



**VILLAGE OF EL PORTAL
PLANNING AND ZONING**

500 NE 87th Street
El Portal, FL 33138
PHONE 305-795-7880 FAX 305-795-7884

APPLICANT: Barrington Brothers, LLC
SUBJECT ADDRESS: 471 NE 83rd Street
APPLICATION: **2020-PZ-004 – Zoning Site Plan and Special Exception – The Kavista**

PUBLIC HEARING(s):

1. Planning and Zoning Committee (March 10, 2020)
2. Virtual Council Meeting (March 31, 2020)
3. Virtual Council Meeting

DATE AND TIME: April 28, 2020; 7:00 pm

2020-PZ-004
*Special Exception –
The Kavista*

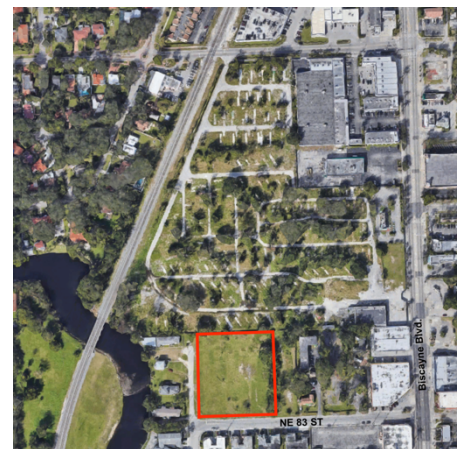
1. APPLICATION:
THE APPLICANT IS REQUESTING A SITE PLAN AND SPECIAL EXCEPTION APPROVAL FOR “MULTI FAMILY HOUSING” AT 471 NE 83RD STREET, WHICH PURSUANT TO ARTICLE VI, FIGURE 3: ZONE 5 STANDARDS - URBAN CENTER, 1-Permitted Building Function, *2 of the Code of Ordinances Chapter 24, Appendix B: Form Based Code, REQUIRES APPROVAL BY PROCESS OF SITE PLAN REVIEW AND SPECIAL EXCEPTION.

A SPECIAL EXCEPTION IS PROCESSED PURSUANT OF *SECTION 17.59 – REQUIREMENTS AND PROCEDURES FOR SITE PLAN AND SPECIAL EXCEPTIONS*, WHICH REQUIRES COUNCIL APPROVAL.

A SITE PLAN REVIEW IS PROCESSED PURSUANT OF *SECTION 17.53 – REQUIREMENTS AND PROCEDURES FOR SITE PLAN REVIEW*, WHICH REQUIRES COUNCIL APPROVAL.

2. PROPERTY HISTORY:
Transect Zone Description.
Zone 5 (Z5) – Urban Center Zone 5 consists of higher density mixed-use building types that accommodate retail and office uses, rowhouses and apartments.

Existing Site Condition.
The current 82,089 square foot assemblage was acquired as separate vacant lots. The property has a Principal Front Setback (south façade) facing NE 83rd Street and a Secondary Front Setback (west façade) facing NE 4th Court.



2020-PZ-004
Special Exception –
The Kavista

Surrounding Land Uses and Zoning.

The subject property is located east of the FEC rail in the Village of El Portal, on the north side of NE 83rd Street and east side of NE 4th Court. The surrounding properties represent a mix of low-intensity residential uses to the south and east and high-intensity mixed uses to the north, which is the former Little Farm Trailer Park. Directly east and adjacent to the site is a vacant lot that is also part of the Little Farm Trailer Park. There are residences to the west of the site that are fronting the Little River canal but are also in Zone 5 of El Portal. South of the site are multi-family residential properties that are part of the City of Miami.

3. APPLICATION REQUEST:

- (a) The Applicant requests site plan approval in order to construct an eight (8) story, primarily residential structure, including two (2) levels of bonus height at 473 NE 83rd Street in Zone 5 (Z5) Urban Center. The project would provide approximately 197,512 square feet of residential space (282 total units and 9 live/work units on the first level), approximately 4,259 square feet of office space, a parking garage with 356 parking spaces with access on the secondary frontage, and a 15,481 square-foot interior courtyard. The site will provide a 3-foot easement on the Primary and Secondary frontages to allow for a wider sidewalk.
- (b) Code of Ordinances Special Exception Requirements:
Chapter 24, Appendix B, Chapter 24, Appendix B
ARTICLE VI, FIGURE 3: ZONE 5 STANDARDS-URBAN CENTER, 1-PERMITTED BUILDING FUNCTION
**2 All development with a lot size greater than 10,000 square feet shall require a Special Exception and Site Plan.*

4. PROJECT REVIEW:

Uses Permitted

Permitted	Proposed	Recommendation
Residential: Multi Family Housing, Live-Work Office Commercial: General Commercial	Residential: Multi Family Housing, Live-Work Office	Complies

Site Development Standards

Permitted	Proposed	Recommendation
Lot area: 10,000 sf min - 40,000 sf max	82,089 sf	Complies (grandfathered assemblage)
Lot width: 100 ft min 400 ft max	270.0'	Complies
Principal Front Setback: 10 ft min	South (NE 83 ST): 10'-0"	Complies; includes Stoop (see Section 5)

2020-PZ-004
Special Exception –
The Kavista

Secondary Front Setback: 10 ft min	West (NE 4 CT): 10'-0"	Complies
Side Setback: 0 ft min	East: 5'-6"	Complies
Rear Setback: 0 ft min	North: 5'-2"	Complies
Primary Frontage build-out: 80% min. (216.0')	91% (246.0')	Complies
Secondary Frontage build-out: 60% min.	93.9% (286.25')	Complies
Lot coverage: 80% max (65,671 sf)	68% (56,205 sf)	Complies
Open space: 10% lot area min (8,2019 sf)	28% (~15,000 sf courtyard)	Complies
Building height: 2 stories min, 6 stories max	6 stories	Complies
Benefit height: 2 stories max	2 stories	Complies
Story height: 9 ft min 14 ft	13'-4"	Complies
Ground Floor Height: 14 ft min, 25 ft max	14'-8"	Complies
Upper Floor(s) Height: 9 ft min, 14 ft max	9'-8"	Complies
Dwelling Units: 282 DU max	282 DU	Complies
FLR: 5.0 max (410,445 sf)	3.8 (315,551 sf)	Complies

Parking Requirements

Permitted	Proposed	Recommendation
Residential: 1.5 per 110 DU (165 spaces) 1 per 8 DU < 800 sf (8 spaces) 0.5 per 164 DU < 650 sf (82 spaces)		
Visitors 1 per 10 DU (29 spaces)	30 spaces	Complies
Commercial: 3 per 1000 sf	Not Applicable	Not Applicable
Office: 3 per 1000 sf 4,259 sf = 13 spaces		

2020-PZ-004
Special Exception –
The Kavista

Grand Total	297 spaces	355 spaces	Complies
	1 bicycle rack space for 20 parking spaces (15 spaces)	30 bicycle rack spaces	Complies
Parking Standards			
Required	Proposed	Recommendation	
Vehicular entrance of a parking lot or garage on a Frontage: 25 ft max	22'-0" ft	Complies	
Distance between vehicular entrances: 60 ft	37'-4" ft	Variance requested	
Public Frontages and Thoroughfare Standards			
Required	Proposed	Recommendation	
The public frontage contributes to the character of the zone and includes types of sidewalks, curbs, planters, bikeways, and street trees	Plan provides sidewalks, curbs, planters, and street trees.	Complies	
Landscape consists primarily of durable species tolerant of soil compaction	Introduced trees and landscape are consistent with existing species that are durable and tolerant of soil compaction.	Complies	
The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story	The plan proposes trees and landscape on the frontage along NE 83 ST and NE 4 CT.	Complies	
Proposed lighting and spillage onto adjacent properties and rights-of-way	There is no foreseen spillage from lighting within the school.	Complies	
Performance Standards (Sec. 17-59)			
Standards	Recommendation		
No odor, dust, fumes, gas, smoke or other atmospheric pollutant shall be disseminated beyond the boundaries of the immediate site of the building in which the use is conducted.	Complies		

2020-PZ-004
Special Exception –
The Kavista

<p>There shall be no noise or vibration resulting from or in connection with the use that is perceptible from any part of any district.</p>	<p>Complies</p>
<p>There shall be no glare resulting from lights in connection with the use that is observable from outside the boundaries of the district within which the use is conducted.</p>	<p>Complies</p>
<p>The volume and type of vehicular traffic associated with such use, particularly its impact on residential streets, must be appropriate to the location and to the surrounding road network, as demonstrated by a professional traffic study to be prepared by the applicant or the applicant's representative and accepted by the village planning director as complete and adequate.</p>	<p>Complies</p>
<p>Compliance with the goals, objectives and policies of the village's adopted comprehensive plan.</p>	<p>Complies</p>
<p>Compliance with all applicable provisions of the village's code.</p>	<p>Complies</p>
<p>The design of the proposed special exception prevents adverse visual impacts and the impact of intensity of the proposed use on adjacent lands.</p>	<p>Complies</p>
<p>The dimensions, height, floor area ratio, setbacks, buffers, location and extent of parking, access drives, open space, appropriate connections to the community, service areas and landscaping are provided in a manner compatible with the area.</p>	<p>Complies</p>

5. ANALYSIS OF THE ISSUES

Issue 1: Distance between driveways

The distance between vehicular entrances must be a minimum of 60 feet. The actual distance between the driveways on the west façade of the building is 37'-4". Staff recommends granting this variance request considering that due to the potential future connection to the site north of the building and the bike storage location adjacent to the vehicular entrances, it is strongly recommended to ensure pedestrian and cyclist safety with adequate signage and with the provision of mirrors so that cars exiting the building are aware of the activity on the sidewalk before driving onto it.

Issue 2: Frontage stoop

The proposed development includes a stoop that encroaches seven feet onto the front setback. The remaining area becomes part of the sidewalk at ground level, including 5 feet of clear walkway and trees in grates abutting the curb. Per the code, a stoop is "a Frontage wherein the Facade is aligned close to the Frontage line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-Story

2020-PZ-004
Special Exception –
The Kavista

Residential use.” Staff supports the construction of the stoop along the frontage because it is a good measure to prepare for future instances of flooding due to sea level rise or strong storms. This area of Miami-Dade County is in Flood Zone AE, or moderate to high flooding risk, and corresponds with flood depths greater than three feet. In addition, the intervention improves the frontage by activating and engaging the street, breaking up the scale of the façade, adding to the character, and contributing to visual interest.

Issue 3: East façade

The building’s east façade fronts a vacant lot that could potentially become a public right-of-way to access the former Little Farm Trailer Park site from NE 83rd Street. If this street is activated, the Applicant can consider ways to activate the east façade frontage to adapt to the corridor.

6. STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Pursuant of Sec. 17-59 Requirements And Procedures For Site Plan and Special Exception, the application is compliant with the standards and conditions set forth in the section.

Therefore, APPROVAL is recommended for the Site Plan Review of this eight-story multi-family residential structure, with the following conditions:

1. Construction of the proposed project shall be in conformance with:
 - a) The Applicant’s Submittal Package dated 02-28-2020 and subsequent revisions.
 - b) All representations proffered by the Applicant as part of the review of the application at public hearings.
 - c) All comments made by Staff reviewers and submitted to the Applicant to be addressed prior to the issuing the Building permit.