



**City Council Report**

**DATE:** May 26, 2020

**TO:** The Honorable Mayor and City Council of the City of North Miami

**FROM:** Tanya Wilson, AICP, Planning, Zoning and Community Development Director

**SUBJECT:** Site Plan Approval – Ground Force Office and Private Luxury Car Collection  
 Address: SW Corner NE 141<sup>st</sup> and West Dixie Highway  
 Folio Number: 06-2219-015-2410

**Owner:** Ground Force, LLC  
 Applicant/Agent: David J. Coviello, Shutts & Bowen, LLC

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A PROPOSED 3-STORY, 30,850 SQ. FT. COMMERCIAL BUILDING WITH OFFICE SPACE AND CAR DISPLAY AREAS, ON THE 0.75 ACRE REAL PROPERTY, GENERALLY LOCATED AT SOUTHWEST CORNER OF N.E. 141<sup>ST</sup> STREET AND WEST DIXIE HIGHWAY AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2219-015-2410, IN ACCORDANCE WITH ARTICLE 2, DIVISION 7, SECTION 2-701 AND ARTICLE 3, DIVISION 2, SECTION 3-204 THROUGH SECTION 3-206, AND ARTICLE 3, DIVISION 3, SECTION 3-302 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED “LAND DEVELOPMENT REGULATIONS”; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**RECOMMENDATION**

That the Mayor and City Council adopt the proposed resolution approving with conditions the site plan for the proposed office and indoor luxury car commercial development, to be approximately located at southwest corner of NE 141<sup>st</sup> Street and West Dixie Highway consistent with the requirements of Article 2, Division 7, Section 2-701 of the City’s Land Development Regulations (LDRs).

**BACKGROUND INFORMATION**

The subject property is a vacant parcel 32,865 square feet in size (0.75 acre), located at the southwest corner of NE 141<sup>st</sup> Street and West Dixie Highway. It is zoned C-1, Commercial; designated Commercial/Office on the Future Land Use Map; and is within the Planned Corridor Overlay District. The property is specifically identified with Miami-Dade County (“County”) folio number 06-2219-015-2410, as depicted in the following aerial picture from the County Property Appraiser’s website. The applicant proposes to create a modern 3-story structure, approximately

30,850 square feet in size and will mainly include office space for the owner as well as display area for a private collection of luxury cars owned by re-known Argentinian race car driver Mr. Pablo Pérez Companc. Additionally, private guests will have access to amenities on-site such as meeting spaces, lounge areas, a race simulator, and a rooftop pool. With the exception of the rooftop pool area, all uses will be contained in a fully enclosed air conditioned space.



**CURRENT REQUEST**

The request before you is for site plan approval of the proposed development. On March 6, 2020, the DRC determined that the proposal independently satisfied the current minimum development requirements, e.g. setbacks, open space, maximum height, as permitted in Article 4, Division 2, Section 4-203 of the City’s LDRs. All comments issued by the various departments have been satisfactorily addressed. The request also satisfies Article 2, Division 7, Section 2-701, where DRC Site Plans require City Council final approval.

**ANALYSIS**

The requested use is consistent with the City’s Comprehensive Plan and LDRs. As such, the development of this property will not require any changes to the Comprehensive Plan designation

of the parcel; nor will it require an amendment to either the text of the LDRs or the adopted Zoning Map.

*Architectural Review:* The proposed commercial development was sent to the City's consultant architect, Synalovski, Romanik, Saye for architectural peer review and comments. Attached is the satisfaction statement provided by the City's architect for approval of the site plan.

*Traffic and Parking Review:* The proposed commercial development was sent to the City's consultant traffic engineer, Kittleson and Associates for traffic generation and parking peer review and comments. Attached is the satisfaction statement provided by the City's traffic engineer for approval of the site plan.

*Landscaping Review:* The proposed commercial development was sent to the City's consultant arborist, Treage, LLC for landscaping peer review and comments. Attached is the satisfaction statement provided by the City's arborist for approval of the site plan.

*City Staff Comments:* The application was taken to a DRC meeting to gather input from other City Departments, including Public Works to anticipate the impacts on Water and Sewer services, drainage design and site engineering. Comments, which were provided by those Departments, have subsequently been satisfactorily addressed by the Applicant. (See attached DRC Approval Letter)

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 is in keeping with the purpose and intent of the City's LDRs. Consequently, staff requests that the Mayor and City Council grant approval of the attached resolution approving the requested site plan subject to the following conditions:

1. Plans. That the property be developed substantially in compliance with the precise plans submitted that consist of a Cover Page; Project Information; Sheet A100, Proposed Site Plan; Sheet A100.1, Zoning Diagrams; Sheet A101-A102, Floor Plans; Sheet A103, Roof Deck; Sheet A401, Elevations; Sheet A402, Street Signage and Material Details; Sheet A403, Photometrics; Sheet A900-A903, Visual Concept; Sheet LS100, Life Safety Plan; as prepared by Archimia, P.A. and last revised on 10/24/2019. Sheet C-01-C-06, Civil Plans; Sheet L-01-L-03, Landscape Plans; as prepared by Thomas Engineering Group and last revised on 01/10/2019.
2. Design Standards: Pursuant to the provisions of Article 5, Division 8, Section 5-802 and other applicable provisions of the LDRs, the development shall incorporate within the project certain design standards such as bike racks, and an internal bike and a pedestrian circulation system among other things.

3. Sustainable Building Program: Section 5-803 of the City's LDRs requires that all new commercial construction, addition or substantial improvement for a commercial property attain a "certified" or higher designation under the LEED-NC or equivalent Rating System. Proof of certification must be submitted and approved by the Community Planning and Development Department prior to Certificate of Occupancy.
4. Development Commencement. The DRC site plan shall remain in full force and effect subject to commencement of development by September 4, 2021 (18 months), or the approval shall be null and void;
5. Building Permits: Upon the submittal of an application for building permits, the submitted plans shall be substantially in accordance with the plans approved through this DRC site plan approval process; said plans to include among other things, but not limited thereto, location of structures, photometric plan, civil plans, landscaping, walls, fences, ingress and egress points, drainage, etc.;
6. Construction fence, removal of construction debris and construction storage: Construction fence(s) shall be provided on the property under construction so as not to create a nuisance to the neighborhood; all construction debris shall be removed from the property; and the storage of construction materials shall meet the approval of the Building Official;
7. Public Works: The development shall comply with all the conditions of the Public Works Department and all other City's Departments such as Community Planning & Development;
8. Approval by Other Agencies: The development shall comply with all applicable conditions and requirements of the Department of Environment Resources Management (DERM), and all other County and State agencies;
9. Certificate of Occupancy. A Certificate of Occupancy from the Building Department shall only be issued upon compliance with all terms and conditions of approval, the same subject to cancellation upon violation of any of the conditions herein listed;
10. Certificate of Use and Business Tax Receipt: A Certificate of Use (CU) from the Community Planning & Development Department and Business Tax Receipt (BTR) from the Finance Office only be issued upon compliance with all terms and conditions of the DRC approval; the same subject to cancellation upon violation of any of the conditions herein listed; and
11. City Council Approval: In accordance with Article 3 Division 2 Section 3-701, the proposed plan must be approved by City Council.

- Attachments:
1. Proposed Resolution
  2. DRC Application – Ground Force, LLC
  3. Letter of Intent

4. Site Plan
5. Elevations/Renderings
6. DRC Approval Letter
7. Synalovski, Romanik, Saye satisfaction statement
8. Kittleson and Associates satisfaction statement
9. Treage, LLC satisfaction statement

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A PROPOSED 3-STORY, 30,850 SQ. FT. COMMERCIAL BUILDING WITH OFFICE SPACE AND CAR DISPLAY AREAS, ON THE 0.75 ACRE REAL PROPERTY, GENERALLY LOCATED AT SOUTHWEST CORNER OF N.E. 141<sup>ST</sup> STREET AND WEST DIXIE HIGHWAY AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2219-015-2410, IN ACCORDANCE WITH ARTICLE 2, DIVISION 7, SECTION 2-701 AND ARTICLE 3, DIVISION 2, SECTION 3-204 THROUGH SECTION 3-206, AND ARTICLE 3, DIVISION 3, SECTION 3-302 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED “LAND DEVELOPMENT REGULATIONS”; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, on July 11, 2017, the Mayor and City Council of the City of North Miami adopted the Land Development Regulations (“LDRs”) under Chapter 29 of the City’s Code of Ordinances, in order to implement the adopted EAR-Based Amendments to the Comprehensive Plan, consistent with the requirements of section 163.3184 of the Florida Statutes; and

**WHEREAS**, Article 3, Division 2, Section 3-204 through 3-206 of the LDRs establish criteria for Site Plan review by the Development Review Committee (DRC); and

**WHEREAS**, Article 2, Division 7, Section 2-701, and Article 3, Division 2, Section 3-204 (O)(1), and Section 3-206 (E) of the LDRs provide that the Mayor and Council review and approve of Site Plan applications for developments over five thousand (5,000) square feet; and

**WHEREAS**, Ground Force, LLC is the owner of the Subject Property, which is 32,865 square feet (0.75 acre) in size, generally located at the southwest corner of NE 141<sup>st</sup> Street and West Dixie Highway, and specifically identified with Miami-Dade County folio number: 06-2219-015-2410; and

**WHEREAS**, the Subject Property has a zoning designation of C-1, Commercial District, which allows a wide-variety of commercial uses, including offices, and is also within the Planned

Corridor Development District which provides for a maximum permitted height of two hundred (200) feet; and

**WHEREAS**, the property owner, Ground Force, LLC authorized David J. Coviello of Shutts & Bowen, LLC (“Applicant”) to submit a Site Plan application to the Community Planning and Development Department, requesting site plan approval for “LUPO Team Collection Garage”, a proposed 3-story, 30,850 sq. ft. commercial building with office space and car display areas on the Subject Property; and

**WHEREAS**, the DRC reviewed the Site Plan and on March 6, 2020, found that it conforms to the requirements of LDRs and the City’s Comprehensive Plan, and thereby recommends the application for approval to the Mayor and City Council, subject to the conditions indicated in the corresponding Staff Report; and

**WHEREAS**, in accordance with Article 2, Division 7, Section 2-701, and Article 3, Division 2, Section 3-204 through 3-206 of the LDRs, the Mayor and City Council find that the proposed site plan application is consistent with the City’s adopted LDRs and the goals, policies and objectives of the City’s Comprehensive Plan.

**WHEREAS**, the Mayor and City Council have determined that the proposed site plan furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Site Plan application as recommended by the DRC.

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

**Section 1. Mayor and City Council Approval.** The Mayor and City Council of the City of North Miami, Florida, hereby approve the site plan application , subject to the conditions indicated in the corresponding Staff Report, for “LUPO Team Collectable Garage” from Ground Force, LLC, to develop a proposed 3-story, 30,850 sq. ft. commercial building with office space and car display areas on the Subject Property located at the southwest corner of NE 141<sup>st</sup> Street and West Dixie Highway, specifically identified with Miami-Dade County folio number: 06-2219-

015-2410, in accordance with Article 3, Division 2, Section 3-204 through 3-206 of the City of North Miami Code of Ordinances, Land Development Regulations.

**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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
PHILIPPE BIEN-AIME  
MAYOR

ATTEST:

\_\_\_\_\_  
VANESSA JOSEPH, Esq.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Jeff P. H. Cazeau, Esq.  
CITY ATTORNEY

SPONSORED BY: City Administration

Moved by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_

**Vote:**

Mayor Philippe Bien-Aime	_____ (Yes)	_____ (No)
Vice Mayor Alix Desulme, Ph.Ed.	_____ (Yes)	_____ (No)
Councilwoman Carol Keys, Esq.	_____ (Yes)	_____ (No)
Councilman Scott Galvin	_____ (Yes)	_____ (No)
Councilwoman Mary Estimé-Irvin	_____ (Yes)	_____ (No)



## DRC Site Plan Application

**Instructions: Please print or type all information. The application must be filled out accurately and completely.**

**TYPE OF APPLICATION:**

- Residential                       Industrial  
 Commercial                       Mixed-Use

**PROPERTY OWNER'S INFORMATION:**

Owner's Name: GROUND FORCE LLC  
Mailing Address: 9349 Collins Avenue Unit 505  
City: Surfside State: FL Zip: 33154  
Phone #: (305) 415-9437 E-mail Address: DCoviello@shutts.com

**APPLICANT/DULY APPOINTED AGENT INFORMATION:**

Contact Name: David J. Coviello  
Company Name: Shutts & Bowen LLP  
Mailing Address: 200 South Biscayne Boulevard, Suite 4100  
City: Miami State: FL Zip: 33131  
Phone: (305) 415-9437 E-mail Address: DCoviello@shutts.com

**PROJECT INFORMATION:**

Project Name: Ground Force Warehouse  
Address of Property: Northeast 141 Street & West Dixie Highway, North Miami, Florida 33161  
Folio Number(s): 06-2219-015-2410  
Size of Property: 32,865 Sq.Ft Building Square Footage: \_\_\_\_\_

**LEGAL DESCRIPTION:** See attached.

**PREVIOUS APPROVALS:**

Previous approvals (list all previous approvals that substantial compliance/site plan modification/administrative modification is being sought):

N/A Date Approved: N/A  
Date Approved: \_\_\_\_\_

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**OWNERSHIP AFFIDAVIT FOR CORPORATION**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Before me, the undersigned authority, personally appeared Pablo Pérez Companc  
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, or otherwise authorized to sign on behalf of the Corporation, doing business at the following address:  
270 Northeast 61 Street, Miami, Florida 33137
2. The Corporation owns the property which is the subject of this request.
3. The subject property is legally described as:  
See attached.
4. Affiant is legally authorized to file this application or the Affiant has authorized David J. Coviello  
as the applicant/duly appointed agent to file this application and to receive all correspondence and represent the Affiant.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning action granted at public hearing.

**WITNESSES:**

Signature [Signature]  
 Print Name MAURO DIEHLIOM

Signature [Signature]  
 Affiant's Signature  
 Print Name Pablo Pérez Companc

Signature [Signature]  
 Print Name JUAN ESPANOSA

Sworn to and subscribed before me on the 24 day of July, 2019.  
 Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary [Signature] 5-20-2021  
 Commission Expires:



JESUS GONZALEZ  
 MY COMMISSION # GG 086594  
 EXPIRES: May 20, 2021  
 Bonded Thru Budget Notary Services

CS R



**OWNERSHIP AFFIDAVIT FOR INDIVIDUAL**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Before me, the undersigned authority, personally appeared \_\_\_\_\_  
\_\_\_\_\_ hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property that is the subject of this request.
2. The subject property is legally described as:  
\_\_\_\_\_
3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of the zoning approval.
4. The Affiant has authorized \_\_\_\_\_ as the applicant/duly appointed agent to file this application and to receive all correspondence and represent the Affiant.

**WITNESSES:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Affiant's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Sworn to and subscribed before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary \_\_\_\_\_

Commission Expires:

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**OWNER'S LIMITED POWER OF ATTORNEY PERMITTING APPLICANT TO FILE FOR THE REQUEST  
(CORPORATION)**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

On behalf of GROUND FORCE LLC, a Delaware (state) corporation,  
Pablo Pérez Companc being first duly sworn, deposes and says that as the  
~~President/Vice-President or CEO~~ (circle one) of the aforesaid Corporation, which is the owner of the property legally described below  
sole manager and member  
and which is the subject property of the proposed request, does hereby grant limited power of attorney to David J. Coviello  
as applicant, to file this application for the proposed request.

**LEGAL DESCRIPTION:**

See attached.

**WITNESSES:**

Signature

Print Name

Signature

Print Name

GROUND FORCE LLC

Name of Corporation

270 Northeast 61 Street, Miami, Florida 33137

Address

By: ~~President/Vice-President or CEO~~ (circle one)  
Sole manager and member

Sworn to and subscribed before me on the 24 day of JULY, 2019  
Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary

Commission Expires: 05-20-2021



JESUS GONZALEZ  
MY COMMISSION # GG 086594  
EXPIRES: May 20, 2021  
Bonded Thru Budget Notary Services

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**OWNER'S LIMITED POWER OF ATTORNEY PERMITTING APPLICANT TO FILE FOR THE REQUEST**  
**(INDIVIDUAL)**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, \_\_\_\_\_, the fee owner, which is the fee owner of the property legally described below and which is the subject of the proposed request, do hereby grant limited power of attorney to \_\_\_\_\_, to file this application for the proposed request.

**LEGAL DESCRIPTION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WITNESSES:**

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Fee Owner's Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_

Sworn to and subscribed before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary \_\_\_\_\_

Commission Expires:

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The Land is described as follows:

Lots 1, 11, 12 and 13, Block 13, BISCAYNE HIGHLANDS, according to the map or plat thereof as recorded in Plat Book 46, Page 26, Public Records of Miami-Dade County, Florida; along with a parcel of land conveyed by the City of North Miami, a Florida municipal corporation as recorded in Quit-Claim Deed recorded April 21, 2015 in Official Records Book 29585 Page 3905 Public Records of Miami-Dade County, Florida, as more particularly described as follows:

A parcel of land in the city of North Miami, Miami-Dade County Florida said parcel "B" more particularly described as follows: Beginning at the most Southerly Southeast corner of Lot 1, Block 13, of Biscayne Highlands as recorded in Plat Book 46, at Page 26, of the Public Records of Miami-Dade County, Florida; thence Northeasterly along the Southeasterly line of said Lot 1, Block 13, for a distance of 102.34 feet to the most Easterly Southeast corner of said Lot 1, Block 13; thence Northerly along the East line of said Lot 1, Block 13, for a distance of 66.92 feet to the Northeast corner of said Lot 1, Block 13; thence easterly along the Easterly prolongation of the North line of said Lot 1 for a distance of 95.40 feet to the most Northerly Northwest corner of Lot 13, Block 13 of Biscayne Highlands; thence Southwesterly along the Northwesterly line of Lots 13, 12, and 11, Block 13 for a distance of 119.78 feet to the Northwest corner of said Lot 11, Block 13; thence Northwesterly along the Northwesterly prolongation of the Southwesterly line of Lot 11, Block 13, for a distance of 10.00 feet to a point, said point being the intersection with the theoretical centerline of an existing alley; thence Southwesterly along said theoretical centerline for a distance of 86.98 feet to a point on the Easterly prolongation of the Southerly line of Lot 1, Block 13 of Biscayne Highlands; thence Westerly along said Easterly prolongation for a distance of 14.12 feet to the point of beginning.



DAVID J. COVIELLO  
PARTNER  
Shutts & Bowen LLP  
200 South Biscayne Boulevard  
Suite 4100  
Miami, Florida 33131  
DIRECT (305) 415-9437  
FAX (305) 415-9837  
EMAIL dcoviello@shutts.com

October 28, 2019

**BY HAND DELIVERY**

Development Review Committee  
Community Planning & Development Department  
City of North Miami  
12400 NE 8<sup>th</sup> Avenue  
North Miami, Florida 33161  
**Attn: Derrick Cook, Zoning Manager**

**Re: Ground Force, LLC – Revised Letter of Intent  
Development Review Committee (“DRC”)**

Dear Members of the Committee:

We represent Ground Force, LLC (“Owner”) in connection with its plans to develop vacant property located at the intersection of NE 141<sup>st</sup> Street and West Dixie Highway (the “Property”). Specifically, Owner is proposing to develop a state-of-the-art facility to house its offices and operate a luxury car garage (the “Project”). In accordance with the Land Development Regulations (the “Regulations”) of the City of North Miami (“City”), we are pleased to submit the enclosed revised DRC Site Plan Application (the “Application”) for this exciting Project.

By way of background, the Project is being spearheaded by Mr. Pablo Pérez Companc. Mr. Pérez Companc is a world-renowned Argentinian racing driver that has competed in several professional racing competitions, including the Argentine Formula Renault Championship, Indy Pro Series, and Pirelli World Challenge. Mr. Pérez Companc is also an avid collector of luxury cars and race cars. His vision for this Project is to create modern office space for his company, display his private collection of cars, and offer a unique climate-controlled space to other car collectors for their cars. Clients will also be able to enjoy the amenities of the facility and socially interact with other car aficionados. While this business concept is unique, it has recently gained popularity in Southeast Florida, resulting in the development of projects in Miami, Overtown, and Doral. Developers in Southwest Florida have also taken notice of the increased demand for luxury car facilities.

The Property, as depicted in Figure 1 below, is a 32,865-square foot vacant lot lying at the southwest corner of the intersection of NE 141<sup>st</sup> Street and West Dixie Highway. The alley

that previously bisected the Property was vacated by the City pursuant to Resolution 2014-R-114 (ratified by Resolution 2018-R-12), and the real property comprising the alley was conveyed to the Owner's predecessor in title on April 21, 2015.



Figure 1

Under the Regulations, the Property is zoned C-1 Commercial District and is located within the City's Planned Corridor Overlay District ("PCD"). The land use designation under the City's Comprehensive Plan is "Commercial/Office," which is intended to provide for business, office, retail, service, light industrial and other commercial enterprises.

The Project will consist of a new beautifully designed 3-story, approximately 30,850 square foot commercial building, which will include primarily office space for Owner's company and car display areas. Additionally, as mentioned above, clients will also have access to amenities on-site such as meeting spaces, lounge areas, a race simulator, and a rooftop pool. With the exception of the rooftop pool area, all uses will be contained in fully enclosed air-conditioned space. Consistent with the criteria in the Regulations, the proposed design of the Project along West Dixie Highway will include extensive glazing of the facade affording colorful views into the main display area and lobby space, which will showcase race cars and racing memorabilia and merchandise. These areas also have the potential to serve as a unique location for certain special events, including events during Art Basel.

With the recent changes to the City's Regulations and its Comprehensive Plan, the City has laid the groundwork for redevelopment of the West Dixie Highway corridor, which has historically lagged behind other areas of the City in terms of economic growth. If approved, the Project will be the first major development project in the immediate area, and the Owner is prepared to commence construction immediately upon obtaining a building permit and all other necessary approvals. This type of significant financial investment and high-end development has the potential to serve as a catalyst for other development in the area and help further the City's goal of revitalization. Furthermore, the development of the Property will naturally improve the aesthetic quality of the built environment and bring a substantial increase of tax revenue to the City given that the Property is currently assessed as a vacant lot.

As reflected on the enclosed architectural plans prepared by Archimia, P.A. and the landscape plans prepared by Thomas Engineering Group, the Project has been designed to meet the development standards in the Regulations and the Comprehensive Plan. Additionally, to our knowledge, there is sufficient level of service for required public facilities (e.g., sanitary sewer and potable water) to service the Project. Connections to the public facilities, as well as drainage plans, are provided in the engineering drawings also prepared by Thomas Engineering Group.

We look forward to the opportunity to present this Project to you. In the meantime, if you have any questions or require additional information, please do not hesitate to contact us.

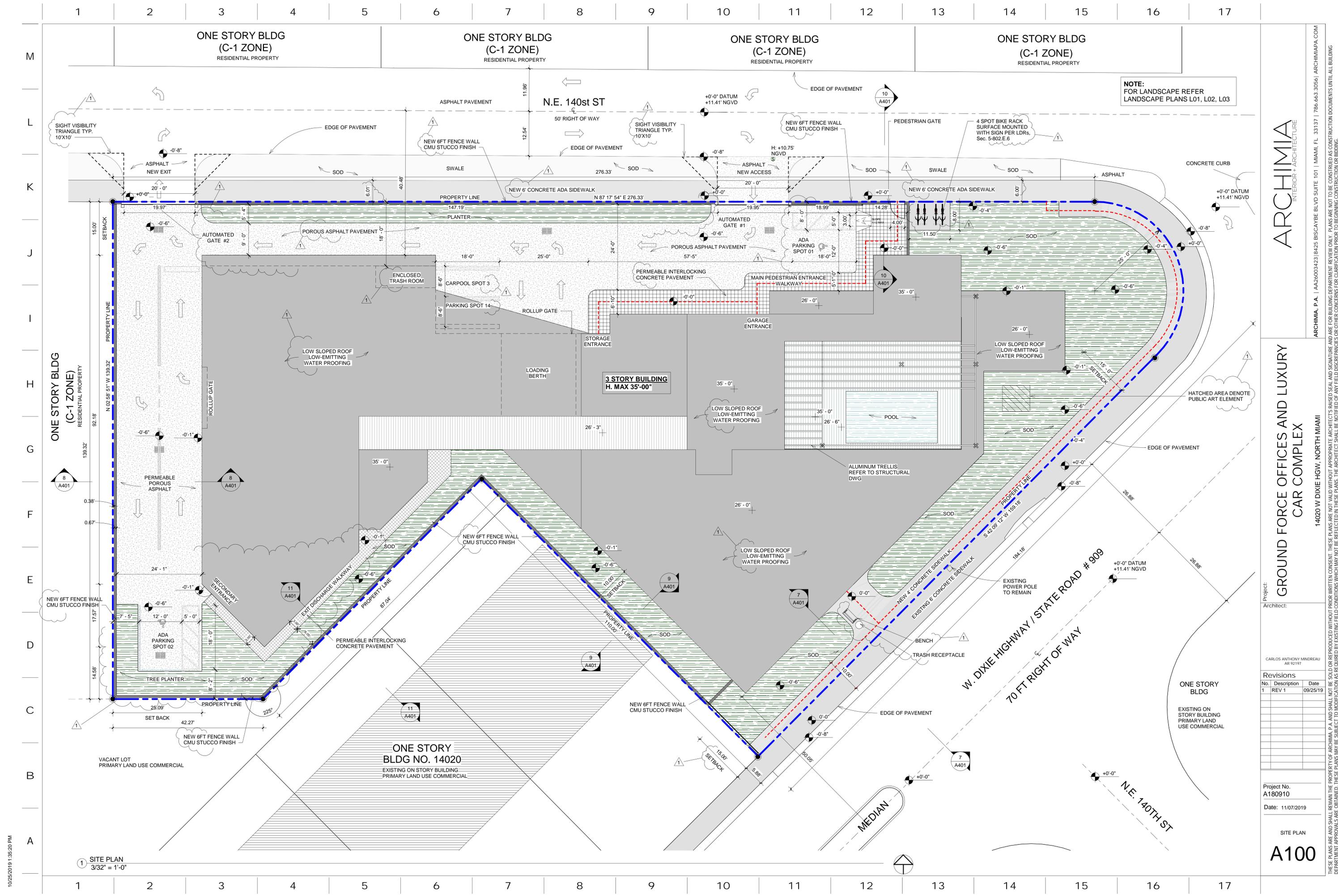
Sincerely,

Shutts & Bowen LLP

A handwritten signature in blue ink, appearing to read 'D. Coviello', with a long horizontal flourish extending to the right.

David J. Coviello

cc: Ground Force, LLC



10/25/2019 1:35:20 PM  
 D:\ARCHITECTS\180910 - LUX CARDS\GSGROUND FORCE\_SITE PLAN REVIEW\_REV1.rvt

1 SITE PLAN  
 3/32" = 1'-0"

**GROUND FORCE OFFICES AND LUXURY CAR COMPLEX**  
 14020 W DIXIE HWY, NORTH MIAMI

Project: CARLOS ANTHONY MINDREAU  
 Architect: AR 92197

Revisions	No.	Description	Date
	1	REV 1	09/25/19

Project No. A180910  
 Date: 11/07/2019

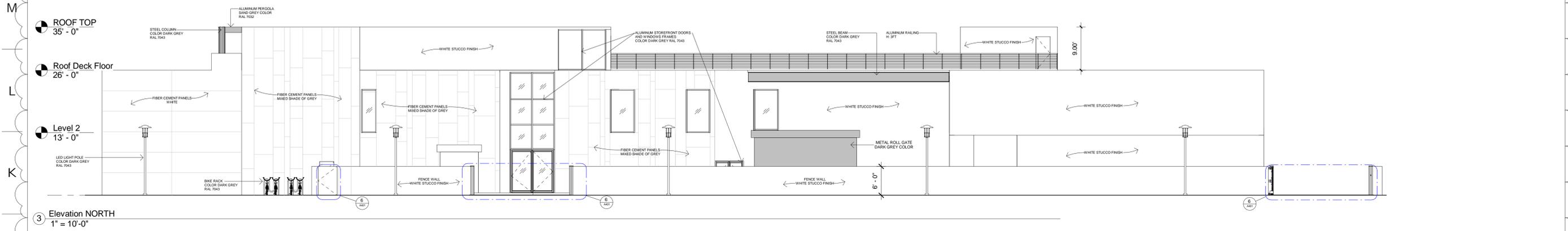
SITE PLAN  
**A100**

**ARCHIMIA**  
 INTERIOR + ARCHITECTURE  
 ARCHIMIA, P.A. | A02600342318425 BISCAYNE BLVD SUITE 101 | MIAMI, FL 33137 | 786.663.3056 | ARCHIMIA.PA.COM

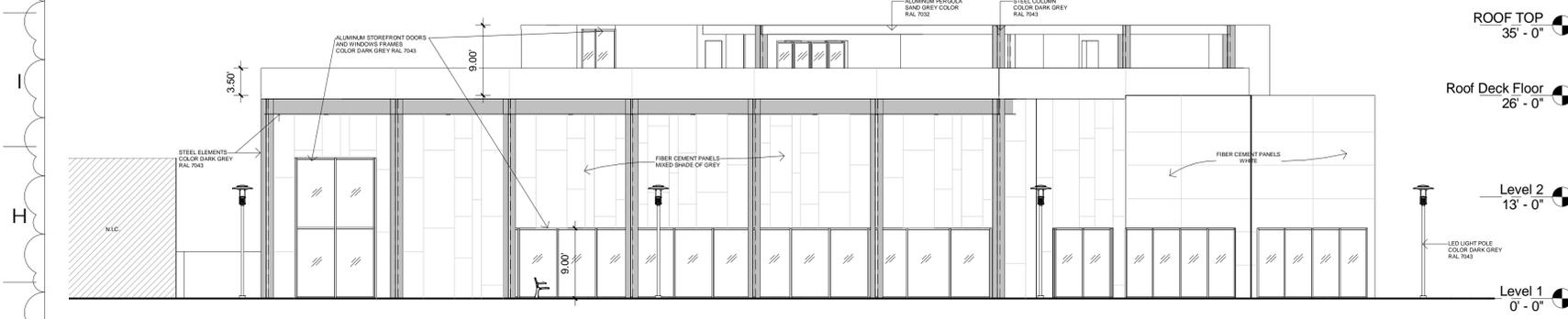
THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECTS RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.

NOTE:  
 FOR LANDSCAPE REFER  
 LANDSCAPE PLANS L01, L02, L03

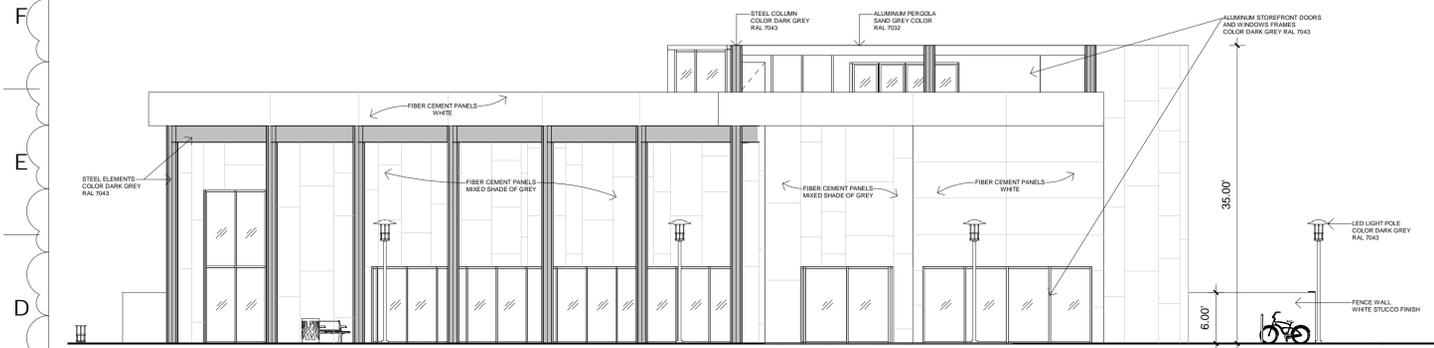
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



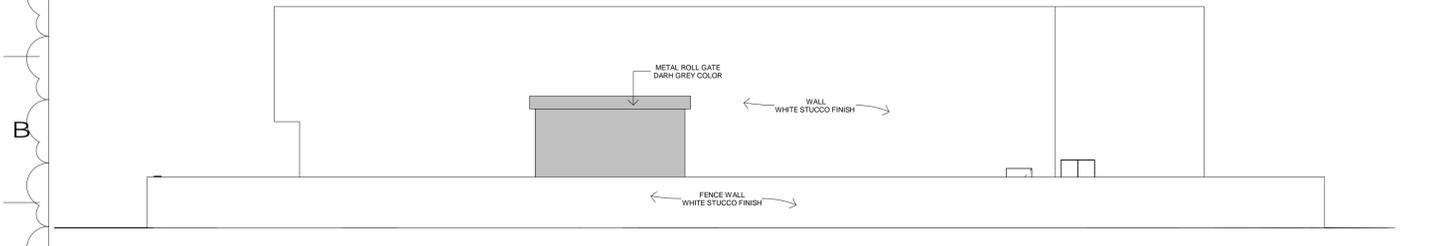
3 Elevation NORTH  
1" = 10'-0"



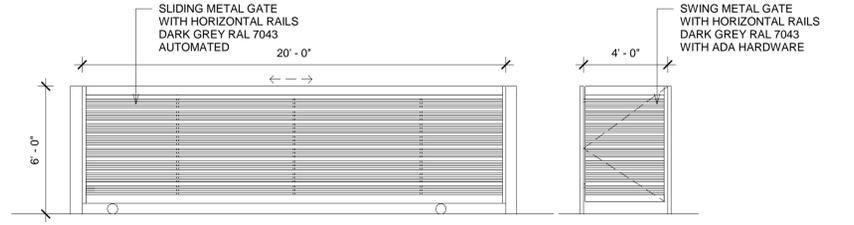
1 Elevation W DIXIE (S/E)  
1" = 10'-0"



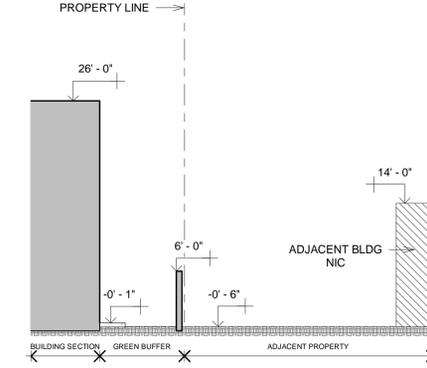
2 Elevation EAST  
1" = 10'-0"



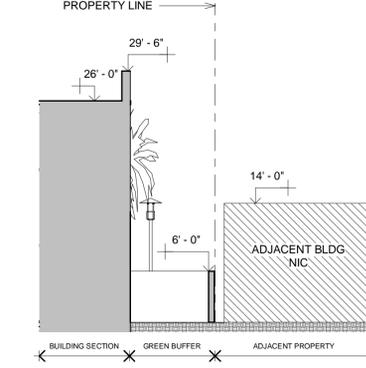
4 Elevation West  
1" = 10'-0"



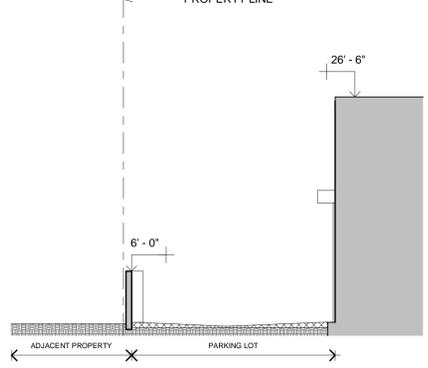
6 GATES DESIGN TYP  
1/4" = 1'-0"



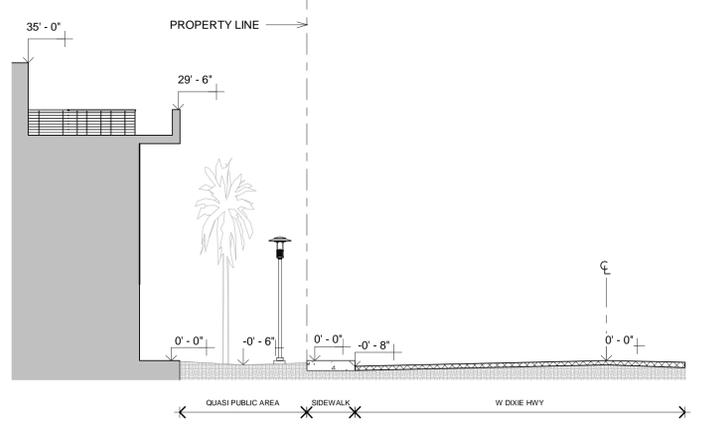
11 SECTION SOUTH WEST  
1" = 10'-0"



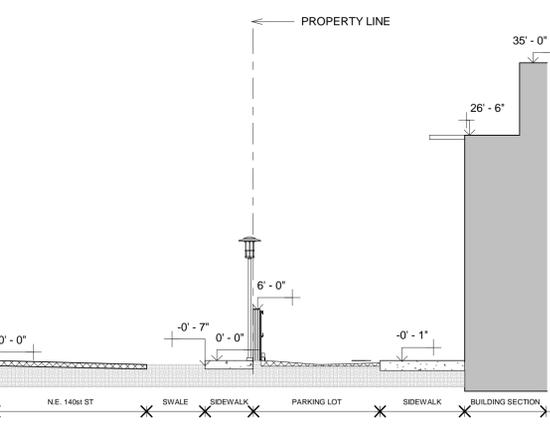
9 Section 8  
1" = 10'-0"



8 3 SECTION WEST SIDE  
1" = 10'-0"



7 1 SECTION WEST DIXIE HGWY  
1" = 10'-0"



10 2 SECTION 141ST STREET  
1" = 10'-0"

ARCHIMIA  
INTERIOR ARCHITECTURE

GROUND FORCE OFFICES AND LUXURY  
CAR COMPLEX

14020 W DIXIE HWY, NORTH MIAMI

ARCHIMIA, P.A. | A02600342318425 BISCAYNE BLVD SUITE 101 | MIAMI, FL 33137 | 786.663.3064 | ARCHIMIA.PA.COM

Project No. A180910

Date: 11/07/2019

No.	Description	Date
1	REV 1	09/25/19

EXTERIOR ELEVATION & SECTION

A401

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECTS RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.

10/25/2019 1:35:43 PM D:\ARCHIMIA\PROJECTS\A180910 - LUX CAR\DWGS\GROUND FORCE\_SITE PLAN REVIEW\_REV1.rvt



VIEW FROM W DIXIE HWY

Project: **GROUND FORCE OFFICES AND LUXURY CAR COMPLEX**  
Architect: **ARCHIMIA INTERIOR + ARCHITECTURE**

14020 W DIXIE HWY, NORTH MIAMI

ARCHIMIA, P.A. | A02600342318425 BISCAYNE BLVD SUITE 101 | MIAMI, FL 33137 | 786.663.3056 | ARCHIMIA.PA.COM

CARLOS ANTHONY MINDREAU  
AR 92197

Revisions		
No.	Description	Date
1	REV 1	09/25/19

Project No. **A180910**

Date: 11/07/2019

VISUAL CONCEPT

**A900**

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

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VIEW FROM W DIXIE HWY

Project: **GROUND FORCE OFFICES AND LUXURY CAR COMPLEX**  
Architect: ARCHIMIA

ARCHIMIA  
INTERIOR + ARCHITECTURE

ARCHIMIA, P.A. | AA2600342318425 BISCAYNE BLVD SUITE 101 | MIAMI, FL 33137 | 786.663.3056 | ARCHIMIA.PA.COM  
14020 W DIXIE HWY, NORTH MIAMI  
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CARLOS ANTHONY MINDREAU  
AR 92197

No.	Description	Date
1	REV 1	09/25/19

Project No.  
A180910  
Date: 11/07/2019

VISUAL CONCEPT  
A901

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

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10/25/2019 1:35:58 PM



VIEW FROM W DIXIE HWY

ARCHIMIA  
INTERIOR + ARCHITECTURE

Project: GROUND FORCE OFFICES AND LUXURY CAR COMPLEX  
Architect: ARCHIMIA, P.A. | 14020 W DIXIE HWY, NORTH MIAMI

No.	Description	Date
1	REV 1	09/25/19

Project No. A180910  
Date: 11/07/2019

VISUAL CONCEPT  
A902

ARCHIMIA, P.A. | A02600342318425 BISCAYNE BLVD SUITE 101 | MIAMI, FL 33137 | 786.663.3056 | ARCHIMIA.PA.COM  
THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECTS RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.



VIEW FROM N.E. 140ST ST

ARCHIMIA  
INTERIOR + ARCHITECTURE

Project: GROUND FORCE OFFICES AND LUXURY CAR COMPLEX  
Architect: 14020 W DIXIE HWY, NORTH MIAMI

Project No. A180910  
Date: 11/07/2019

No.	Description	Date
1	REV 1	09/25/19

VISUAL CONCEPT  
A903

ARCHIMIA, P.A. | A02600342318425 BISCAYNE BLVD SUITE 101 | MIAMI, FL 33137 | 786.663.3061 | ARCHIMIA.PA.COM  
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# MEMORANDUM

**To:** Shutts & Bowen LLP  
c/o David J. Coviello  
200 South Biscayne Blvd, Suite 4100  
Miami, FL 33131

**Cc:** Tanya Wilson, AICP: Planning, Zoning & Development Director  
Debbie Love, AICP: City Planner  
Arthur Sorey: Interim City Manager

**From:** Derrick L. Cook, MBA: Zoning Manager

**Date:** March 6, 2020

**RE:** ZSNC0-2019-00004  
Ground Force Offices and Luxury Car Complex @ 06-2219-015-2410  
DRC Site Plan Approval with Conditions

---

**Applicant:** David J. Coviello, Shutts & Bowen LLP

**Property Location:** Vacant Lot (Southwest corner of NE 141 St. and W. Dixie Hwy., North Miami, FL 33161)

**Folio Numbers(s):** 06-2219-015-2410

**Size of Property** 32, 865 Square Feet (0.75 Acres)

**Existing Zoning:** C-1, Commercial

Pursuant to Article 3, Division 2, Section 3-206 of the City of North Miami Land Development Regulations (LDRs), the Community Planning and Development Department has reviewed the above-captioned DRC site plan application for the proposed Ground Force Offices and Luxury Car Complex development and is granting site plan approval subject to the following conditions:

1. **Plans.** That the property be developed substantially in compliance with the precise plans submitted that consist of a Cover Page; Project Information; Sheet A100, Proposed Site Plan; Sheet A100.1, Zoning Diagrams; Sheet A101-A102, Floor Plans; Sheet A103, Roof Deck; Sheet A401, Elevations; Sheet A402, Street Signage and Material

Details; Sheet A403, Photometrics; Sheet A900-A903, Visual Concept; Sheet LS100, Life Safety Plan; as prepared by Archimia, P.A. and last revised on 10/24/2019. Sheet C-01-C-06, Civil Plans; Sheet L-01-L-03, Landscape Plans; as prepared by Thomas Engineering Group and last revised on 01/10/2019.

2. Design Standards: That, pursuant to the provisions of Article 5, Division 8, Section 5-802 and any applicable provisions of the LDRs, the development shall incorporate within the project, which includes bike racks, internal bike and pedestrian circulation system among other things.
3. Sustainable Building Program: That, pursuant to Section 5-803(H) of the City's LDRs requires that all new commercial construction, addition or substantial improvement for a commercial property is required to attain a "certified" or higher designation under the LEED-NC or equivalent Rating System. Proof of certification must be submitted and approved by the Community Planning and Development Department prior to Certificate of Occupancy. The minimum green building requirements are outlined in Section 5-803(J).
4. Development Commencement. That the DRC site plan shall remain in full force and effect subject to commencement of development by September 4, 2021 (18 months), or the approval shall be null and void;
5. Building Permits: That, upon the submittal of an application for building permits the submitted plans be substantially in accordance with the plans approved through this DRC site plan approval process; said plans to include among other things, but not limited thereto, location of structures, photometric plan, civil plans, landscaping, walls, fences, ingress and egress points, drainage, etc.;
6. Construction fence, removal of construction debris and construction storage: That, construction fence(s) shall be provided on the property under construction so as not to create a nuisance to the neighborhood; all construction debris shall be removed from the property; and the storage of construction materials shall meet the approval of the Building Official;
7. Public Works: That the development comply with all the conditions of the Public Works Department and all other City's Departments such as Community Planning & Development;



# MEMORANDUM

8. Approval by Other Agencies: That, the development comply with all applicable conditions and requirements of the Department of Environment Resources management (DERM), and all other County and State agencies;
9. Certificate of Occupancy. That, a Certificate of Occupancy from the Building Department shall only be issued upon compliance with all terms and conditions of approval, the same subject to cancellation upon violation of any of the conditions herein listed;
10. Certificate of Use and Business Tax Receipt: That, a Certificate of Use (CU) from the Community Planning & Development Department and Business Tax Receipt (BTR) from the Finance Office only be issued upon compliance with all terms and conditions of the CUP and DRC approval; the same subject to cancellation upon violation of any of the conditions herein listed; and
11. City Council Approval: In Accordance with Article 3 Division 2 Section 3-206.0.1 the proposed plan must be approved by City Council.

Please feel free to proceed with your building permit application inasmuch the plans submitted for the building permit are substantially in compliance with these approved plans. Any deviation will require approval from the Community Planning and Development Department.

Respectfully,

A handwritten signature in blue ink, appearing to read "Derrick L. Cook". The signature is stylized and includes a large circular flourish on the left side.

Derrick L. Cook, MBA  
Zoning Manager  
Community Planning & Development



SYNALOVSKI ROMANIK SAYE  
Architecture • Planning • Interior Design

February 26, 2020

Lorna Louis-Pierre  
Community Planning & Development Department  
12400 NE 8th Avenue  
North Miami, FL 33161

RE: **Luxury Car Storage Complex**  
**14020 West Dixie Highway**

Dear Lorna.

As requested, we have provided a peer review for the plans submitted for the above referenced project. Please find our comments below:

#### Cover Sheet

No comments.

#### Sheet G100 – Cover Data

1. The Building Area is represented in 4 different locations on the sheet, but 3 different values are used. Please rectify or explain.

**Response in 01.06.20 Resubmittal: Corrected. See Sheet G-100.**

**SRS Comment on 01.06.20: Comment satisfied.**

2. As floor plans do not clearly identify room names, it is difficult to ascertain how the parking calculation were calculated. Appears that the floor plans has some sort of color coding, recommend naming rooms, classifying by color code and providing a chart that indicates what is included in the warehouse area and office area. And please identify whether Roof Area is included.

**Response in 01.06.20 Resubmittal: Corrected and identified. See Sheets A-101 to A-103.**

**SRS Comment on 01.06.20: Comment satisfied.**

#### Sheet A100 – Site Plan

1. Please dimension front setback on Site Plan.

**Response in 01.06.20 Resubmittal: Added. See Sheets A-100.**

**SRS Comment on 01.06.20: Comment satisfied.**

2. Please confirm compliance with Sec. 5-1206. - Perimeter landscaping relating to abutting properties at the adjacent properties.

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T 954.961.6806 • F 954.961.6807 • www.synalovski.com



**Response in 01.06.20 Resubmittal: Confirmed. See Sheets L-01.**  
**SRS Comment on 01.06.20: Comment satisfied.**

3. Please confirm compliance with Sec. 5-1208. - Required landscaping for off-street parking adjacent to public rights-of-way.

**Response in 01.06.20 Resubmittal: Confirmed. See Sheets L-01.**  
**SRS Comment on 01.06.20: Comment satisfied.**

4. Please identify type, location and access for trash removal for the property.

**Response in 01.06.20 Resubmittal: Added. See Sheets A-100.**  
**SRS Comment on 01.06.20: Comment satisfied.**

5. Please indicate site lighting pole locations on Site plan and provide photometric plan and cut sheets for site lighting.

**Response in 01.06.20 Resubmittal: Indicated. See Sheets A-402 and A-403.**

**SRS Comment on 01.06.20: Light pole locations are shown outside of the property line and need to be within the property line. Please correct and coordinate with new tree locations. Please update on Sheets A-401, A-402 and A-403.**

**Response in 02.21.20 Resubmittal: Site lighting moved within project boundary.**

**SRS Comment on 02.26.20: Comment satisfied.**

6. Please include bicycle parking required per Code. And provide cut sheets for the type of bicycle rack proposed.

**Response in 01.06.20 Resubmittal: Provided. See Sheets A-100 and A-402.**

**SRS Comment on 01.06.20: Comment satisfied.**

7. Please provide cut sheets for site furniture proposed, i.e. trash/receptacles, benches, etal.

**Response in 01.06.20 Resubmittal: Provided. See Sheets A-403.**

**SRS Comment on 01.06.20: Comment satisfied.**

8. DIVISION 14. - PARKING AND LOADING, Sec. 5-1401. - General criteria, C. Dimensional requirements, 2. A minimum 25 feet spacing shall be required between the edge of pavement and an intersecting drive aisle or off-street parking space.

**Response in 01.06.20 Resubmittal: Noted. See Sheets A-100.**

**SRS Comment on 01.06.20: Comment satisfied.**

9. Sec. 5-1402. - Schedule of required parking. One (1) space per three hundred (300) s.f. of office floor area, plus one (1) space per one thousand five hundred (1,500) s.f. of all other floor area. As the intent for this project is to store cars, the SF of warehouse area includes some of the required parking within the interior of the building. This works as



long as the use remains to store/display cars, should this be changed to another type of warehouse space, some of the required parking will be interior to the space and/or if it becomes a retail space in the future the parking requirements may or may not be achieved.

**Response in 01.06.20 Resubmittal: Noted. See Sheets G-100 and A-100.1.**

**SRS Comment on 01.06.20: Comment satisfied.**

**Sheet A100.1 – Sections and Diagrams**

1. Please confirm compliance with the aisle width requirements for the interior and exterior parking spaces and indicate on site plan/floor plan. DIVISION 14. - PARKING AND LOADING, Sec. 5-1401. - General criteria, C. Dimensional requirements, 3. Dimensions for parking aisles and parking spaces for various angles of parking shall be as provided in figure 1 in this section. Two-way directional movement requires a minimum of 24 feet of wide aisle width regardless of parking angle and dimensions.

General Parking Dimensions						
A	B	C	D	E	F	G
Parking Angle	Stall Width	Stall Depth	Aisle Width	Curb Length	Half Bay	Full Bay
	8'6"	8'6"	12'0"	22'	20'6"	29'0"
30	8'6"	16'4"	12'0"	17'0"	28'4"	44'8"
40	8'6"	18'1"	12'0"	13'3"	30'1"	48'2"
45	8'6"	18'9"	13'0"	12'0"	31'9"	50'6"
50	8'6"	19'3"	15'0"	11'1"	34'3"	53'6"
60	8'6"	19'10"	18'0"	9'10"	37'10"	57'8"
70	8'6"	19'10"	20'4"	9'0"	40'2"	60'0"
75	8'6"	19'7"	20'10"	8'10"	40'5"	60'0"
80	8'6"	19'2"	21'8"	8'8"	40'10"	60'0"
90	8'6"	18'0"	24'0"	8'6"	42'0"	60'0"

**Response in 01.06.20 Resubmittal: Confirmed. See Sheets A-100.1.**

**SRS Comment on 01.06.20: Comment satisfied.**

2. Plan currently identifies 28 parking spaces being required by calculation. Per FBC Accessibility, 2017. ADA compliant parking is 1:25 for the first 100 parking spaces, thus two (2) ADA compliant parking spaces will be required. Only one is provided.

**Response in 01.06.20 Resubmittal: Corrected. See Sheets A-100 and A-101.1.**

**SRS Comment on 01.06.20: Comment satisfied.**

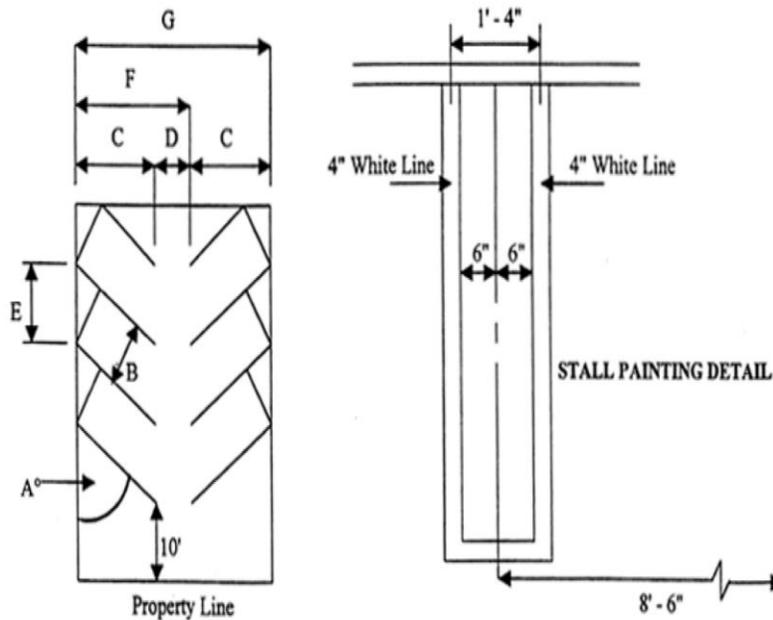


3. Lot coverage diagram has the landscape areas labelled as impervious, please correct as these areas are pervious. Also, please label the impervious areas, which include the building footpring, sidewalks, drives, etal.

**Response in 01.06.20 Resubmittal: Corrected. See Sheets A-100 and A-101.1.**

**SRS Comment on 01.06.20: Comment satisfied.**

4. Parking striping shall be as follows, please indicate on plan.



5. Site Plan should indicate existing power pole to remain on West Dixie Highway.

**Response in 01.06.20 Resubmittal: Corrected. See Sheets A-100.**

**SRS Comment on 01.06.20: Comment satisfied.**

6. Automated gate is misspelled. Please provide details on the height, design, finish and materials of the automated gate proposed. Also provide North elevation that includes the view outside of the property line. Provide paint color for the CMU perimeter wall.

**Response in 01.06.20 Resubmittal: Corrected and provided. See Sheets A-100.**

**SRS Comment on 01.06.20: Comment satisfied.**

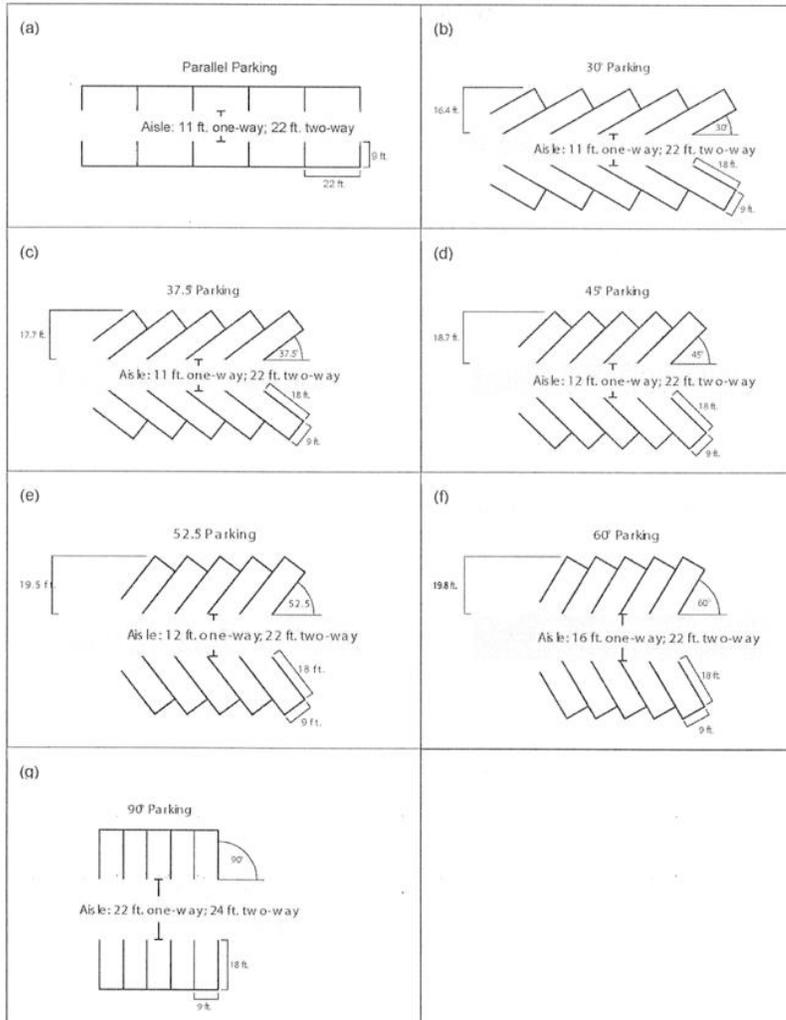
7. Please provide details on the height, design, finish and materials of the pedestrian gate proposed. Also provide North elevation that includes the view outside of the property line

**Response in 01.06.20 Resubmittal: Provided. See Sheets A-401.**

**SRS Comment on 01.06.20: Comment satisfied.**



8. Parallel Parking space dimensions shall be as follows:



Sheet A101 – 1<sup>st</sup> Floor Plan

1. Please label room names.  
**Response in 01.06.20 Resubmittal: Completed.**  
**SRS Comment on 01.06.20: Comment satisfied.**
2. Please indicate compliance with plumbing fixture requirements.  
**Response in 01.06.20 Resubmittal: Indicated.**  
**SRS Comment on 01.06.20: Comment satisfied.**



3. Additional egress door to be provided from West stair to exterior. Please provide a life safety plan.

**Response in 01.06.20 Resubmittal: Noted and provided. See also Sheet LS-100.**

**SRS Comment on 01.06.20: Comment satisfied.**

### Sheet A102 – 2<sup>nd</sup> Floor Plan

1. Please label room names.

**Response in 01.06.20 Resubmittal: Completed.**

**SRS Comment on 01.06.20: Comment satisfied.**

2. What is a Redundant Room?

**Response in 01.06.20 Resubmittal: Corrected to read “ Simulator Room” which is a race car driving simulator.**

**SRS Comment on 01.06.20: Comment satisfied.**

3. Please indicate compliance with plumbing fixture requirements.

**Response in 01.06.20 Resubmittal: Indicated.**

**SRS Comment on 01.06.20: Comment satisfied.**

4. Door to West stair shall swing toward the path of egress.

**Response in 01.06.20 Resubmittal: Noted.**

**SRS Comment on 01.06.20: Comment satisfied.**

### Sheet A132 – Roof Plan

1. Please indicate compliance with plumbing fixture requirements.

**Response in 01.06.20 Resubmittal: Noted.**

**SRS Comment on 01.06.20: Comment satisfied.**

2. Door to West stair should which towards path of egress.

**Response in 01.06.20 Resubmittal: Corrected.**

**SRS Comment on 01.06.20: Comment satisfied.**

3. Roof appears to have a pool on it, please coordinate section of pool and impact to the floor below. Appears to be a room on the 2<sup>nd</sup> level.

**Response in 01.06.20 Resubmittal: Noted. Will be coordinates as part of the construction drawings.**

**SRS Comment on 01.06.20: Comment satisfied.**

### Sheet A401 – Exterior Elevations



1. Elevations shall indicate finishes, colors and textures of metals, frames, glazing, stucco, trellis, trim, doors, etal. Physical samples of all finishes are to be provided for review.

**Response in 01.06.20 Resubmittal:** Noted. See Sheet A-402.

**SRS Comment on 01.06.20:** Comment satisfied.

2. Provide information on signage package for the building for review.

**Response in 01.06.20 Resubmittal:** Provided. See Sheet A-402 and Sheets A-900 to A-903. A separate sign permit will be requested at the time of permitting.

**SRS Comment on 01.06.20:** Comment satisfied.

#### Sheet A402 – Exterior Elevation and Axonometric

1. Elevations shall indicate finishes, colors and textures of metals, frames, glazing, stucco, trellis, trim, doors, overhead coiling doors, etal. Physical samples of all finishes are to be provided for review.

**Response in 01.06.20 Resubmittal:** Noted. See Sheet A-401 and A-402.

**SRS Comment on 01.06.20:** Comment satisfied.

#### Sheet A900, A901 and A902 0 – Visual Concept

1. Please indicate potential signage package.

**Response in 01.06.20 Resubmittal:** Indicated. See Sheets A-900 and A-903.

**SRS Comment on 01.06.20:** Comment satisfied.

2. Please indicate existing power pole on West Dixie Highway scheduled to remain.

**Response in 01.06.20 Resubmittal:** Indicated.

**SRS Comment on 01.06.20:** Comment satisfied.

3. Please share a rendered perspective view of the North Elevation for review.

**Response in 01.06.20 Resubmittal:** Included. See Sheets A-903.

**SRS Comment on 01.06.20:** Comment satisfied.

#### Survey

No comments.

#### Sheet C-01 - Demolition Plan

1. Please indicate existing power pole that is to remain on West Dixie Highway.

**Response in 01.06.20 Resubmittal:** Existing power poles to remain have been labeled on the plans.

**SRS Comment on 01.06.20:** Comment satisfied.

2. Please indicate existing trees in ROW scheduled to remain.



Response in 01.06.20 Resubmittal: The trees in the ROW are called to be removed. These trees are causing the sidewalk to lift and crack. See Landscape Plan for mitigation of these trees.

SRS Comment on 01.06.20: Comment satisfied.

#### Sheet C-03 Paving, Grading and Drainage

1. Backflow preventer and fire hydrant is located in a very prominent and highly visible area at the acute NE corner. Difficult for landscaping to disguise it at this location. Also leaves it subject to be being hit by a car.

Response in 01.06.20 Resubmittal: The 12" watermain located on the Northbound lane on US-1 is our point of connection for this property as the other option is the 2" water main located on the NE 141 Street, however this lien is undersized for the non-residential use. Backflow preventer and the fire hydrants will be protected by proposed bollards. The Fire hydrant should be visible, but all private backflows will be located behind the sidewalk and may be screened with hedges.

SRS Comment on 01.06.20: Comment satisfied.

2. East vehicular drive is all asphalt while the West vehicular drive with asphalt sidewalk crossing it. Both drives should be consistent in look and material.

Response in 01.06.20 Resubmittal: The eastern drive has been modified to match the west to allow the sidewalk to separate the asphalt sections.

SRS Comment on 01.06.20: Comment satisfied.

#### Sheet C-05 Water, Sewer & Utility Plan

1. Backflow preventer and fire hydrant is located in a very prominent and highly visible area at the acute NE corner. Difficult for landscaping to disguise it at this location. Also leaves it subject to be being hit by a car.

Response in 01.06.20 Resubmittal: The 12" watermain located on the Northbound lane on US-1 is our point of connection for this property as the other option is the 2" water main located on the NE 141 Street, however this lien is undersized for the non-residential use. Backflow preventer and the fire hydrants will be protected by proposed bollards. The Fire hydrant should be visible, but all private backflows will be located behind the sidewalk and may be screened with hedges.

SRS Comment on 01.06.20: Comment satisfied.

#### Sheet L-01 – Landscape Plan

1. Landscape Plan indicates a 30' FPL setback. No other drawing indicates it, please confirm that this exists. Building currently appears to encroach into this setback.



**Response in 01.06.20 Resubmittal:** This setback to distinguish the required separation according to FPL requirements for overhead lines. This has been removed from the plan to avoid confusion.

**SRS Comment on 01.06.20:** Comment satisfied.

2. Please confirm compliance with Sec. 5-1206. - Perimeter landscaping relating to abutting properties at the adjacent properties.

**Response in 01.06.20 Resubmittal:** As per conversations with staff, a perimeter landscape buffer is not required along the west property line.

**SRS Comment on 01.06.20:** Comment satisfied.

3. Please confirm compliance with Sec. 5-1208. - Required landscaping for off-street parking adjacent to public rights-of-way.

**Response in 01.06.20 Resubmittal:** A landscape buffer has been added along NE 141 Street to comply with Code section.

**SRS Comment on 01.06.20:** Comment satisfied.

All comments have been satisfied.

Please feel free to contact us should you have any questions with the commentary above.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Merrill Romanik', is written over a light blue horizontal line.

Merrill Romanik, AIA, LEED AP  
Principal

January 9, 2020

Project #: 20805.21

Lorna Louis-Pierre  
Senior Planning Technician  
Community Planning & Development Department  
12400 NE 8th Avenue  
North Miami, FL 33161

**RE: Site Plan Review and trip generation for proposed Luxury Car Storage Complex and Lupu Team Offices at 14020 West Dixie Highway in North Miami, Florida**

Dear Ms. Louis-Pierre,

On behalf of the City of North Miami, Kittelson & Associates, Inc., reviewed the January 6, 2020, response for the proposed office build and car storage complex along Dixie Highway in North Miami. We reviewed and provided comments back on September 3, 2019. The January 6, 2020, response addresses the previously provided comments and we have no further comments.

Please contact me at (954) 653-5634 if you have any questions.

Sincerely,  
KITTELSON & ASSOCIATES, INC.



Benazir Portal, P.E., PTOE, RSP  
Engineer



**TREAGE LLC**  
**Tree and Garden Experts**

January 13, 2020

Dear Mr. Coviello,

This letter is to verify that the plans for the Ground Force Luxury Car facility provided to the DRC Committee on January 9 currently satisfy landscaping requirements per the City of North Miami ordinance. Prior to the issuance of a building permit, additional requirements will need to be met, including a completed Landscape and Tree Removal Permit Application with all supporting documentation; however at this point in the process, this Letter of Satisfaction verifies that landscape plans are in compliance and have been approved to move forward by the DRC Review Committee.

Please contact me if you have any questions.

Thank you,

Alison Walker  
Consulting Arborist, City of North Miami  
Owner, Treage LLC