

## 24-835 – Miami Gardens Mixed Use – pre application comments

### Administration - Zoning • Requires Re-work • Smith Nakeischea • Completed : 12/02/2024

Due Date

12/02/2024

Completed Date

12/02/2024

#### Correction (1)

Correction Type

General

Category

GENERAL CORRECTIONS

Corrective Action

Please review all corrections and resubmit. In addition to making the corrections on the appropriate sheet and updating the plans please provide a WORD document responding to each reviewer comment providing a response, further explanation and where applicable the reference to the sheet number where the correction may be found. Please use the instructions outlined in the 'How to Resubmit' document found under 'Attachments' in your application portal for guidance on how to upload your corrections.

Comment

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### Administration - Zoning • Requires Re-work • Matos Alexandra • Completed : 12/02/2024

Due Date

12/02/2024

Completed Date

12/02/2024

## **Corrections (7)**

### **Correction Type**

#### **Category**

GENERAL CORRECTIONS (Pre 05-31-2023)

#### **Comment**

Site plan shall be drawn to an appropriate engineer's scale showing the following: property boundaries with accurate dimensions; existing structures, trees or other significant features on the site; proposed structure with dimensions, including setbacks to all property lines, utilities and easements; location and dimensions of driveways, parking areas and any other paved surfaces; show location of entrances and exits to the property; building footprint; scale and north arrow; legal description, site data table in accordance with w/Sec-34-342; and width, location and names of surrounding streets including any/all rights-of-way and easements.

### **Correction Type**

#### **Category**

GENERAL CORRECTIONS (Pre 05-31-2023)

#### **Comment**

Provide Site Data Table/demonstrate compliance w/Sec-34-342 (Table 2 and 4) provide required vs provided calculations.

### **Correction Type**

#### **Category**

GENERAL CORRECTIONS (Pre 05-31-2023)

#### **Comment**

Provide parking calculations/demonstrate compliance with Sec. 34-381

### **Correction Type**

#### **Category**

GENERAL CORRECTIONS (Pre 05-31-2023)

#### **Comment**

Demonstrate compliance with Sec. 34-444. - Landscape, buffering minimum standards

### **Correction Type**

#### **Category**

GENERAL CORRECTIONS (Pre 05-31-2023)

#### **Comment**

Landscape plan must be prepared, signed and sealed by a licensed landscape architect.

### **Correction Type**

#### **Category**

## GENERAL CORRECTIONS (Pre 05-31-2023)

### Comment

The City is revising its development standards and there will no longer be a base PCD and a bonus PCD or variations in density, intensity or height by PCD corridor It will all be one standard for all PCD zoning in the City regardless of corridor and no need to apply for separate bonuses. Please adjust site data table based on the new standards for required vs. provided as outlined below: Residential Density – 55 units per acre  
Commercial/Office/Retail FAR 0.75 Mixed-Use FAR 3.0 (as defined below) Height for lots less than 10 acres – 10 Stories Height for lots more than 10 acres – 15 Stories MIXED USE DEFINITION

[https://library.municode.com/fl/miami\\_gardens/codes/code\\_of\\_ordinances?nodeId=SPBLA\\_DECO\\_CH34ZOLADE\\_ARTXVPLCODEDIPCENOV DIEO\\_DIV5SIDERE\\_S34-591MIERE](https://library.municode.com/fl/miami_gardens/codes/code_of_ordinances?nodeId=SPBLA_DECO_CH34ZOLADE_ARTXVPLCODEDIPCENOV DIEO_DIV5SIDERE_S34-591MIERE)

Secs. 34-186. Incentives for providing workforce housing. Bonuses for workforce housing dwelling units may be awarded for developments with at least 25 percent workforce housing units. Workforce housing units refer to rental units, single-family or multifamily homes for individuals or families whose incomes are within 60 to 140 percent of the county's area median income as adjusted for family size. In order to qualify for a bonus, the developer shall record a declaration of restrictive covenants in favor of the city that guarantees that the specified number of dwelling units will be reserved as workforce housing units for the duration of the covenant as provided by law. Sec. 34-187. Available incentive bonuses. (a) Increased impervious area Incentive bonus. 1. A development may exceed the maximum impervious area allowance of Article XI by 15 % maximum. 2. This incentive is awarded based on percentage of net lot area. For example, a ten percent bonus increase in allowable impervious area is an additional ten percent of the net lot area that can be covered with an impervious surface. 3. Impervious area bonuses do not waive or vary the landscape buffers required in section 34-589. (b) Increased building height incentive bonus. This bonus allows to add one extra story to the building beyond the height limit permitted in Article XI of this chapter. (c) Reduce average dwelling unit floor area incentive bonus. Article XI of this chapter establishes a minimum average dwelling unit size for multiple-family developments. This requirement may be reduced by up to 50 square feet with this incentive bonus. (d) Expedited permits bonus. The city may offer expedited permitting for building plans review, site plan review and other reviews to expedite development or meet the applicant's time constraints.

### Correction Type

### Category

## GENERAL CORRECTIONS (Pre 05-31-2023)

### Comment

Demonstrate compliance with Sec. 34-415. Non-residential design standards (Commercial and Mixed Use) as attached. Provide updated renderings and building elevations.

**Building Official • Requires Re-work • Diaz Osvaldo •  
Completed : 11/06/2024**

**Due Date**

12/02/2024

**Completed Date**

11/06/2024

**Comment**

LOOKS GOOD

**Correction (1)**

**Correction Type**

**Category**

GENERAL CORRECTIONS (Pre 05-31-2023)

**Comment**

MIAMI GARDENS MIXED USE BUILDING 1195 NW 167TH ST 1.- Proposed Building Use: Business , Residential 2.- Main occupancy Classification : Residential (R-2) , Business (B) 3.- Automatic Fire Sprinkler System required. FBC 903.2.8 4.- Proposed Height of Building : 210' 5.- Allowed Height of Building : Building must be Type of Construction IA in order to allow "UNLIMITED" height. 6.- Allowed Max. Area : Unlimited (Considering a IA Type of Construction) 7.- Allowed number of Stories : Unlimited (Considering a IA Type of Construction) 8.- Building must comply with Fair Housing Act requirements. 9.- Building is in a X Flood Zone. The lowest Ground Floor FFE shall meet or exceed the following elevation. Highest adjacent Crown of road elevation + one foot.

**CPTED • Requires Re-work • Austin Carlos • Completed :  
11/01/2024**

**Due Date**

12/02/2024

**Completed Date**

11/01/2024

**Comment**

CPTED RECOMMENDATIONS

**Corrections (12)**

**Correction Type**

General

**Category**

GENERAL CORRECTIONS

## Corrective Action

CPTED

### Comment

Applying Crime Prevention Through Environmental Design (CPTED) during the design phase helps create secure and sustainable environments and also reduces crime and future calls for service to the site. These comments are based on the review of the conceptual plans submitted.

### Correction Type

General

### Category

GENERAL CORRECTIONS

### Corrective Action

Activity Generator

### Comment

This project is being presented as a “workforce, multifamily” development and it’s to be expected that families with small children will reside here. There is no proposed children’s playground, outside green spaces, sitting or BBQ/grill areas. Also, consider adding a small grassy area for pet exercise. These social components associated with 2nd generation CPTED build a sense of community culture and bring people together for a common purpose. These are positive activity generators that are recommended for multifamily housing.

### Correction Type

General

### Category

GENERAL CORRECTIONS

### Corrective Action

Lighting Assessment

### Comment

A photometric survey shall be conducted to identify proper light placement and light uniformity throughout the property (including the parking lots, ingress/egress points, areas surrounding the buildings, walkways and common areas) and to protect dark skies (<https://darksky.org/>). This survey shall also identify and address conflict areas of light pollution and light trespass to adjacent properties. The best type of lighting presently is the LED luminaires. It is recommended that ALL outside light fixtures be shielded, energy efficient, LED lighting. Refer to City of Miami Gardens Code of Ordinances chapter 34, article XIII, section 34-417, for lighting standards:

[https://library.municode.com/fl/miami\\_gardens/codes/code\\_of\\_ordinances](https://library.municode.com/fl/miami_gardens/codes/code_of_ordinances)

### Correction Type

General

### Category

## GENERAL CORRECTIONS

### Corrective Action

Celebrated Entryway/Focal Point

### Comment

A decorative focal point or celebrated entryway, aesthetically pleasant and within City of Miami Gardens Code of Ordinances, shall be installed at the main entrance to the property. A celebrated entryway identifies the property and also shows residents and visitors that they have arrived at their destination. It should be lighted during the hours of darkness.

### Correction Type

General

### Category

## GENERAL CORRECTIONS

### Corrective Action

Landscape Design

### Comment

When designing and planting the landscape, ensure that lighting and natural surveillance to the parking lots and outside areas are not affected, especially as trees and shrubs grow over time. A robust maintenance and management program shall be adopted by the property management team, so that any issues that may arise are addressed in a timely manner (i.e. overgrown landscaping, lighting issues, vandalism, etc.). Follow the CPTED recommendation for landscape: 3-foot/6-foot rule: keep shrubbery trimmed under 3ft in height and prune the lower branches of large trees at least 6ft off the ground for good natural surveillance and visibility.

### Correction Type

General

### Category

## GENERAL CORRECTIONS

### Corrective Action

License Plate Reader/LPR

### Comment

License plates readers should be considered at the ingress and egress points. Vehicle burglaries, auto-thefts, burglary to apartments, theft from common areas, robbery, assault and vandalism are typical threats that residents and visitors of multi-family residential housing face. License plates readers will capture vehicles entering/exiting the property for investigative purposes, should the need arise at a later time.

### Correction Type

General

### Category

## GENERAL CORRECTIONS

## **Corrective Action**

**Emergency Call Box/Blue Light Pole**

### **Comment**

Consider installing 2 Emergency Call Boxes/blue light poles, within the property at opposite ends of the parking lot, for any unforeseen emergencies. These boxes should be linked to a monitoring service and tested periodically for serviceability.

### **Correction Type**

**General**

### **Category**

**GENERAL CORRECTIONS**

### **Corrective Action**

**Bicycle Racks**

### **Comment**

Bicycle racks should be installed in at least 2 areas of the property.

### **Correction Type**

**General**

### **Category**

**GENERAL CORRECTIONS**

### **Corrective Action**

**SafeCam program**

### **Comment**

City of Miami Gardens Ordinance, 2019-012-414 requires new multi-family developments and commercial developments to participate in the City of Miami Gardens Police Department's SafeCam program. The program is designed to provide the MGPD the ability to access your security cameras that view outside public areas for the purpose of observing, interdicting and obtaining documentation of illegal activity. We encourage your team to visit the Miami Gardens Police Department's Real Time Crime Center (RTCC) and see how the SafeCam program is operated and managed. Also, we will provide you with the latest camera systems that are compatible with the RTCC equipment. The application is attached.

### **Correction Type**

**General**

### **Category**

**GENERAL CORRECTIONS**

### **Corrective Action**

**State Law 768.0701/House Bill 837**

### **Comment**

As of March 23, 2023, The Governor DeSantis signed into State Law 768.0701. Florida Statutes, is created to read: 768.0701: Premises liability for criminal acts of third parties.

Section 8. Section 768.0706 Multifamily residential property safety and security; presumption against liability, which in part reads: (2) The owner or principal operator of a multifamily residential property which substantially implements the following security measures on that property has a presumption against liability in connection with criminal acts that occur on the premises which are committed by third parties who are not employees or agents of the owner or operator: (a) 1. A security camera system at points of entry and exit which records, and maintains as retrievable for at least 30 days, video footage to assist in offender identification and apprehension. 2. A lighted parking lot illuminated at an intensity of at least an average of 1.8 foot- candles per square foot at 18 inches above the surface from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn. 3. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn. 4. At least a 1-inch deadbolt in each dwelling unit door. 5. A locking device on each window, each exterior sliding door, and any other doors not used for community purposes. 6. Locked gates with key or fob access along pool fence areas. 7. A peephole or door viewer on each dwelling unit door that does not include a window or that does not have a window next to the door. (b) By January 1, 2025, the owner or principal operator of a multifamily residential property has a crime prevention through environmental design assessment that is no more than 3 years old completed for the property. Such assessment must be performed by a Crime Prevention Through Environmental Design Practitioner. The owner or principal operator must remain in substantial compliance with the assessment for purposes of this paragraph.

#### Correction Type

General

#### Category

GENERAL CORRECTIONS

#### Corrective Action

Emergency Radio Signal Ordinance

#### Comment

Since these are mid-rise buildings, 20 stories, the Emergency Radio Signal Ordinance shall apply in this facility. In mid-to-high rise buildings greater than 75 feet, this involves having repeaters put in the stairwells, garages, and other areas where emergency responder radios coverage could be blocked by concrete and steel. With the building being 20 stories, the signal should be able to get through the building's exterior. A minimum signal strength of 96dB received by the radio system of a first responder is the standard of care. Both the ICC International Fire Code and the NFPA Fire Code recommend requirements related to emergency responder radio coverage in new and existing buildings. First responders need to be able to communicate with each other and response time is critical when seconds count. The Florida Fire Prevention Code, Florida Statutes 633.202(18), specifies that local authorities "shall determine the minimum radio signal strength for fire department communications in all new high-rise and existing high-rise buildings".

#### Correction Type

General



Category

GENERAL CORRECTIONS

Corrective Action

Contact Information

Comment

Should you have any questions or need further guidance on any of the issues stated above, please do not hesitate to contact the Real Time Crime Center (RTCC) at [SafeCam@mgsdf.org](mailto:SafeCam@mgsdf.org).

## Engineering • Requires Re-work • Gruber Glenn • Completed : 12/02/2024

Due Date

12/02/2024

Completed Date

12/02/2024

### Corrections (5)

Correction Type

ENGINEERING

Category

(ENGR) - SITE PLAN (PZ)

Comment

Any/all asphalt millings (if applicable) spread over site to be completely removed from site (cannot be mixed/used)

Correction Type

ENGINEERING

Category

(ENGR) - SITE PLAN (PZ)

Comment

A006: It is imperative vehicles exiting the property onto NW 12 AVE are "right turn only"; retail/residential exit is to be a direction exit to assure right turn only (in addition to signage and ground markings)

Correction Type

ENGINEERING

Category

(ENGR) - SITE PLAN (PZ)

**Comment**

Traffic/maneuverability study to be required for commercial ingress/egress (cannot block NW 12 AVE roadway and/or sidewalk - gate/fence access - trash service - control of limited area when two loading zones are being utilized)

**Correction Type**

ENGINEERING

**Category**

(ENGR) - SITE PLAN (PZ)

**Comment**

Engineer of Record must verify line of sight triangle (visibility) for exiting vehicles (location of stop bar not shown/required for verification by EOR)

**Correction Type**

ENGINEERING

**Category**

(ENGR) - SITE PLAN (PZ)

**Comment**

NW 167 ST, Palmetto and Golden Glades are currently being reconstructed and NW 167 ST may be affected (FDOT review/approval will be required)