



# Memorandum

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Date: April 24, 2024

To: Honorable Mayor and Councilmembers

From: Kathie Brooks  
Interim City Manager

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

Subject: **SmartStop – Site Plan Approval**

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## **Introduction**

Bohler Engineering FL, LLC. (the “Applicant”) is requesting a site plan approval on behalf of SST II 10451 NW 33rd ST LLC. (the “Owner”) for the property located at 10451 Northwest 33 Street (the "Property"), in the City of Doral, Florida ("City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3029-001-0250. The Applicant is proposing an expansion to an existing self-storage facility. 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 April 10, 2024, at least 14 calendar days prior to the proceeding (Council Zoning Meeting). A copy of the legal advertisement is provided in “Attachment A.”

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**Property Information**

Table I provides a brief overview of the subject project.

<b>Table I</b>		
<b>SmartStop Site Plan</b>		
<b>Property Information</b>		
	General Information	Responses
1	Project Name	SmartStop Storage Expansion
2	Applicant	Bohler Engineering FL, LLC c/o SST II 10451 NW 33rd ST LLC
3	Square Feet	± 182,080.80 sq. ft.
4	Location	10451 NW 33 ST, Doral, Florida
5	Folio Numbers	35-3029-001-0250
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.

<b>Table II</b>				
<b>SmartStop Site Plan – Neighborhood Analysis</b>				
<b>Adjacent Land Uses and Zoning Districts Matrix</b>				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses	Industrial	Industrial	None
South	Professional Offices & Warehouses	Industrial	Industrial	None
East	Golf Course & Multi-Family Residential	Private Parks and Open Space	General Use	None
West	Medical Center	Industrial	Industrial	None

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

Existing conditions are depicted on the following images:



Image I. View from the South



Image II. View from the Southwest



Image III. View from the Southeast



Image IV. View from the Northeast


Figure 1. Illustrates the Property location in the aerial map:



### City of Doral



**Legend**

 Subject Property

## Planning & Zoning Department SmartStop Self Storage Aerial Map

Map Designed By: Alexis Peña  
Date Created By: December 22, 2023

## **Background**

The Property is located on the northwest corner of NW 33<sup>rd</sup> Street and NW 104<sup>th</sup> Avenue, further identified by Folio No. 35-3029-001-0250 (the “Property”). The Property is currently zoned Industrial (I) with an Industrial (I) future land use category designation.

The Property consists of approximately ± 182,566 square feet, equivalent to ±4.2 acres and is currently developed with three (3) self-storage facility buildings [two (2) three-story and a single one-story building]. To develop the proposed self-storage facility, the “Applicant” will develop the “Property” as follows: (i) develop that partially undeveloped land by expanding one of the existing three-story buildings by constructing a new three-story ±19,500 square-foot building, and (ii) expanding the existing one-story building by constructing a new one-story, ±3,759 square-foot building (a combined gross floor area of ±23,259 square feet). The development program will include landscaping and aesthetic enhancements to comply with the redevelopment standards required by the “City’s” Land Development Code and Comprehensive Plan regulations.

A zoning workshop was held on January 18, 2024, during which the public was afforded an opportunity to examine the Project and provide feedback.

## **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 accommodates 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 and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise, and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15% of the total floor area. The 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 ±85,826 square feet building with an approximate FAR of 0.47, a proposed maximum building height of thirty-five (35) feet, and a landscaped open space comprising of 15% of the total lot area (±27,305 square feet). The Planning and Zoning Department deems the proposed development consistent with the City’s Comprehensive Plan.

## **Land Development Regulations Consistency Review**

The Property is zoned Industrial (I) by the City’s Official Zoning Map. The proposed site plan is consistent with Chapter 68, Article VI Industrial Districts, Division 3 Industrial (I), Sec. 68-820 Permitted Uses, of the City’s Code which allows for self-storage facilities. Furthermore, Sec. 53-128. - Use compatibility table, permits self-storage facilities under the ‘Warehouse’ category for Industrial (I) districts. The Industrial District is intended is to allow for industrial uses in the city,

which shall increase the economic activity as being in close proximity to Miami International Airport and to retain and continue allowing industrial uses in the city. Likewise, the uses permitted in the Industrial (I) District include Self-storage facilities or Mini-warehouses, Professional offices, Medical offices, Restaurants, Hotels and motels with a maximum density of 75 units per acre, Retail and services (permitted only as an ancillary use with only 15 percent of the entire development in conjunction with principle uses), Educational facilities, Trade schools, Religious facilities, Day care facilities, Warehouses, Showrooms, Light Manufacturing, Places of assembly (banquet halls, private clubs, convention and auditoriums), Automotive rental, Motion picture production studios, Parking lots, Kennels, Banks, Brewpubs, and Vertical indoor farms.

The Land Development Code setbacks for the Industrial District includes: 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. The proposed development meets the required setbacks as the plans depict a twenty-nine (29) foot front setback to the south – towards NW 33<sup>rd</sup> Street, a seventy-five (75) foot setback to the north, a fifty-three (49) foot setback to the west, and a forty-four (44) foot setback to the east. The maximum required building coverage per code is fifty (50%) percent; the proposed building coverage is approximately thirty-three (33%) percent with a lot building coverage of ± 59,721 square feet. The minimum open space required is fifteen (15%) percent; the proposed open space design consists of fifteen (15%) percent with a landscaped area of ±15,685 square feet. The development conforms to the number of parking spaces with thirteen (13) standard parking spaces, thirty-three (33) recreational vehicle/ boat/ trailer parking spaces, and one (1) ADA space for a total of forty-six (46) parking spaces, all of which are screened from the public right-of-way. Lastly, the proposed site plan complies with the maximum height of eighty-five (85) feet with a thirty-five (35) foot high building and with the FAR, of which 0.5 & 0.25 are required whereas an estimated 0.47 is proposed. Existing zoning surrounding the Property consists of Industrial (I) to the north, south, and west, with General Use (GU) to the east. The area is predominantly characterized by warehouses, professional offices, restaurants, hotels, and some commercial uses.

The Planning and Zoning Department deems the proposed development of a SmartStop storage facility to be consistent with the Industrial (I) zoning district, urban context, and compatible with adjacent uses and zoning districts. The proposed storage facility will enhance the mix of uses in the area and complement the different uses in the neighborhood. A copy of the site plan is provided in “Exhibit B.”

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**Staff Analysis**

The required/proposed development standards are listed in the following table:

Development Standards for the Industrial District		Provided	
Maximum Floor area ratio (FAR)	0.5 – 0.25 max	0.47	
Maximum height	Right-of-way width (85 FT max)	35'	
Minimum lot area	7,500	±4.18	
Minimum lot width (ft.)	75 ft minimum	±290'	
Maximum building coverage (pct.)	50% maximum	33%	
Minimum open space (pct.)	15%	15.4%	
Minimum building setback (ft.)	Front	20'	29' (South – NW 33 ST)
	Side interior	15'	75.10' (North)
	Side interior	5' to 15'	53.40' (West)
	Side street	5' to 15'	44.40' (East – NW 104 AVE)

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 and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise, and sport facilities are allowed in Industrial. The proposed project is consistent with adjacent developments uses, urban conditions, and with the City's Comprehensive Plan.

**b. Promote better site design:**

The Project incorporates several design features including ±27,305 square feet of open space areas and landscaping. Furthermore, the parking is screened from view by landscaping along NW 33rd Street. This is consistent with approved projects in the area, that include an Element Hotel and the Elite Centre, which have incorporated substantial landscaping in their designs. These design elements are crucial to manage stormwater runoff, provide shade, City's beautification, and contribute to sustainable design principles.

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

The area is characterized by warehouses, professional office , restaurant, hotel, and some commercial uses. Thus, having a variety of uses that integrate with the surrounding environment will promote walkability, attractive urban spaces, and bring economic opportunities.



**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 enhance a harmonious relationship between buildings adjacent to the Property. The new storage facility will also create an interesting visual experience for pedestrians and drivers utilizing NW 33<sup>rd</sup> Street; well-designed streets and buildings attract people because of their aesthetic appeal which foment strong economic assets as they generate 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, and a Public Art Mural which will enhance the pedestrian experience and encourage walkability in a safe environment.

**g. Address traffic concerns:**

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and provided the advisory comment listed below, along with a recommendation of approval with no objections to this application.

- I. Ensure vehicles that use the outbound only east driveway are only allowed to make right turn. Based on existing pavement markings no left turn is allowed.

**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.

**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 III LOS Standards

<b>Public Facility</b>	<b>LOS Standard</b>	<b>Agency Review</b>	<b>Response</b>
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	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	Miami-Dade County Public Schools (not applicable)

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

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.

### Transportation

The City of Doral Public Works Department has reviewed the subject application and provided the advisory comment listed below, along with a recommendation of approval with no objections to this application.

- I. Ensure vehicles that use the outbound only east driveway are only allowed to make right turn. Based on existing pavement markings no left turn is allowed.

### Public Schools

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

### 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 (2023), 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). In addition, this project’s proposed public art contribution will further the strategic initiative to “Enhance community attractiveness”.

### Recommendation

The City Manager’s Office respectfully requests that the Mayor and City Councilmembers approve the proposed site plan for the SmartStop Site Plan located at 10451 NW 33 ST, Doral, Florida.