

PLANNING & ZONING BOARD STAFF REPORT

Date: February 7, 2018

To: Chairman and Members of the
Planning and Zoning Board

Via: Dean Piper, Zoning Administrator 

From: Christian Zamora, Planner/Zoning Specialist 

Project: Chapel Trail Trade Center Non-Concurrent Parking

Project No.: MSC 2018-03 (*Reference: ZV 2017-19, MSC 2011-12, MSC 2007-100, SP 2005-42, SP 2005-22*)

Location: 20841, 20851, 20861, 20871 Johnson Street

Applicant: Mason Dorsey

Existing Zoning: PUD (Planned Unit Development)

Existing Uses: Commercial/Medium Industrial

Project Summary:

Mason Dorsey, agent, has submitted for approval a non-concurrent parking agreement (Section 155.253) for Chapel Trail generally located north of Johnson Street, between NW 208 and NW 209 Avenues. It is the intent of the Everglades Community Church to utilize the following units within the center for church use during the following hours:

Building A: Unit 101

Church Sq. Ft	Days Usage	Hours of Operation
3,125 sf	M-F; Saturday-Sunday	9 am - 5 pm (Office), 5 pm - 9 pm (Church); 9 am - 9 pm (Church)

Building C: Units 103 and 104

Church Sq. Ft.	Days Usage	Hours of Operation
2,991 sf	M - F; Sunday	9 am - 5 pm (Office) 5 pm - 9 pm (Church)
2,991 sf	M - F; Sunday	9 am - 5 pm (Office) 5 pm - 9 pm (Church)

The Chapel Trail Trade Center contains 638 parking spaces. The center parking demand would exceed the required parking spaces with the introduction of the church use (based on existing tenant use). The applicant has provided an hourly required

parking count for this property based on the proposed business profile. Staff notes that the parking demand at the Chapel Trail Trade Center does not, at any hour, exceed 615 spaces which is below the amount of spaces provided on the property. Staff has reviewed the calculations and found them to be consistent with the current parking requirements at the center.

The proposed non-concurrent parking agreement will amend the existing agreement (MSC 2007-100 - Filipino American Christian Church and Iglesia Nueva Imagen Church non-concurrent parking church additions to the center) which was approved by the Planning and Zoning Board on December 13, 2007. The City Planning and Zoning Board at its January 11, 2018 meeting voted to approve a variance (ZV 2017-19) to allow 710 parking spaces for required parking, instead of the provided 638 parking spaces. This variance ultimately allows the Association to reserve specific parking for their unit owners.

Staff Recommendation: Approval of this application based on the uses described in the attached chart. If the intensity of uses or days of operation change and such change results in an increase of parking required per day, then the applicant will need to amend this agreement.

Attachments: Miscellaneous Application

Memo from the Zoning Administrator (2/7/18)

Memo from the Planning Division (2/7/18)

Non-Concurrent Parking Data

Bldg 20841	Usage	Tenant	Area in SqFt	Office Sq.Ft.	Warehouse Sq.Ft.	Church Sq.Ft.	Days Usage	Operation	Mon-Fri		Sat		Sun	
Unit #									5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
101	Office	Shaoling-Kung-Fu Academy	3,216.0	3,216.0	0.0	0.0	M-F	2 pm - 7:30 pm	11.3	11.3	0.0	0.0	0.0	0.0
102	Office	Shaoling-Kung-Fu Academy	2,991.0	2,991.0	0.0	0.0	M-F	2 pm- 7:30 pm	10.5	10.5	0.0	0.0	0.0	0.0
103	Community Services	Filipino-American Church	2,991.0	0.0	0.0	2,872.0	Thur- Sun-Sat	9 am - 9 pm	0.0	25.5	0.0	25.5	25.5	25.5
104	Medical Office	Sun East Dental	2,991.0	2,872.0	0.0	0.0	M-F	8 am - 5 pm	16.5	0.0	0.0	0.0	0.0	0.0
105	Office Warehouse	Resof	2,991.0	2,872.0	0.0	0.0	M-F	8 am - 5 pm	10.1	0.0	0.0	0.0	0.0	0.0
106	Office Warehouse	Resof	2,991.0	2,872.0	0.0	0.0	M-F	8 am - 5 pm	10.1	0.0	0.0	0.0	0.0	0.0
107	Office Warehouse	Resof	2,991.0	1,056.0	1,934.0	0.0	M-F	8 am - 5 pm	6.6	0.0	0.0	0.0	0.0	0.0
108	Office Warehouse	AW Tees	2,991.0	2,872.0	0.0	0.0	M-F	9 am - 7 pm	10.1	10.1	0.0	0.0	0.0	0.0
109	Office Warehouse	Engineering Resources Group	2,905.0	2,905.0	0.0	0.0	M-F	9 am - 6 pm	10.2	10.2	0.0	0.0	0.0	0.0
110	Office Warehouse	Dr. G's Marine Aquaculture	2,998.0	245.3	2,752.7	0.0	Sun-Sat	by Appt.	5.0	5.0	5.0	5.0	5.0	5.0
111	Office Warehouse	Multi Media Marketing Associates	4,319.0	4,319.0	0.0	0.0	M-F	9 am - 5 pm	15.1	0.0	0.0	0.0	0.0	0.0
113	Office	Academy of Arts	4,376.0	4,376.0	0.0	0.0	M-F	2 pm - 9:30 pm	15.3	15.3	0.0	0.0	0.0	0.0
114	Office	Academy of Arts	2,972.0	2,972.0	0.0	0.0	M-F	2 pm - 9:30 pm	10.4	10.4	0.0	0.0	0.0	0.0
115	Office Warehouse	Entic Inc	2,872.0	2,872.0	0.0	0.0	M-F	8 am - 5 pm	10.1	0.0	0.0	0.0	0.0	0.0
116	Office Warehouse	Entic Inc	3,110.0	3,110.0	0.0	0.0	M-F	8 am - 5 pm	10.9	0.0	0.0	0.0	0.0	0.0
Total SqFt			47,705.0	39,550.3	4,686.7	2,872.0		Total Parking	151.9	98.1	5.0	30.5	30.5	30.5

Bldg 20851	Usage	Tenant	Area in SqFt	Office Sq.Ft.	Warehouse Sq.Ft.	Church Sq.Ft.	Days Usage	Operation	Mon-Fri		Sat		Sun	
Unit #									5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
101	Office	Vacant	3,413.0	3,413.0	0.0	0.0	M-F	9 am - 5 pm	11.9	0.0	0.0	0.0	0.0	0.0
102	Office Warehouse	Vacant	3,071.0	582.0	2,489.0	0.0	M-F	9 am - 5 pm	5.8	0.0	0.0	0.0	0.0	0.0
103	Warehouse	JC Karting	2,991.0	0.0	2,991.0	0.0	M-F	9 am - 5 pm	4.5	0.0	0.0	0.0	0.0	0.0
104	Warehouse	JC Karting	2,991.0	0.0	2,991.0	0.0	M-F	8:30 am - 6:30 pm	4.5	4.5	3.8	3.8	3.8	3.8
105	Office	HF Business Corp	2,991.0	2,991.0	0.0		M-F	7 am - 5 pm	10.5	0.0	0.0	0.0	0.0	0.0
106	Office Warehouse	M&A Windows	2,991.0	553.0	2,438.0	0.0	M-F	9 am - 6 pm	5.6	5.6	0.0	0.0	0.0	0.0
107	Office Warehouse	Good Chance Textiles	2,991.0	897.0	2,015.0	0.0	M-F	8am - 6pm	6.2	6.2	0.0	0.0	0.0	0.0
108	Office Warehouse	Garrison	2,991.0	897.0	2,015.0	0.0	M-F	9 am - 5 pm	6.2	0.0	0.0	0.0	0.0	0.0
109	Office Warehouse	Aeronate	2,991.0	897.0	2,015.0	0.0	M-F	8:30 am - 5:30 pm	6.2	0.0	0.0	0.0	0.0	0.0
110	Office Warehouse	Trashouts	2,991.0	897.0	2,015.0	0.0	M-F	6am - 8 pm	6.2	6.2	0.0	0.0	0.0	0.0
111	Warehouse	Resof	2,991.0	553.0	2,438.0	0.0	M-F	8 am - 5 pm	5.6	0.0	0.0	0.0	0.0	0.0
112	Warehouse	Resof	2,991.0	0.0	2,991.0	0.0	M-F	8 am - 5 pm	4.5	0.0	0.0	0.0	0.0	0.0
113	Office Warehouse	re3 Unlimited	2,991.0	2,991.0	0.0	0.0	M-F	8 am - 7 pm	10.5	10.5	0.0	0.0	0.0	0.0
114	Office Warehouse	J&J Carpet	2,991.0	2,991.0	0.0	0.0	M-F	7:30 am - 6 pm	10.5	10.5	0.0	0.0	0.0	0.0
115	Community Services	Adams AME Church	2,991.0	2,991.0	0.0	0.0	Sunday-Wednesday	9 am - 5 pm	0.0	25.5	0.0	0.0	25.5	0.0
116	Community Services	Adams AME Church	2,991.0	0.0	0.0	2,991.0	Sunday	9 am - 5 pm	0.0	25.5	0.0	0.0	25.5	0.0
117-118	Office Warehouse	A to Z Nutrition Intl Inc	6,027.0	5,982.0	0.0	0.0	M-F	7 am - 5 pm	20.9	0.0	0.0	0.0	0.0	0.0
119	Office Warehouse	West Inc,	1,412.0	1,412.0	0.0	0.0	M-F	9 am - 5 pm	4.9	0.0	0.0	0.0	0.0	0.0
120	Office Warehouse	Vacant	1,691.0	1,691.0	0.0	0.0	M-F	9 am - 5 pm	5.9	0.0	0.0	0.0	0.0	0.0
121	Office	Vacant	1,691.0	1,691.0	0.0	0.0	M-F	9 am - 5 pm	5.9	0.0	0.0	0.0	0.0	0.0
122	Office	Vacant	1,412.0	1,412.0	0.0	0.0	M-F	9 am - 5 pm	4.9	0.0	0.0	0.0	0.0	0.0
Total SqFt			60,591.0	32,841.0	24,398.0	2,991.0		Total Parking	141.1	94.3	3.8	3.8	54.8	3.8

Bldg 20861	Usage	Tenant	Area in SqFt	Office Sq. Ft	Warehouse Sq. Ft.	Church Sq.Ft.	Days Usage	Operation	Mon-Fri		Sat		Sun	
Unit #									5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
101	Office Warehouse	DST Motor Sports	3,413.0	3,299.0		0.0	M - F	11 am - 7 pm	11.5	11.5	0.0	0.0	0.0	0.0
102	Office Warehouse	Eletra Packaging	2,991.0	281.0	2,636.0	0.0	M - F	9 am - 5 pm	4.9	0.0	0.0	0.0	0.0	0.0
103	Church	Everglades Community*	2,991.0	2,991.0	0.0	2,991.0	M - F; Sunday	9 am - 5 pm; 9 am - 8 pm	10.5	25.4	25.4	25.4	25.4	25.4
104	Church	Everglades Community*	2,991.0	2,991.0	0.0	2,991.0	M - F; Sunday	9 am - 5 pm; 9 am - 8 pm	10.5	25.4	25.4	25.4	25.4	25.4
105	Office Warehouse	Vacant	2,991.0	2,991.0	0.0	0.0	M - F	9 am - 5 pm	10.5	0.0	0.0	0.0	0.0	0.0
106	Office Warehouse	Clever Truck	2,991.0	2,991.0	0.0	0.0	Sunday-Saturday	8 am - 5:30 pm	0.0	0.0	5.7	0.0	5.7	0.0
107	Office	Vacant	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 5 pm	10.5	0.0	0.0	0.0	0.0	0.0
108	Office Warehouse	Corner Contracting	2,991.0	1,239.0	1,752.0	0.0	M - F	8:30 am - 5:00 pm	7.0	0.0	0.0	0.0	0.0	0.0
109	Office	Vacant	2,991.0	2,991.0	0.0	0.0	M - F	9 am - 5 pm	10.5	0.0	0.0	0.0	0.0	0.0
110	Office	Vacant	2,991.0	2,991.0	0.0	0.0	M - F	9 am- 5 pm	10.5	0.0	0.0	0.0	0.0	0.0
111	Office Warehouse	Montecarlo Hat Co. / Bull Hide Hats	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 6 pm	10.5	6.0	0.0	0.0	0.0	0.0
112	Office Warehouse	Montecarlo Hat Co. / Bull Hide Hats	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 6 pm	10.5	6.0	0.0	0.0	0.0	0.0
113	Office Warehouse	Montecarlo Hat Co. / Bull Hide Hats	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 6 pm	10.5	6.0	0.0	0.0	0.0	0.0
114	Office Warehouse	Montecarlo Hat Co. / Bull Hide Hats	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 6 pm	10.5	6.0	0.0	0.0	0.0	0.0
115	Office	America Energy Manufacturing	2,991.0	520.0	2,471.0	0.0	M - F; Saturday	8 am - 6 pm; 8 am - 12 pm	5.5	10.5	10.5	0.0	0.0	0.0
116	Office Warehouse	Suriparts Corp	2,991.0	2,991.0			M - F	8:30 am - 5 pm	10.5	0.0	0.0	0.0	0.0	0.0
117	Office	CM Lab Incorporated, Inc.	2,991.0	2,991.0	0.0	0.0	Sunday-Saturday	8 am - 8 pm	10.5	10.5	10.5	10.5	10.5	10.5
118	Office	CM Lab Incorporated, Inc.	2,991.0	2,991.0	0.0	0.0	Sunday-Saturday	8 am - 8 pm	10.5	10.5	10.5	10.5	10.5	10.5
119	Office Warehouse	Appliance Service Group	1,500.0	1,412.0	0.0	0.0	M - F	8:30 am - 5:30 pm	4.9	0.0	0.0	0.0	0.0	0.0
120	Office	Vacant	1,691.0	1,691.0	0.0	0.0	M -F	9 am- 5 pm	5.9	0.0	0.0	0.0	0.0	0.0
121	Office	Vacant	1,691.0	1,691.0	0.0	0.0	M - F	9 am - 5 pm	5.9	0.0	0.0	0.0	0.0	0.0
122	Office Warehouse	V&C Custom Cabinets	1,412.0	1,412.0	0.0	0.0	M - Saturday	by appointment	4.9	0.0	3.0	0.0	0.0	0.0
		Total SqFt	60,554.0	53,419.0	6,859.0	5,982.0		Total Parking	186.8	117.9	91.0	71.8	77.5	71.8

Plan is to sell 20871 #101 and use only 20861 #103-#104 by the end of 2018.

[illegible]

	Parking Usage					
	Mon		Sat		Sun	
	5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
Building 20841	151.9	98.1	5.0	30.5	30.5	30.5
Building 20851	141.1	94.3	3.8	3.8	54.8	3.8
Building 20861	186.8	117.9	91.1	71.9	77.6	71.9
Building 20871	134.9	154.8	129.0	40.8	111.8	40.8
Total	614.7	465.1	228.87	146.9	274.59	146.9
Total Available	638					
ZV 2017-19	710					