



Memorandum

Date: October 9, 2024

To: Honorable Mayor and Councilmembers

From: Rey Valdes
City Manager

Department: Michelle M. Lopez
The Corradino Group
Interim Planning & Zoning Director

Subject: **Subaru Dealership – Site Plan Approval**

Introduction

Lithia Motors, Inc. c/o Golden Property Development, LLC (the “Applicant”), is requesting site plan approval for the Property, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3033-003-0010 (the “Property”), located at 9300 NW 13th Street in the City of Doral (the “City”). The Applicant is proposing to construct a new ±53,481 square feet Subaru Dealership (the “Project”) on approximately ±8.3 acres. A copy of the letter of intent and application is provided in “Exhibit A.”

Public Advertisement

The public notice was advertised (legal advertisement) in the Miami Herald, on September 24, 2024, at least 14 calendar days prior to the proceeding (Council Meeting). A copy of the legal advertisement is provided in “Attachment A.”

Property Location



City of Doral

Legend

-  City Limits
-  Subject Property



Planning & Zoning Department
Subaru Dealership Site Plan Aerial Map

3/27/2024

Source: City of Doral, Planning and Zoning Department (2024)

Property Information

Table I provides a brief overview of the subject project.

Table I		
Subaru Dealership Site Plan		
Property Information		
	General Information	Responses
1	Project Name	Subaru Dealership
2	Applicant	Lithia Motors, Inc. c/o Golden Property Development, LLC
3	Acres	± 8.3 acres
4	Location	9300 NW 13 th Street, Doral, FL
5	Folio Numbers Associated with Project	35-3033-003-0010
6	Existing Future Land Use Category	Industrial (I)
7	Existing Zoning District	Industrial (I)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2024)

Zoning/Land Use/Neighborhood Analysis

Table II provides an overview of the land uses surrounding the Property.

Table II				
Subaru Dealership Site Plan – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses & Professional Offices	Industrial (I)	Industrial (I)	None
South	Warehouses & Professional Offices	Industrial (I)	Industrial (I)	None
East	Warehouses & Professional Offices	Industrial (I)	Industrial (I)	None
West	Retail & Mazda Car Dealership	Industrial (I)	Industrial (I)	None

Source: City of Doral, Planning and Zoning Department (2024)

Existing conditions of the site are depicted on the following images:

Image I. View towards the southeast portion of the site



Image II. View towards the northeast portion of the site



Image III. View towards the north portion of the site



Image IV. View towards the southwest portion of the site



Background

The Property, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3033-003-0010 (the “Property”), is located at 9300 NW 13th Street in the City of Doral (the “City”).

The Property consists of approximately ±362,529 square feet, equivalent to ±8.3 acres, and is currently in the process of redevelopment as the previous ±71,897 building has been recently demolished. The Property is currently zoned Industrial (I) with an Industrial (I) Future Land Use category designation. The Applicant will redevelop the Property as follows: construct a new ±53,481 square foot Subaru Dealership building dedicated to auto retail, showroom, and service shop to Subaru costumers. In addition, the new dealership design will incorporate lush native landscaping, and the overall modern design of the building will enhance the surrounding context of this industrial area.

A zoning workshop has been associated with the project during which the public was afforded an opportunity to examine the Project and provide feedback. The first zoning workshop was held on April 17, 2024, to introduce the project to the public.

Comprehensive Plan Consistency Review

The Property is designated Industrial (I) by the City’s Comprehensive Plan Future Land Use Map (FLUM). The Industrial (I) category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university/college facilities and hotels. Building height is limited to the width of the public right-of-way fronting the subject Property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

The Applicant proposes a new ±53,481 square foot square foot building with a proposed maximum building height of thirty (30) feet, a proposed building coverage of fourteen percent (14%) whereas fifty percent (50%) is required, and a landscaped open space comprising of thirty-two percent (32%) of the total lot area whereas fifteen percent (15%) is required. The FAR, also complies, as 0.5 & 0.25 are required whereas an estimated 0.14 is proposed for the first floor and second floor. The proposed development is consistent with the City’s Comprehensive Plan requirements.

Land Development Code Regulations Consistency Review

The Property is zoned Industrial (I) by the City’s Official Zoning Map. The intent and purpose of the Industrial District (I) is to allow for industrial uses in the City, which support the increase of economic activity and to retain and continue allowing industrial uses in the City. The proposed site plan is consistent with *Chapter 68, Article VI Industrial Districts, Division 3 Industrial District (I), Sec. 68-820 Permitted Uses-Generally*, of the City’s Code which allows for automotive establishment facilities. Furthermore, *Sec. 53-128. - Use Compatibility Table*, permits auto dealerships under special regulations of *Sec. Sec. 74-152. - Automobile and truck sales for new and used vehicles*.

The Land Development Code setbacks for the Industrial (I) District include: a twenty (20) feet setback for the front, fifteen (15) feet setback for the side street, and a five to fifteen (5 -15) setback for the side interior and rear. Plans depict approximately eighty-seven (87) foot front setback, a seventy-eight (78) side street setback, a five-hundred and sixty-three (563) interior side setback, and a ninety-five (95) rear setback. The maximum required building coverage per code is fifty (50%) percent; the proposed building coverage is approximately fourteen (14%) percent with a lot building coverage of ±53,481 square feet. The minimum open space required is fifteen (15%) percent; the proposed open space design consists of approximately thirty-two (32%) percent. Lastly, the proposed site plan complies with the maximum height of the width of the right-of-way (row) with a proposed two-story dealership building with a thirty (30) foot height. The FAR, also complies, as 0.5 & 0.25 are required whereas an estimated 0.14 is proposed for the first floor and second floor. The existing zoning surrounding the Property consists of Industrial (I) uses to the north, south, east, and west. The area is predominantly characterized by professional offices, warehouses, and commercial uses.

Table III provides an overview of the land uses surrounding the Property

Development Standards for the Industrial (I) District		Provided	
Maximum Floor area ratio (FAR)	0.5 – 0.25 max	0.14	
Maximum height	Right-of-way width (80' ft. max)	30'	
Minimum lot area	7,500 sq. ft.	±8.3	
Minimum lot width (ft.)	75 ft minimum	915'	
Maximum building coverage (pct.)	50% maximum	14%	
Minimum open space (pct.)	15%	32%	
Street	Front	20'	87' (towards NW 12 th Street)
	Side Street	15'	78' (towards NW 93 rd Court)
	Interior Side ⁵	5' to 15'	563' (towards the west)
	Rear ⁵	5' to 15'	95' (towards NW 13 th Street)

Level of Services Evaluation

Public Facilities Levels-of Service (LOS) Review

Pursuant to Objective 10.4 and Policy 10.4.2 of the City’s Comprehensive Plan, all new development and redevelopment must maintain the adopted Level-of-Service (LOS) standards for public facilities. New development orders shall be issued only when available public facilities and services needed to support the development will be available concurrent with the impacts of the development. Table III provides information on public facilities and applicable agency reviews.

Table IV LOS Standards

Public Facility	LOS Standard	Agency Review	Response
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Stormwater Drainage	Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration.	Miami-Dade Department of Regulatory & Economic Resources	DERM Memo (see Exhibit C)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit D)
Recreation and Open Space Lands	4.5 acres per 1,000 residents	City of Doral Planning and Zoning Department	(not applicable)
Transportation	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour.	Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department	City of Doral Public Works Department Memo (see Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade Public County School	(not applicable)

Potable Water, Sanitary Sewer, and Solid Waste

Pursuant to Section 163.3180(1), Florida Statutes, sanitary sewer potable water, solid waste and drainage are the only public facilities and services subject to the concurrency requirement on a statewide basis. In the City of Doral, Miami-Dade County Water and Sewer Department (WASD) is responsible for providing potable water and sanitary sewer services, while Miami-Dade County Department of Solid Waste Management (DSWM) provides waste collection services. Both WASD and DSWM have reviewed the application and have no objections to the site plan approval. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

Recreation and Open Space

The Proposed project will not incorporate residential uses. Therefore, the recreation and open space LOS standard does not apply. However, the project will include landscaped areas with pedestrian pathways on the Property’s exterior perimeter as well as on the interior.

Transportation

Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department has reviewed the subject application and recommend approval.

Public Schools

The Proposed project will not incorporate residential uses. Public school LOS standard does not apply.

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Staff Analysis

The following is an evaluation of the site plan review standards:

a. Consistency with Comprehensive Plan:

The Industrial (I) Future Land Use category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university/college facilities and hotels. The proposed dealership complies with the area's context.

b. Promote better site design:

The Project incorporates several design features which enhance the site including lush landscaping sidewalks around the perimeter of the Property, permeable pavers on several parking spaces, and internal parking lot pathways. This is consistent with recently approved projects in the area and these design elements are crucial to manage stormwater run-off, provide shade, City's beautification, and contribute to sustainable design principles. The new Subaru Dealership building will also feature several eco-friendly design concepts such as:

- Efficient water fixtures & recycled water car wash
- Efficient rooftop HVAC w/ advanced controls
- Skylights with daylighting controls
- Energy efficient windows & doors
- Light reflective surfaces
- Recycling & waste reduction
- LED lighting with auto controls
- Native landscaping

c. Integration of project more effectively into their surrounding environment:

The area is characterized by professional offices, warehouses, and commercial uses. Thus, a project such as an auto dealership, will integrate seamlessly with the surrounding environment and bring economic opportunities to the City of Doral.

d. Enhance property value:

The project's architectural and urban design will serve as a catalyst for other similar developments in the district and enhance the Property value of the surrounding properties.

e. Ensure harmonious relationship among buildings, uses and visitors:

The project incorporates design features and a landscape program that is going to bring a harmonious relationship between buildings adjacent to the Property. The proposed design will attract people because of the aesthetic appeal; this in turn foments a strong economic asset as it generates higher revenues for businesses and homeowners.

f. Protect health, safety and welfare of our residents and visitors:

The project will feature a lush landscape design which will enhance the project. Additionally, the project will incorporate exterior sidewalks to promote walkability and create safer pedestrian walkable linkages within the City.

g. Address traffic concerns:

Miami-Dade County Department of Transportation and Public Works (DTPW) and the City's Public Works Department have reviewed the application and recommend project approval.

h. Consistent with the Standards and/or regulations of approved Master Development Agreements, Pattern Books and Conceptual Site Plan associated with CMU, DMU, TND and PUD projects:

The project is not part of an approved Master Development Agreement, or a site plan associated with CMU, DMU, TND or PUD Developments.

Fiscal Impact

The resolution has no fiscal impact on city revenues or expenditures.

Strategic Plan Alignment

The proposed project is going to further the "Revenue Growth" strategic goal of the City of Doral Strategic Plan, by increasing the Property value, thereby adding new revenues to the city's Property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year Capital Improvement Program (CIP).

Recommendation

Staff respectfully requests that the Mayor and City Councilmembers approve the proposed site plan for the Subaru Dealership located at 9300 NW 13th Street in the City of Doral. The Planning and Zoning Department deems the proposed development of Subaru Dealership to be consistent with the Industrial (I) zoning district, urban context, and compatible with adjacent uses and zoning districts. The proposed dealership facility will enhance and complement the different uses in the neighborhood.