approval as stated in Condition #7.
- 10) Applicant to obtain all required building permits before beginning work.
- 11) Applicant to obtain FDOH/MDEHS, MDDRER/EPRD and Fire approval as required.
- 12) Applicant to meet all applicable code provisions at the time of permitting.
- 13) This zoning permit will lapse and become invalid unless the work for which it was approved is started within one (1) year of the signing of the development order by the board chair, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year.