

Date: March 22nd, 2016

To: The Honorable Mayor and City Council of the City of North Miami

From: Tanya Wilson-Séjour, AICP, Community Planning & Development Director 

Re: **Tentative Plat Approval – CRP/Westport Self-Storage 125th, LLC.**
Folio Numbers: 06-2229-042-0190/0220/0222/0240

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT REQUEST FROM CRP/WESTPORT SELF STORAGE 125TH, LLC, D/B/A U.S. STORAGE CENTERS, TO CONSOLIDATE FOUR (4) ADJACENT PARCELS (SPECIFICALLY IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NUMBERS 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, AND 06-2229-042-0240) INTO ONE (1) SINGLE PARCEL WITH ONE (1) SINGLE FOLIO NUMBER, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

STAFF RECOMMENDATION

That the Mayor and City Council pass and adopt the proposed resolution approving with conditions the tentative plat request from CRP/Westport Self-Storage, LLC, to consolidate the above-captioned adjacent parcels into one single parcel with one single folio number.

PLANNING COMMISSION RECOMMENDATION

At its February 9th, 2016 meeting, the Planning Commission (attended by Commissioners Kevin Seifried, Peggy Boule, Michael McDearmaid, Bob Pechon, Kenny Each, and Jason James) reviewed and discussed the proposed resolution approving with conditions the aforementioned tentative plat request from CRP/Westport Self-Storage, LLC. Following staff's presentation, the Planning Commission discussed the purpose of the requested tentative plat and provided some design recommendations for the self-storage facility proposed for the site, while commending the Applicant for the architectural quality of his other self-storage facilities. Commissioner McDearmaid made a motion to recommend adoption of the resolution and forward it to the Mayor and City Council for final consideration. Seconded by Commissioner Each, the motion passed 6-0 by roll call vote.

BACKGROUND INFORMATION

CRP/Westport Self-Storage 125th, LLC, d/b/a US Storage Centers (the “Applicant”) is the owner on record of the 73,350-sq. ft. property having addresses of 1396 NE 125th Street and 12380-12460 NE 13th Place, North Miami, FL, and specifically identified with Miami-Dade folio or parcel identification numbers: 06-2229-042-0190; -0220; -0222; and -0240. The 6,279-sq. ft. parcel associated with the folio number ending with 0190 is zoned C-3, Commercial District and fronts on NE 125th Street. The two middle parcels (with the folio numbers ending with 0220 and 0222) comprise 22,653 sq. ft. and 15,535 sq. ft. respectively, are zoned M-1, Industrial District, and front on NE 13th Place. The southerly parcel (with folio number ending with 0240) is by far the largest among the four parcels with an area of almost 29,000 sq. ft. This polygonally-shaped parcel stretches from NE 13th Avenue and NE 13th Place, and, like the middle two parcels, is also zoned M-1.

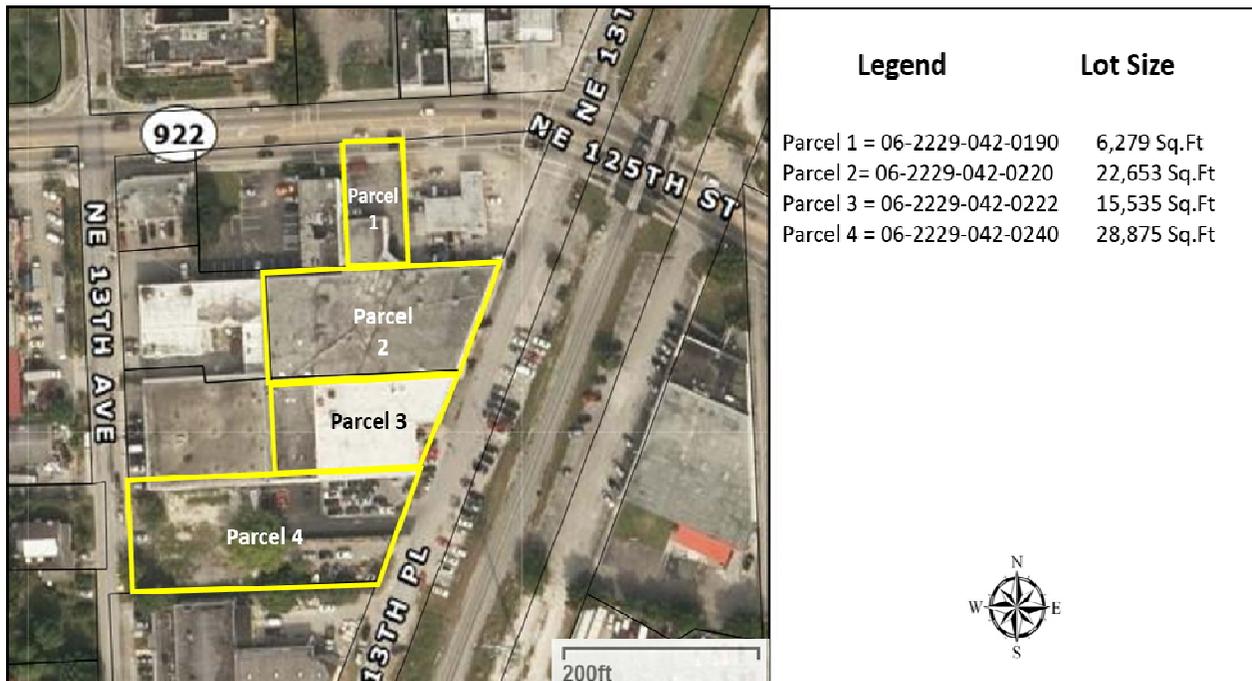
The Applicant is proposing to demolish the existing warehouse on the property and build a new 147,000-square self-storage facility on the three parcels with the M-1 zoning classification,, consistent with the underlying regulations of said zone. The small, non-conforming parcel with the C-3 zoning classification will be used to provide for access to the proposed facility from NE 125th Street, as well as for customer parking. As per the development plans that were submitted to and approved by the City’s Development Redevelopment Committee (DRC), the proposed facility will be comprised of four (4) levels of self-storage, two (2) loading zones and a retail-customer service entryway. Similar to the eighty (80) other facilities that the Applicant owns, operates and manages throughout several other states, this facility will be equipped with many of today’s leading amenities, such as key-code entrances, 24-hour video recording and climate-controlled units. Furthermore, the site plan, depicts a building, which features state-of-the-art, modern design and excellent curb appeal, while breaking the typical storage design norms.

In consideration of the issuance of building permits in connection with the proposed self-storage facility, and for other good and valuable consideration, the Applicant has submitted a Unity of Title (UOT), which was reviewed and accepted by the City Attorney’s Office for legal sufficiency. While this instrument insures against multi-ownerships and possible lack of adherence to the site plan approved by the City’s DRC, it does not however simplify the legal description of the several different parcels involved. In accordance with Chapter 29: “Land Development Regulations (LDRs),” Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances and Chapter 28, Section 28-7(B) of the Miami-Dade County Code of Ordinances, the Applicant has therefore filed this plat of consolidation to address these shortcomings of the UOT and unify the four parcels that make up the subject property into one single parcel featuring one legal description and one folio number.

NEIGHBORHOOD LAND USE CHARACTERISTICS

Property	Future Land Use	Existing Zoning	Existing Use
Site	Commercial Office & Industrial	C-3, Commercial District & M-1, Industrial District	Martial Art School & Warehouse
North	Commercial Office	C-3, Commercial District	Multi-Family Condos
South	Industrial	M-1, Industrial District	Warehouses
East	Industrial	M-1, Industrial District	Warehouses
West	Low-Density Residential	R-2, Single-Family District	Single-Family Houses

As shown in the aerial picture below, the subject property consists of four adjacent parcels lying primarily along NE 13th Place and the FEC Railroad, and with limited frontages on NE 125th Street and NE 13th Avenue. The properties in the immediate vicinity of the site are zoned M-1 and comprise a mixture of warehousing and light manufacturing uses. The properties on both sides of NE 125th Street are commercially zoned and includes uses ranging from retail to offices to apartment buildings. The properties along the west side of NE 13th Avenue are zoned R-2, Single-Family Residential District and have all been developed with single-family residences, except for the 40,563-sq. ft. property located at the southwest corner of NE 125th Street and NE 13th Avenue, which is zoned C-3, Commercial District and features a dry cleaning establishment.



ANALYSIS & RECOMMENDATION

As previously stated, the purpose of this tentative plat request is to unify the four parcels that make up the subject property into one single parcel with a simplified legal description. This request will not require any amendments to the Comprehensive Plan in that it does not change the Commercial/Office and the Industrial Land Use Plan map designations of these parcels, nor does it alter the uses or intensities of development authorized by the Future Land Use Element (FLUE) in these land use designations. Furthermore, this plat of consolidation request will not involve any amendment to either the text of the LDRs or the adopted Zoning Map, nor will it permit any use or development, which is otherwise prohibited by the underlying zoning regulations.

Outside Agencies: Before submitting the tentative plat request, the surveyor retained by the Applicant sent the proposed waiver of plat survey to utility companies, i.e., Florida Power and Light Company (FPL), AT&T, Comcast, and TECO People's Gas for their review and comments. Letters of no objection were received from all such utility companies and are attached to this report.

City Staff Comments: The Community Planning and Development Department (the "Department") reviewed the proposed waiver of plat request and found it to be consistent with the goals, policies and objectives of the City's Comprehensive Plan, and to be in keeping with the purpose and intent of the LDRs, as they relate to dimensional and concurrency requirements. Subsequently, the tentative plat was sent to other City Departments to garner input, particularly Public Works Department to anticipate the impacts on Water and Sewer services. The tentative plat has met with the approval of these other Departments.

In addition to City Staff's comments, peer review comments were also solicited from the City's contracting surveying company, Craven Thompson & Associates. These comments, which are enclosed in this staff report, have been shared with and have all been addressed by the Applicant's surveyor.

In light of these findings, staff is of the opinion that the application is both consistent with the goals, objectives and policies of the City's Comprehensive Plan and in keeping with the purpose and intent of the City's LDRs. Consequently, staff requests that the Mayor and City Council pass and adopt the attached resolution approving the requested tentative plat, subject to the following conditions:

1. *Approving Resolution.* After Mayor and Council approval and upon the filing of a request for County review, a signed copy of the approving resolution shall be delivered to the Platting and Traffic Review Division of the Miami-Dade's Department of Regulatory and Economic Resources, along with copies of the survey.
2. *Expiration of tentative plat.* This tentative plat shall expire and be of no further force and effect if a completed application for a final plat is not filed as set forth in Article 3,

Division 8, Section 3-803 of the LDRs within one hundred eighty (180) days of approval by the County Platting and Traffic Review Division. Should this tentative plat not be extended and be expired, a new tentative plat application shall be resubmitted for further review by City Staff and the Planning Commission pursuant to the requirements of Article 3, Division 8, Section 3-802 of the LDRs.

TWS/ nl

Attachments:

1. Proposed Resolution
2. Tentative Plat – Letter of Intent
3. Exhibit 1 – “Tentative Plat for Pineapple Partners Subdivision”
4. Letters of No Objection from Comcast, FPL and TECO

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT REQUEST FROM CRP/WESTPORT SELF STORAGE 125TH, LLC, D/B/A U.S. STORAGE CENTERS, TO CONSOLIDATE FOUR (4) ADJACENT PARCELS (SPECIFICALLY IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NUMBERS 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, AND 06-2229-042-0240 INTO ONE (1) SINGLE PARCEL WITH ONE (1) SINGLE FOLIO NUMBER, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, CRP/Westport Self Storage 125th, LLC, d/b/a US Storage Centers (“Applicant”) is the owner of four (4) adjacent parcels (specifically identified with Miami-Dade County folio numbers 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, and 06-2229-042-0240, generally situated on 1396 NE 125th Street and 12380-12460 NE 13th Place with approximately 73,342 square feet in size (collectively referred to herein as “Subject Property”); and

WHEREAS, the Applicant has proposed to demolish the existing warehouse on the Subject Property and build a new, state-of-the-art four (4) level self-storage facility with parking (“Facility”), to be developed well within the parameters prescribed by City of North Miami (“City”) Codes of Ordinances, Land Development Regulations (“LDRs”) and other applicable building codes; and

WHEREAS, the purpose of Applicant’s tentative plat request (entitled “Tentative Plat for Pineapple Partners Subdivision”) is to unify the four (4) parcels encompassed in the Subject Property into one (1) single parcel with a simplified legal description, in order to proceed with the development of the new Facility; and

WHEREAS, on February 9, 2016, the City Planning Commission reviewed the Application and found that it conforms to the requirements of Article 3, Division 8, Section 3-802,

LDRs, and thereby recommended approval to the Mayor and City Council, subject to the conditions indicated in staff's report; and

WHEREAS, the Mayor and City Council have determined that the proposed tentative plat furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Application as recommended by the City Planning Commission.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Approval of Tentative Plat.** The Mayor and City Council of the City of North Miami, Florida, hereby approve a tentative plat request from CRP/Westport Self Storage 125TH, LLC, d/b/a US Storage Centers, to consolidate four (4) adjacent parcels (specifically identified by Miami-Dade County folio numbers 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, and 06-2229-042-0240 into one (1) single parcel with one (1) single folio number, in accordance with Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances, Land Development Regulations, and Chapter 28, Section 28-7 (B) of the Miami-Dade County Code of Ordinances.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this ____ day of _____, 2016.

DR. SMITH JOSEPH
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ROLAND C. GALDOS, ESQ.
INTERIM CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Smith Joseph, D.O., Pharm. D.
Vice Mayor Alix Desulme
Councilman Scott Galvin
Councilwoman Carol Keys, Esq.
Councilman Philippe Bien-Aime

_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)



**Letter of Intent for City of North Miami Florida DRC
Self-Storage Facility Located at
1396 NE 125th Street North Miami, FL 33161**

November 30, 2015

To Whom It May Concern:

CRP/Westport Self Storage 125th, L.L.C., d/b/a US Storage Centers requests a tentative plat because it is proposing to develop a new self-storage facility located at 1396 NE 125th Street. However, the entire project will include four (4) parcel numbers total. The majority of the properties (06-2229-042-0240, 06-2229-042-0222 and 06-2229-042-0220) are zoned M-1 wherein self-storage is a permitted use. The fourth parcel (062229-042-0190) is zoned C-3 but this lot will only be used as a main entrance off of NE 125th Street and customer parking.

The existing warehouse located on the subject property will be demolished, to be replaced by a commercial development comprised of four floors of climate controlled self-storage, two loading zones and a retail - customer service entryway.

USSC develops, owns, operates and manages over 80 facilities, throughout 12 states and totaling over 5.1 million rentable square feet. We have a fully integrated platform that combines the best in people, processes and technology with the goal of delivering the best customer experience in the industry. Our facilities are clean, conveniently located, and equipped with many of today's leading amenities such as key-code entrances, 24 hour video recording and climate controlled units.

The aesthetic design provided by TAO architects with the help of the US Storage Centers development team has raised the bar for self-storage development not only in the City of North Miami but the surrounding areas as well. This state of the art - modern design will have excellent curb appeal while breaking the typical storage design norms.

In summary, the increasing population of the surrounding communities including North Miami has created a need for new self-storage facilities. Once developed, this modern storage facility will provide a clean, safe and well positioned environment for the residents of North Miami to store their personal belongs. Thank you for considering our Tentative Plat Development Application.

Sincerely,

CRP/WESTPORT SELF STORAGE 125TH, L.L.C.

By: WESTPORT PROPERTIES, INC.

Its: Manager

By:

Charles Byerly

Its: President



August 7, 2015

Consulting Engineering & Science, Inc.
Attn: Victoria Botto
10700 North Kendall Drive, Suite # 400
Miami, FL 33176

RE: Service availability to 1380 N.E. 125th Street – North Miami Self Storage – Sunshine Design Ticket No. 217502339.

TECO Peoples Gas has natural gas service in the vicinity of the mentioned properties referenced below and we welcome the opportunity to service your client with natural gas. Feasibility for installing the underground service to the above referenced locations can be determined once we have the required load calculations and site plan. The representative for your area is Juan Llarena and he can be reached at (786) 412-9821.

In the meantime, should you need further assistance, you can contact me by calling 954-453-0801.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael K. Walsh", written over a horizontal line.

Michael K. Walsh
Regional Sales Manager
South Region

C: Juan Llarena
MKW/js



Engineering Office Orlando

6000 Metro West Blvd.
Suite 201
Orlando, FL 32835-7631
Phone: (407) 578-8000
Fax: (407) 578-7300
Email: seriksson@pea-inc.net

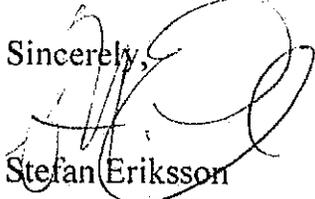
August 12, 2015

CES Consultants, Inc.
Attn: Ms. Victoria Botto
10700N Kendall Dr, Suite 400
Miami, FL 33176
(305) 378-5555

**RE: North Miami Self Storage @ 1380 NE 125th St
Miami-Dade County**

AT&T Corp Long Line (Transmission) and TCG South Florida has no facilities located within the above project limits. No Involvement is anticipated.

Sincerely,



Stefan Eriksson
Assistant Project Engineer

SGE/CM 15-01-007/ 08-04-001
Cc: G. Jacobson/ M. Ayo (AT&T Corp/ TCG South Florida)
File

Orlando, FL Gainesville, FL Miami, FL

December 08, 2015

Hadonne
Land Surveyors & Mappers
1985 NW 88th Ct. Suite 201
Doral FL, 33172

Re: Electric Service Availability
North Miami Self Storage
1380 NE 125th St. Miami-Dade County FL.

Dear Mariela Alvarez;

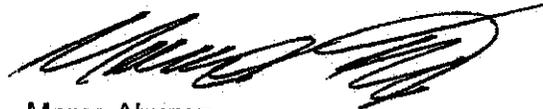
I am familiar with the subject properties and hereby advise you that Florida Power & Light Company is prepared to supply all necessary and required power to the referenced properties.

FPL currently has existing facilities in the vicinity of the site which will supply the power requirements, with the understanding that the owners will grant to Florida Power & Light Company any other easement rights necessary to provide the service from existing utility easements to the property; and pay, if required, any overhead to underground differential costs.

Power will be supplied at prevailing rates for the appropriate class of service. Prior to beginning construction of the above referenced property, FPL will need certain information in order to design the electrical facilities needed to provide electric service.

It is a pleasure to be of service to you. Thank you for your cooperation and if I may be of further assistance, please call me at (305) 770-7979.

Sincerely,



Marco Alvarez
Associate Technical Specialist