

KITS

9-23-2011 Version # 2



COMMUNITY ZONING APPEALS BOARD 2
HIGHLAND OAKS PARK
20300 NE 24 Avenue, Miami
Wednesday, October 26, 2011 at 7:00 p.m.

CURRENT

- | | | | | | |
|----|-------------|---------------------|---------------|----------|---|
| 1. | 11-10-CZ2-1 | <u>HILL GEORGES</u> | <u>10-145</u> | 01-52-41 | N |
| 2. | 11-10-CZ2-2 | <u>CRSJ, INC.</u> | <u>11-17</u> | 12-52-41 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, OCTOBER 26, 2011

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. HILL GEORGES (11-10-CZ2-1/10-145)

**01-52-41
Area 2/District 01**

- (1) Applicant is requesting to permit a parcel of land with a lot area of 4,390.4' (7,500' required) and a lot frontage of 40' (75' required).
- (2) Applicant is requesting to permit a duplex residence setback 16.58' from the rear (north) property line (25' required) and setback 22.68' from the front (south) property line (25' required).
- (3) Applicant is requesting to permit the duplex family residence with lot coverage of 44% (30% permitted).
- (4) Applicant is requesting to permit 0 street trees (2 required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Hill Georges" as prepared by Galloville Krishna Rao, P.E., and dated 6/6/11 and consisting of 5 sheets. Plans may be modified at public hearing.

LOCATION: 21 NE 183 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' X 109.7'

Department of Permitting, Environment and
Regulatory Affairs
Recommendation:

Denial without prejudice.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. CRSJ, INC. (11-10-CZ2-2/11-017)

**12-52-41
Area 2/District 01**

- (1) IU-1 (Industry-Light) and IU-2 (Industry-Heavy) to IU-1 (Industry-Light).
- (2) DELETION of a Declaration of Restrictions Recorded in Official Record Book 10212, Pages 1671-1673.

The purpose of the request #2 is to allow the applicant to delete the previous agreement on the site for a night club and to submit plans showing the establishment of a new Adult Night Club on the property.

- (3) Special Exception to permit the sales of alcoholic beverages in conjunction with a proposed adult night club spaced less than the required 2,500' from a school (not permitted).

- (4) Applicant is requesting to permit the proposed adult night club with the sales of alcoholic beverages for consumption on week days and Sundays to close at 6:00 A.M. (4:50 A.M. permitted).
- (5) Applicant is requesting to permit a Landscape Open Space of 0% (10% required).
- (6) Applicant is requesting to waive zoning regulations requiring a 10' wide continuous greenbelt along the property lines abutting a public right-of-way.
- (7) Applicant is requesting to permit (0) street trees (32 required).
- (8) Applicant is requesting to permit (6) lot trees (61 required).
- (9) Applicant is requesting to permit 121 parking spaces (136 required).
- (10) Applicant is requesting to permit the existing handicap parking space to back out into NE 183 Street (not permitted).
- (11) Applicant is requesting to permit the existing warehouse building setback 14'-8" (20' required) from the side street (east and west) property lines.
- (12) Applicant is requesting to permit the existing one story building setback 19'-11" (20' required) from the side street (west) property line and to permit the existing canopy area setback 11' (20' required) from the front (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "C.R.S.J. Inc." as prepared by Benavides Architect and dated stamped received 7/8/11, consisting of 8 sheets, "Sketch of Survey" as prepared by James Beadman and Associates dated stamped received 7/8/11, consisting of two (2) sheets. Plans may be modified at public hearing.

LOCATION: 290 NE 183 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

Department of Permitting, Environment and
Regulatory Affairs

Recommendation:

Denial without prejudice.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Permitting, Environment and Regulatory Affairs (PERA) within 14 days after the PERA has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The PERA's posting will be made on a bulletin board located in the office of the PERA.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com): Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

1. HILL GEORGES
(Applicant)

11-10-CZ2-1 (10-145)
Area 2/District 01
Hearing Date: 10/26/11

Property Owner (if different from applicant) **Same.**

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes No

If so, who are the interested parties?

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

No History

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 2**

APPLICANTS: Hill Georges

PH: Z10-145 (11-10-CZAB2-1)

SECTION: 01-52-41

DATE: October 26, 2011

COMMISSION DISTRICT: 1

ITEM NO.: 1

A. INTRODUCTION:

o **SUMMARY OF REQUESTS:**

The approval of this application will allow the applicant to:

- Permit a duplex residence with less than the required setback.
- Permit a duplex residence with a greater lot coverage than permitted.
- Permit a duplex residence with less than the required lot area and lot frontage.
- Permit zero (0) street trees.

o **REQUESTS:**

- (1) Applicant is requesting to permit a lot with an area of 4390.4' (7500' required) and a lot frontage of 40' (75' required).
- (2) Applicant is requesting to permit a duplex residence setback 16.58' from the rear (north) property line (25' required) and setback 22.68' from the front (south) property line (25' required).
- (3) Applicant is requesting to permit the duplex residence with lot coverage of 44% (30% required).
- (4) Applicant is requesting to permit zero (0) street trees (2 required).

Plans are on file and may be examined at the Department of Planning and Zoning entitled "Hill Georges," as prepared by Galloville Krishna Rao, P.E., and dated stamped received 6/6/2011 for a total of five (5) sheets. Plans may be modified at public hearing.

o **LOCATION:** 21 N.E. 183rd Terrace, Miami-Dade County, Florida.

o **SIZE:** 40' X 109.7'

B. ZONING HEARINGS HISTORY: None.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; two-family residence

Low-Medium Density Residential, 6 to 13 dua

Surrounding Properties:

<u>NORTH:</u> RU-2; vacant	Low-Medium Density Residential, 6 to 13 dua
<u>SOUTH:</u> IU-1; condominium	Business and Office
<u>EAST:</u> RU-2; single-family residence	Low-Medium Density Residential, 6 to 13 dua
<u>WEST:</u> RU-2; single-family residence	Low-Medium Density Residential, 6 to 13 dua

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to the conditions indicated in their memoranda.

E. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, located north of N.E. 183rd Terrace, within a transitional area that encompasses duplex and multi-family residential uses. As such, the subject property abuts a residential condominium building to the south, a vacant lot to the north, and duplex residences to the east and west. The Adopted 2015-2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as a **Low-Medium Density Residential** use (see attached *Zoning Recommendation Addendum*). This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 4,388 sq. ft. subject site. The approval of the requests sought in this application would add an additional dwelling unit to the site beyond what is allowed by the Land Use Map of the CDMP. Therefore, the application is **inconsistent** with the density threshold of the LUP map of the CDMP.

When requests #1 thru #4 are analyzed under the Non-Use Variance (NUV) Standard Section 33-311(A)(4)(b) (see attached *Zoning Recommendation Addendum*), staff is of the opinion that the approval of the requests would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood.

The submitted plans reveal an existing duplex residence with the demolition of a utility room, den and bathroom located at the rear of the residence. Although this application provides additional housing in the area, staff opines that approval of the existing duplex residence with a 14% increase in lot coverage, a reduced lot frontage and lot area, when coupled with the encroachments of request #1 would be overly excessive and out of character with the area. Furthermore, staff opines that request #4, to permit zero (0) trees, could have a negative visual impact on the surrounding properties. Moreover, staff notes that the photographs and survey submitted by the applicant show an existing 4' high chain link fence along the perimeter of the subject property, which in staff's opinion, does not provide an adequate buffer to diminish any

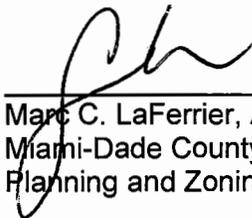
negative visual impact of the overly intensive development on the abutting properties. As such, staff opines that the approval of requests #1 thru #4 would be out of character with the surrounding area as evidenced by the lack of similar approvals in the surrounding area and would set a precedent for requests of similar intensity.

Based on the aforementioned, staff opines that approval of requests #1 thru #4 would be **inconsistent** with the CDMP and **incompatible** with the surrounding area. **Therefore, staff recommends denial without prejudice of requests #1 thru #4, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.**

F. **RECOMMENDATION:** Denial without prejudice.

G. **CONDITIONS:** None.

DATE OF INSPECTION: 07/12/11
DATE TYPED: 07/05/11
DATE REVISED:
DATE FINALIZED: 08/02/11
MCL:GR:NN:CH:JC

For 

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning *NDN*

ZONING RECOMMENDATION ADDENDUM

Hill Georges
Z10-145

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low-Medium Density Residential (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
--	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b)	Non-Use Variances From Other Than Airport Regulations. <i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
------------------------	---

Memorandum

Date: June 17, 2011
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-02 #Z2010000145-1st Revision
Hill Georges
21 N.E. 183rd Terrace
To Permit a Duplex Residence Setback Less than Required from
Property Lines and to Permit a Parcel of Land with Less Frontage and
Lot Area than Required
(RU-2) (0.10 Acres)
01-52-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Section 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. Pursuant to Section 24-43.1(3), the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively. However, if it can be demonstrated that the legal subdivision, creating such tract of land, occurred prior to the effective date of the requirement, the subject property is grandfatherable and could be administratively approved by DERM. DERM does not object to the proposed use served by a septic

tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

Stormwater Management

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the landscape plan submitted with this zoning application a live oak tree exist on the north part of the property; the proposal to permit a duplex will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

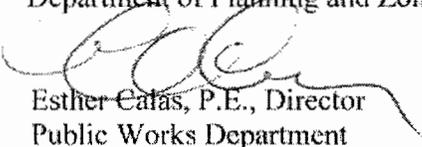
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum



Date: November 26, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: 
Esthier Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

- Applications requesting setback variances
- Applications requesting variance on lot frontage
- Applications requesting variance on lot area
- Applications requesting greater lot coverage than permitted by Code
- Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum



Date: June 10, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *M.N.* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2010000145: Hill Georges Property

Application Name: Hill Georges Property

Project Location: The site is located at 210 NE 183rd Terrace, Miami-Dade County.

Proposed Development: The applicant is requesting variances to front and rear setbacks; an increase in lot coverage and a reduction in the number of street trees required.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

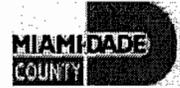
We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

Memorandum



Date: 17-JUN-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
 Miami-Dade Fire Rescue Department
Subject: Z2010000145

Fire Prevention Unit:

This memo supersedes MDRR memorandum dated September 22, 2010.
 APPROVAL
 No objection to site plan date stamped June 6, 2011.

Service Impact/Demand

Development for the above Z2010000145
 located at 21 N.E. 183 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0128 is proposed as the following:

<u>2</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Office		institutional	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.54 alarms-annually.
 The estimated average travel time is: 6:12 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 38 - Golden Glades - 575 NW 199 Street
 Rescue, ALS 50' Sqr

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped June 6, 2011.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
 Department Planning Section at 786-331-4540.

DATE: 16-JUN-11
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

HILL GEORGES

21 N.E. 183 TERRACE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000145

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC; No open cases. BNC; cASE OPENED 2-4-2010 FOR WORK WITHOUT PERMIT AND CLOSED 12-27-2010. cASE OPENED 12-17-2010 FOR WORK WITHOUT PERMIT 20110141385, NOV TO BE MAILED. 3-28-2011 COMPLIANCE INSPECTION FOR NOV REQUESTED. 5-5-2011 e ticket electronically sent and posted., 5-17-2011 cvn appealed and sma hearing date 7-19-2011.

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

NCS Albury

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK

Inspection Dat

Evaluator: N/A

07/12/11

Process #: Z2010000145
Applicant's Name: HILL GEORGES

Locations: 21 N.E. 183 TERRACE, MIAMI-DADE COUNTY, FLORIDA.

Size: 40' X 109.7'

Folio #: 3021010100170

Request:

Applicant is requesting to permit a duplex residence setback less than required from property lines.

EXISTING ZONING

Subject Property RU-2,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY DUPLEX RESIDENCE.

USE(S) OF PROPERTY:

RESIDENTIAL

FENCES/WALLS:

CHAIN LINK FENCE ALONG BOTH SIDE PROPERTY LINES AND REAR PROPERTY LINE.

LANDSCAPING:

LARGE OAK TREE IN FRONT YARD (SOUTHEAST CORNER OF LOT)

BUFFERING:

NONE

VIOLATIONS OBSERVED:

REAR SETBACK

OTHER:

BUILDING VIOLATIONS FOR WORK WITHOUT PERMIT.

Process # Z2010000145
Applicant's Name HILL GEORGES

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:

ONE STORY DUPLEX RESIDENCE

SOUTH:

TWO STORY OFFICE BUILDING

EAST:

ONE STORY DUPLEX RESIDENCE

WEST:

ONE STORY DUPLEX RESIDENCE

SURROUNDING AREA

SUBJECT PROPERTY IS SURROUNDED BY DUPLEX RESIDENCES IN CLOSE PROXIMITY TO COMMERCIAL AND INDUSTRIAL ZONED PROPERTIES.

NEIGHBORHOOD CHARACTERISTICS:

DUPLEX RESIDENTIAL

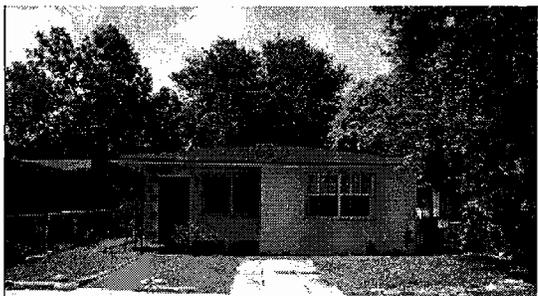
COMMENTS:

NONE

Inspector **RODRIGUEZ, FRANK**

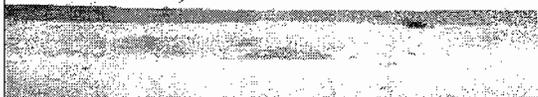
Evaluator **N/A**

Process Number: **Z2010000145** Applicant Name **HILL GEORGES**



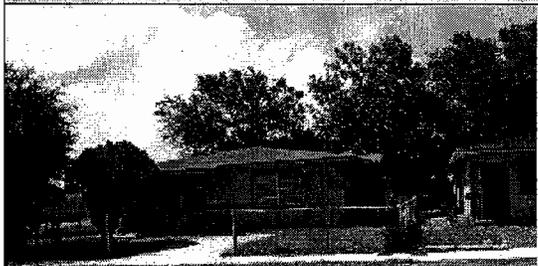
Date: 12-JUL-11

Comments: NORTH VIEW OF SUBJECT PROPERTY.



Date: 13-JUL-11

Comments: NORTH VIEW OF PROPERTY TO THE WEST OF SUBJECT PROPERTY.



Date: 13-JUL-11

Comments: NORTH VIEW OF PROPERTY TO THE EAST OF SUBJECT PROPERTY.



Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2010000145** Applicant Name **HILL GEORGES**



Date: 13-JUL-11

Comments: NORTH VIEW OF PROPERTY TO NORTH OF SUBJECT PROPERTY.



Date: 13-JUL-11

Comments: NORTHWEST VIEW OF PROPERTY TO THE NORTH OF SUBJECT PROPERTY.



Date: 13-JUL-11

Comments: SOUTH VIEW OF WEST SIDE YARD OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

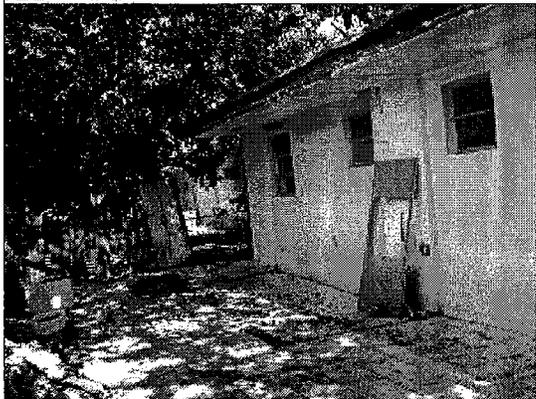
Evaluator **N/A**

Process Number: **Z2010000145** Applicant Name **HILL GEORGES**



Date: 13-JUL-11

Comments: SOUTH VIEW OF PROPERTY TO SOUTH OF SUBJECT PROPERTY.



Date: 13-JUL-11

Comments: SOUTHEAST VIEW OF REAR YARD OF SUBJECT PROPERTY.



Date: 13-JUL-11

Comments: SOUTHWEST VIEW OF COMMERCIAL PROPERTY SOUTHWEST OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2010000145** Applicant Name **HILL GEORGES**



Date: 13-JUL-11

Comments: SOUTH VIEW OF EAST SIDE YARD OF SUBJECT PROPERTY.



DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK OF ALL TRADES, PERSONS ANY AND ALL CONTRACTORS, AND ALL OTHERS WHOSE WORK IS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL REPAIR AND RESTORE SATISFACTION OF THE OWNER AND THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL NOT DEPART DURING SERVICES, OPERATIONS, OR CASES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL ORDINANCES, REGULATIONS, AND CODES, SO AS TO PROVIDE THE BEST POSSIBLE STRUCTURAL START POINT FOR THE NEW WORK TO BE DONE.
4. ALL CONSTRUCTION AND WORKMANSHIP SHALL COMPLY TO THE REQUIREMENTS OF LOCAL CODES.
5. THE GENERAL CONTRACTOR SHALL VERIFY THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, CONDITIONS, AND QUANTITIES PRIOR TO COMMENCING DEMOLITION & CONSTRUCTION.
6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE GENERAL CONTRACTORS SHALL CORRODATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING, ETC.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAR FROM THE JOB REGULATORY.
10. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
11. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BLOCKING.
12. ALL SALVAGE RIGHTS BELONG TO BUILDING OWNER.

SCOPE OF WORK :

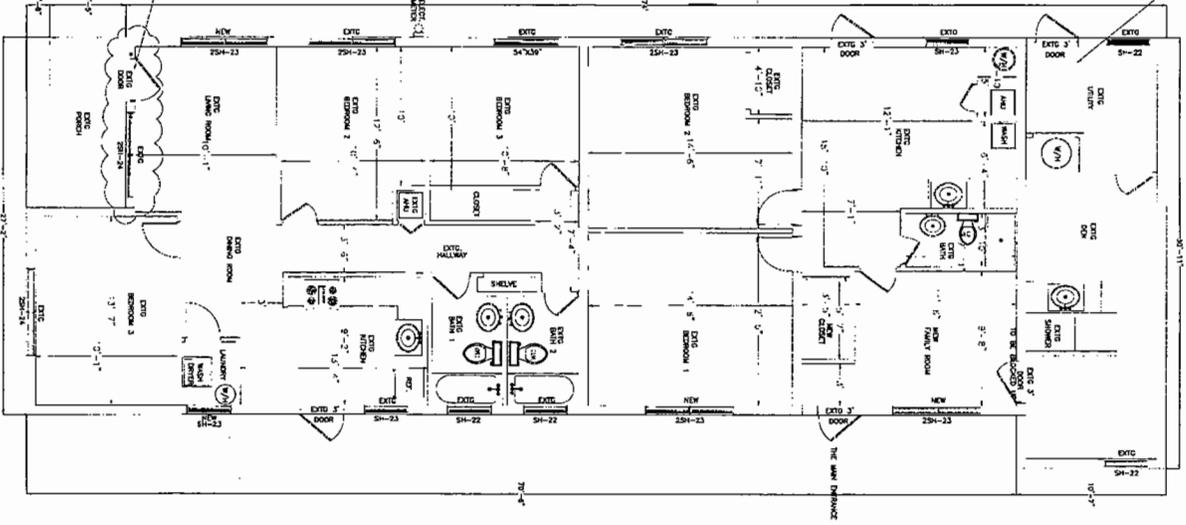
- 1.- REAR ROOF & WALL TO BE DEMOLISHED.
- 2.- REMOVE ALL WALL UNITS
- 3.- THE WATER HEATER TO BE REMOVED
- 4.- THE ELECTRICAL WORKS IN THIS REGION TO BE DEMOLISHED
- 5.- THE ALUMINUM ROOF (EAST SIDE OF HOUSE) TO BE DEMOLISHED BY A LICENSED ELECTRICAL CONTRACTOR.
- 6.- 8' OBS WALL (AT PORCH) TO BE MOVED TO 3' SOUTH.
- 7.- CREATE A NEW PORCH IN THE FRONT.
- 8.- INSTALL TWO (2) NEW CENTRAL AIR
- 9.- APPLY FOR VARIANCE BECAUSE OF THE REAR SETBACK.

THIS STRUCTURE TO BE DEMOLISHED

TIP FLOOR PLAN 31 03 TIP DEMOLITION
SCALE : 1/4" = 1'-0"

- NOTES :**
- * ALL THE INSULATION IN ONE EXHAUST
 - EXISTING ROOF ROOF CANNOT TO BE DEMOLISHED
 - EXISTING WALL TO BE DEMOLISHED
 - EXISTING WATER HEATER TO BE REMOVED
 - TOTAL DEMOLITION OF THE ROOF REGION
 - BEST WORKMANSHIP SHALL BE MAINTAINED
 - ALL REMOVE ELECTRICAL WIRING TO BE DONE BY A LICENSED ELECTRICAL CONTRACTOR

THIS WALL TO BE MOVED TO 3' IN REAR (ROUND THE 3' DOOR AND THE DOUBLE WINDOWS ALSO)



RECEIVED
2.10.11
JUN 06 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

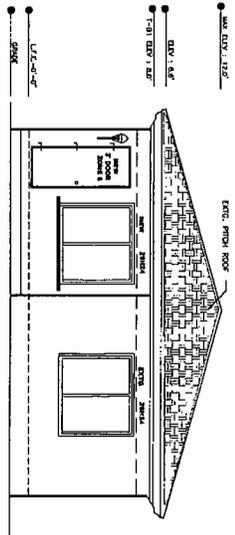
ENGINEER'S SEAL
DATE: 2/27/11
SCALE: 1/4" = 1'-0"
SHEET NO. 03
TOTAL SHEETS: 03

EXISTING FLOOR PLAN
FOR : HILL GEORGES
21 N.E. 183 TERRACE
MIAMI, FL 33179
TEL: (305) 766-8551

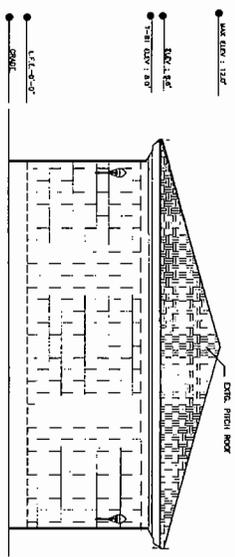
RECEIVED
JUN 8 2011

Professional Engineer Seal
Date: JUN 8 2011

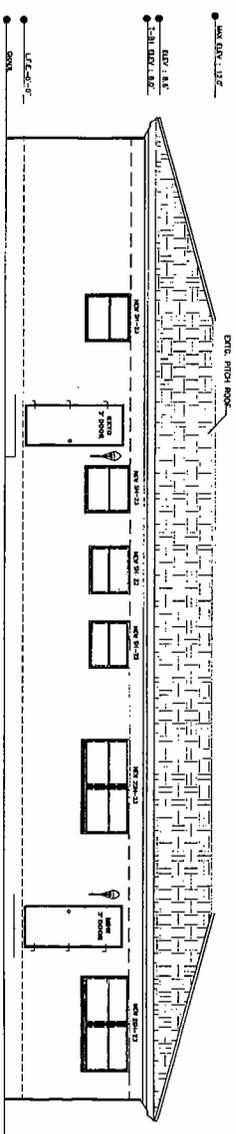
NO.	DATE	REVISION



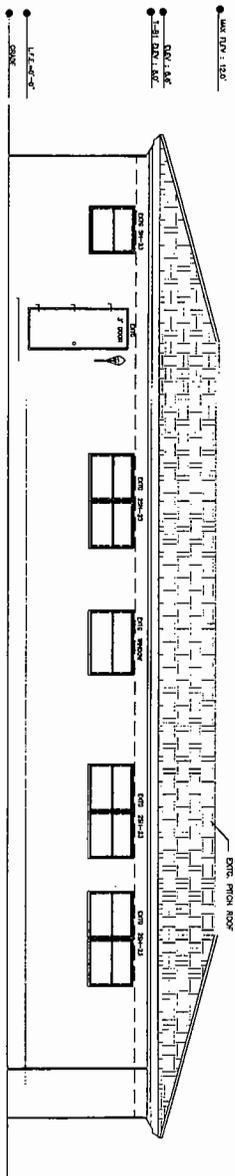
SOUTH (FRONT ELEVATION)
SCALE 1/4"=1'



NORTH (REAR ELEVATION)
SCALE 1/4"=1'



EAST (SIDE) ELEVATION
SCALE 1/4"=1'



WEST (SIDE) ELEVATION
SCALE 1/4"=1'

RECEIVED ELEVATION PLAN

JUN 06 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

NO.	DATE	DESCRIPTION

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.
3. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.
4. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.

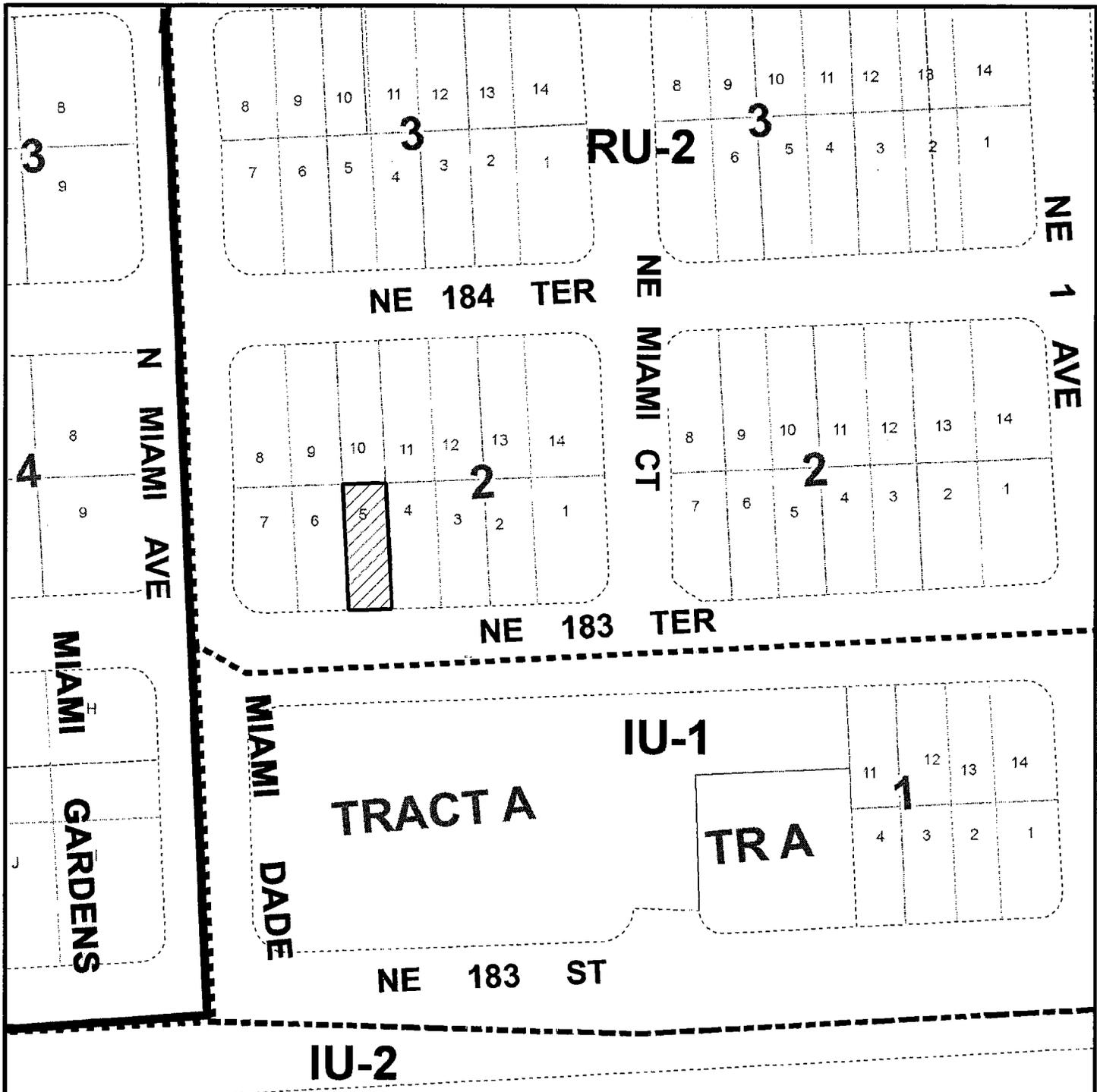


RECEIVED
JUN 06 2011
PLANNING AND ZONING DEPARTMENT
MIAMI-DADE COUNTY, FLORIDA

PROPOSED ELEVATION PLAN
FOR : HILL GEORGES
21 N.E. 183 TERRACE
MIAMI, FL. 33179
TEL: (305) 766-8551

SCALE: 1/4" = 1'-0"
DRAWN BY: PWD
PROJECT NO.: 2007-01
CHECKED BY: AL
DATE: 06/06/11
SHEET NO.: 1 OF 1





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000145



Section: 01 Township: 52 Range: 41
 Applicant: HILL GEORGES
 Zoning Board: C2
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000145

Section: 01 Township: 52 Range: 41

Applicant: HILL GEORGES

Zoning Board: C2

Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS

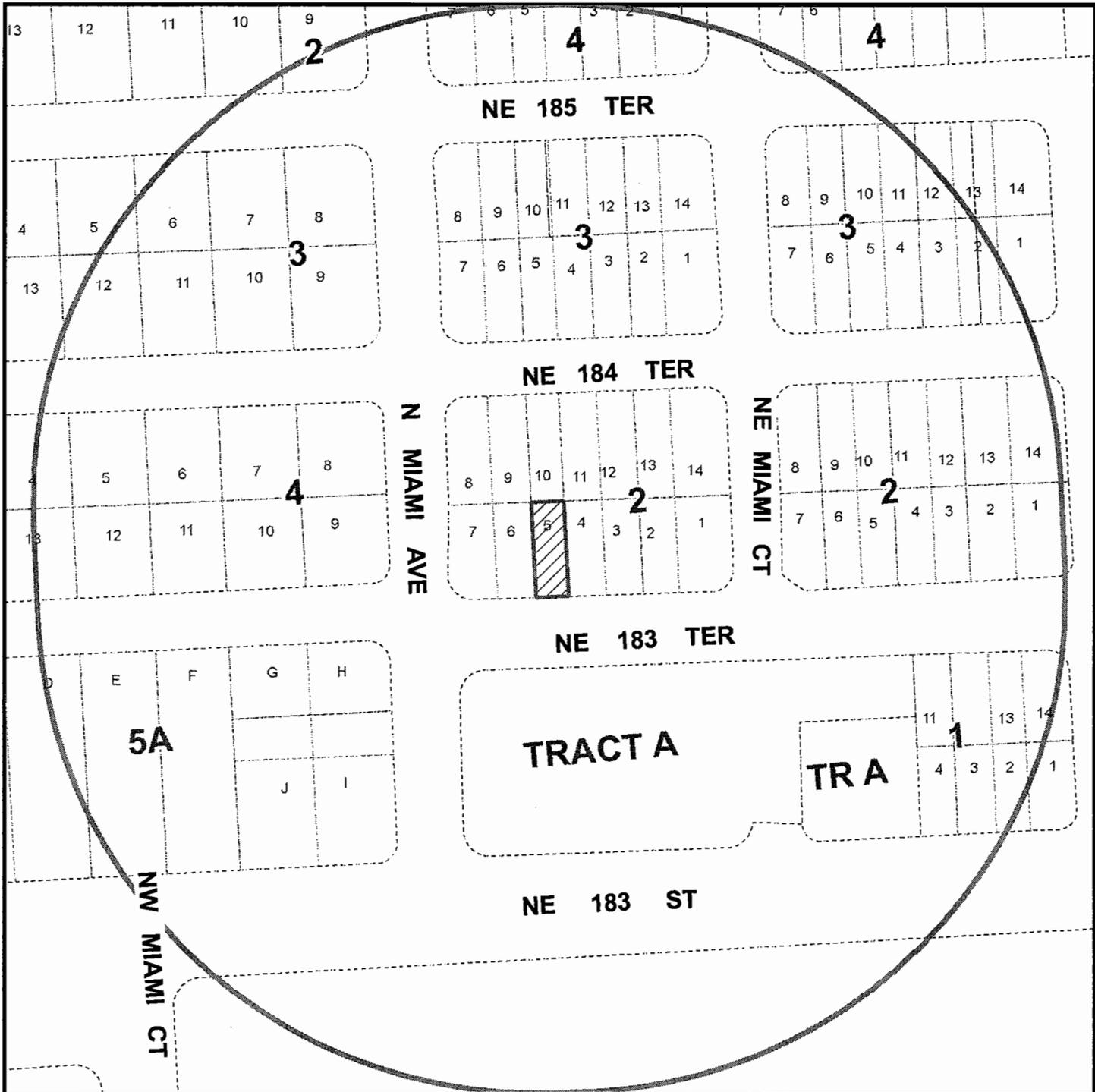
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY
		25



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 01 Township: 52 Range: 41
 Applicant: HILL GEORGES
 Zoning Board: C2
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number
Z2010000145
 RADIUS: 500

Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY

2. CRSJ, INC.
(Applicant)

11-10-CZ2-2 (11-017)
Area 2/District 01
Hearing Date: 10/26/11

Property Owner (if different from applicant) **Same.**

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes No

If so, who are the interested parties?

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1968	Lou & Gus, Inc.	- Spacing for alcoholic beverage use.	ZAB	Approved w/conds.
1977	Via Vento	- Use Variance to permit a night club.	ZAB	Approved w/conds.
1980	Lou & Gus, Inc.	- Modification to permit sign.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 2**

APPLICANT: CRSJ, Inc.

PH: Z11-017 (11-10-CZ2-2)

SECTION: 12-52-41/7-52-42

DATE: October 26, 2011

COMMISSION DISTRICT: 1

ITEM NO.: 2

A. INTRODUCTION

o **SUMMARY OF REQUESTS:**

This application will permit the applicant to:

- Rezone the subject property to IU-1
- Delete a covenant which restricted the development of a nightclub use on the property to a specific site plan.
- Permit a proposed adult night club spaced less than required from a school and with extended hours of operation.
- Permit the subject property with variances to the landscaping regulations.
- Permit the facility with variances to the parking regulations.

o **REQUESTS:**

- (1) Zone change from IU-2 and IU-1 to IU-1.
- (2) Deletion of a Declaration of Restrictions recorded in Official record Book 10212, Pages 1671 – 1673.

The purpose of the request is to allow the applicant to delete the previous agreement on the property for a night club and to submit plans showing a new adult night club on the property.

- (3) SPECIAL EXCEPTION of spacing requirements to permit the sale of liquor in conjunction with an adult nightclub spaced less than the required 2,500' from a school.
- (4) Applicant is requesting to permit the proposed adult nightclub with sales of alcoholic beverages for consumption on weekdays and Sundays to close 6:00 A.M. (4:50 A.M. permitted).
- (5) Applicant is requesting to permit a Landscape Open Space of 0% (10% required).
- (6) Applicant is requesting a non-use variance of zoning regulations to waive the required 10' wide continuous greenbelt along the property lines abutting a public right-of-way.
- (7) Applicant is requesting to permit (0) street trees (32 required).
- (8) Applicant is requesting to permit (6) lot trees (61 lot trees required).

- (9) Applicant is requesting to permit 121 parking spaces (136 required).
- (10) Applicant is requesting to permit the existing handicap parking space to back out into the right-of-way (not permitted).
- (11) Applicant is requesting to permit the existing warehouse building setback 14'-8" (20' required) from the side street (east and west) property lines.
- (12) Applicant is requesting to permit the existing one story building setback 19'-11" (20' required) from the side street (west) property line and to permit the existing canopy area setback 11' (20' required) from the front (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning, entitled "C.R.S.J. INC. " as prepared by Benavides Architect and dated stamped received 7/8/11, consisting of eight (8) sheets, "Sketch of Survey" as prepared by James Beadman and Associates dated stamped received 7/8/11, consisting of two (2) sheets. Plans may be modified at public hearing. Plans may be modified at public hearing.

- o **LOCATION:** 290 NE 183 Street, Miami-Dade County, Florida.
- o **SIZE:** 5 Acres

B. ZONING HEARINGS HISTORY:

Since the rezoning of the subject property to IU-2, Heavy Industrial Manufacturing District, pursuant to Resolution #8202, in April 1955, the subject parcel has been the subject of various zoning actions, some of which were similar to what is being requested herein. For example, pursuant to Resolution #4-ZAB-13-68, the subject property was approved to allow a variance of the spacing requirements as it applied to alcoholic beverage uses spaced less than the required 2,500' from a church and school. Subsequently, in December 1977, pursuant to Resolution #4-ZAB-447-77, the subject property was approved for a Use-Variance and a Special Exception to allow a night club in the IU-2 zone as would be permitted in the BU-2, Special Business District. However, in 1995, pursuant to Resolution #Z-177-95, the subject property was denied without prejudice for among other things, Use Variances to permit an adult entertainment club and night club as would be permitted in the BU-3, Liberal Business and BU-2 Districts, respectively.

C. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
IU-2 and IU-1; Industrial warehouse, night club	Industrial and Office
<u>Surrounding Properties</u>	
NORTH: IU-2; Miami-Dade Transit bus depot	Industrial and Office

SOUTH: IU-2 & IU-1; warehouse storage Industrial and Office
EAST: IU-1; rail tracks Industrial and Office
WEST: IU-2; warehouse Industrial and Office

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to conditions indicated in their memorandum.

E. PLANNING AND ZONING ANALYSIS:

The subject property is an existing industrial complex consisting of warehouses and a previously approved nightclub use, which is surrounded by industrial uses and a train track. Approval of this application will allow the applicant to rezone the property to IU-1, Light Industrial Manufacturing District and permit an adult night club use in place of the previously approved nightclub on the property. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Industrial and Office** use (*See attached Zoning recommendation Addendum*). As such, the existing zoning and uses are **consistent** with the LUP map designation of the CDMP.

Staff notes that although the proposed adult night club use is similar to the previously approved night club use on the subject property, the interpretative text of the CDMP allows *for the approval of these uses only if the requested use would be compatible with and not have an unfavorable effect on the surrounding area*. As such, staff opines that the requested Special Exception accompanied by the requests to permit the sale of liquor in conjunction with a nightclub spaced less than the required 2,500' from a school (request #2), as well as the nine (9) additional variances of the parking, landscaping and setback requirements (requests #4 through #12), is overly intensive and would negatively impact the surrounding area. **Policy LU-4A** requires that when evaluating compatibility, the County should among other things consider such things parking, landscaping, hours of operation and the scale of architectural elements. Therefore, staff opines that based on the aforementioned, the approval of the proposed application to rezone the subject property in order to establish an adult night club use and permit liquor sales in conjunction with an adult night club use with additional variances that are germane to these requests, would be **incompatible** with the surrounding area and therefore **inconsistent** with **Policy LU-4D** of the Land Use Element of the CDMP (*see attached Zoning Recommendation Addendum*). As such, staff opines that the requested zone change and proposed liquor sales with an adult night club use is **inconsistent** with the CDMP and **incompatible** with the surrounding area.

Staff opines that the analysis of the applicant's request for a zone change (request #1) under Section 33-311, District Boundary Change, should be analyzed in conjunction with the applicant's request for a deletion of a previous covenant to allow the applicant to submit plans showing a new adult night club on the property (request #2), under the Generalized Modification Standards, Section 33-311(A)(7), and the Special Exception to permit alcohol sales in conjunction with the adult night club use (request #3) under Section 33-311(A)(3), Special Exception, Unusual and New Uses (*see attached Zoning Recommendation Addendum*).

When the applicant's request for a District Boundary Change to IU-1, in order to establish an adult night-club use (request #1) is analyzed under Section 33-311, of the Code, staff opines that the approval of this request would be **inconsistent** with the interpretative text of the CDMP and should be denied. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. As such, staff opines that the applicant's request for a zone change in order to establish an adult club, when combined with multiple requests for variances from the Code, including parking and landscaping, will have a negative impact on the surrounding industrial uses. Currently the subject site and the majority of the properties surrounding it are predominantly developed with industrial uses. Further, staff opines that the current IU-2 zoning of the property would allow the applicant to conduct almost all the uses allowed in the IU-1 zoning district except for the adult night club use being requested. As such, staff opines that rezoning the property to the more restrictive zoning district, would create an additional limitation on the existing uses on the remainder of the property and would be out of character with and **incompatible** the predominantly IU-2 zoned properties located to the north, south and west of the subject property.

In addition, staff opines that the requests to delete the plans for the existing night club and submit plans for an adult night club (request #2) and to allow the sale of alcohol in conjunction with said adult night club with reduced spacing from a school (request #3) are germane to request #1 and should be denied. Staff notes that the subject property was previously denied a request to permit an adult night club at this site in 1995. Staff maintains that the approval of the applicant's request to submit revised plans showing an adult night club use (request #2) would not maintain the character of the area and would be **incompatible** with the predominantly IU-2 uses in the area. Further, notwithstanding a previous approval for alcohol beverage uses with reduced spacing from a school in conjunction with a restaurant on the subject property in 1968, staff opines that the current request for a similar variance in conjunction with an adult night club use (request #3), would require a closer reevaluation of this variance. Staff is not supportive of the applicant's intentions to establish the adult night club use as indicated in requests #1 and #2, as in staff's opinion, this would result in an intensification of the uses on the property that would also be out of character with the present development of the area and **incompatible** with same.

Staff notes that the subject property is an existing warehouse and night club and that the physical conditions pertaining to the site which are the subject of requests #5 through #12, currently exist. However, the rezoning of the property requires that the subject property be brought up to the current standards of the code. As such, staff opines that the approval of

the aforementioned requests with an additional nine (9) variances to the Code would be **incompatible** with the present and future development of the surrounding area. Further, staff opines that the approval of the aforementioned requests which encompass the entire facility without addressing the encroachments, parking and landscaping deficiencies that currently exist on the property would also be **inconsistent** with **Policy LU4-D** of the Land Use Element of the CDMP. **Therefore, staff recommends denial without prejudice of requests #1 through #3 respectively, under Section 33-311, District Boundary Change, Section 33-311(A)(7), the Generalized Modification Standards and Section 33-311(A)(3), Special Exception, Unusual and New Uses.**

When requests #4 through #12 are analyzed under Section 33-311(A)(4)(b) the Non-Use Variance (NUV) Standards (*see attached Zoning Recommendation Addendum*), staff is of the opinion that the approval of these requests would be **incompatible** with the surrounding area. In staff's opinion, requests #4 through #12 are germane to the requests #1 through #3, which would allow the applicant to establish the adult night club use on a proposed rezoned five (5) acre parcel in place of the previously approved night club use. Apart from the request for extended operating hours for the requested use (request #4), the remaining requests for variances to the setback, parking and landscaping regulations reflect the physical inability of the existing site as developed, to meet the standards of the Code. As such, staff opines that the approval of the aforementioned requests would have a negative visual impact on the surrounding area and the spillage resulting from the reduced parking on the site, could have a negative impact the rights-of-way abutting the subject property in the vicinity of the proposed use, NE 2 Court and NE 183 Street. Therefore, in staff's opinion, approval of the requests would not maintain the basic intent and purpose of the zoning regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would be **incompatible** with same. **Staff therefore recommends denial without prejudice of requests #4 through #12, under Section 33-311(A)(4)(b) (NUV).**

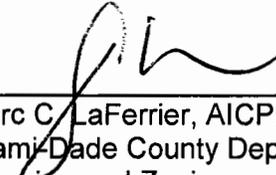
Based on all of the aforementioned, staff notes that the approval of the application, as proposed, would be **inconsistent** with **Policy LU4-D** of the Land Use Element of the CDMP and **incompatible** with the surrounding area. Accordingly, staff recommends denial without prejudice of request #1 under Section 33-311, District Boundary Change, request #2 under Section 33-311(A)(7), the Generalized Modification Standards, request #3 under Section 33-311(A)(3), Standards for Special Exceptions, Unusual Uses and New Uses, and consequently, denial without prejudice of requests #4 through #12 under Section 33-311(A)(4)(b) (NUV).

F. **RECOMMENDATION: Denial without prejudice.**

G. **CONDITIONS: None**

DATE INSPECTED: 07/19/11
DATE TYPED: 09/01/11
DATE REVISED:
DATE FINALIZED: 10/06/11
MCL:GR:NN:AN:CH

ADDENDUM

For 

 Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning *NON*

ZONING RECOMMENDATION ADDENDUM

CRSJ, Inc.
Z11-017

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Industrial and Office Pg. I-39	<i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunication facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections.</i>
Uses and Zoning Not Specifically Depicted Pg. I-43	<i>Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new commercial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, and the objectives and policies of this Plan.</i>
Land Use Policy LU-4A Pg. I-11	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Land use Policy LU-4D Pg. I-11	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade</i>
--	---

ZONING RECOMMENDATION ADDENDUM

CRSJ, Inc.
Z11-017

	<p>County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</p> <p>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</p> <p>(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</p> <p>(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p>Hear applications for and grant or deny special exceptions; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.</p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</p>

Date: February 23, 2011

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: NA #Z2011000017
CRSJ, Inc.
290 N.E. 183rd Street
District Boundary Change from IU-2 to IU-1 to Permit an Adult Night Club
and Non-Use Variance of Landscape and Open Space Requirements
(IU-2) (5 Acres)
12-52-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

According to the information found on this project, the proposed change will not affect the existing stormwater management system.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

There are no tree resources issues on the subject property.

Pollution Remediation

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives contact the Pollution Remediation Section of DERM at 305-372-6700.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CRSJ, INC.

This Department has no objections to this application.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

18-APR-11

Memorandum



Date: 10-MAR-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2011000017

Fire Prevention Unit:

No objection.

Service Impact/Demand:

Development for the above Z2011000017
located at 290 NE 183 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0188 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>4,260</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 2.85 alarms-annually.
The estimated average travel time is: 7:20 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 32 - Uleta - 358 NE 168 Street
Rescue, ALS Engine

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department
Planning Section at 786-331-4540.

DATE: 12-JUL-11
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

CRSJ, INC.

290 NE 183 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000017

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: Case opened for expired permit 12-12-2008, cvn mailed 3-20-2009, recommended for lien 7-14-2009, code enforcement hearing 12-8-2010, hearing officer approves lien 6-30-2011, notice of lien mailed 7-1-2011 and also referred to unsafe structure.

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

NCS Albury

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK

Inspection Date

Evaluator: CARL HARRISON

07/15/11

Process #: Applicant's Name
Z2011000017 CRSJ, INC.

Locations: 290 NE 183 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 5 ACRES

Folio #: 3021120230010

Request:

- 1 Zone change from IU-2 to IU-1 to permit an adult night club
- 10 Applicant is requesting to permit the existing handicap parking space to backout into NE 183 Street (not permitted).
- 11 Applicant is requesting to permit the existing warehouse building setback 14'-8" (20' required) from the right-of-way lines of NE 2nd Ct. and NE 4th Ct.
- 12 Applicant is requesting to permit the existing one story building setback 19'-11" (20' required) from the right-of-way line of NE 2nd Ct. and to permit the existing canopy area setback 11' (20' required) from NE 183 Street.
- 2 Special Exception to permit the proposed adult night club to be spaced less than the required 2,500' from an existing school.
- 3 Applicant is requesting to permit the proposed adult night club with the sales of alcoholic beverages for consumption on week days and sundays to close at 6:00 A.M. (4:50 A.M. permitted).
- 4 Applicant is requesting to permit a Landscape Open Space of 0% (10% required).
- 5 Applicant is requesting a non-use variance of zoning regulations to waive the required 10' wide continuous greenbelt along the property lines abutting a public right-of-way.
- 6 Applicant is requesting to permit (0) street tree (32 required).
- 7 Applicant is requesting to permit (6) lot trees (61 trees required).
- 8 Applicant is requesting to permit 121 parking spaces (136 required).
- 9 Applicant is requesting to permit parking within 25' of the official right-of-way lines of NE 183 Street and NE 4th Ct. (not permitted).

EXISTING ZONING

Subject Property IU2,

EXISTING USE WHSE&ADULT NIGHTCLUB

SITE CHARACTERISTICS

STRUCTURES ON SITE:

One story building for nighthclub, warehouse & billboard sign.

USE(S) OF PROPERTY:

Cruise supplier, marble & tile wholesalers, alloy metals distributor, motorcycle storage, mover & storage and night club.

FENCES/WALLS:

Chain link fence at west side of property for storage area. and C.B.S. wall at front of building used to store trash dumpsters.

LANDSCAPING:

Night club area is landscaped with palms and shrubs.

BUFFERING:

None.

ZONING INSPECTION REPORT

VIOLATIONS OBSERVED:

Tenants and property owner using property without a valid Certificate of Use. Three open cases with Building Neighborhood Compliance: 20060102350 - work without permit, A2009001030 - expired permit and A2009005146 - expired permit. There are also seven Civil Violation notices with the Clerk of the Court open: B033545, B033546, B033547, B033548, B074859, B070414 and P000303.

OTHER:

Three open permits: 2011024931 plumbing, 2009008398 electrical and 2008032685 plumbing.

Process #	Applicant's Name
Z2011000017	CRSJ, INC.

SURROUNDING PROPERTY

NORTH:

Miami-Dade Transit property

SOUTH:

Warehouse building

EAST:

Railroad property

WEST:

Warehouse building

SURROUNDING AREA

Subject property is surrounded by warehouses and commercial properties.

NEIGHBORHOOD CHARACTERISTICS:

Warehouse district with close proximity to commercial properties.

COMMENTS:

None.

Inspector **RODRIGUEZ, FRANK**

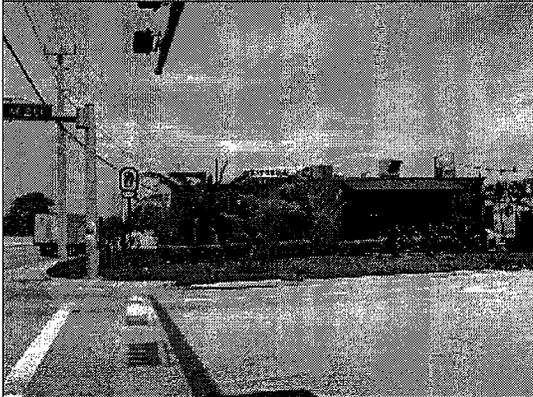
Evaluator **N/A**

Process Number: **Z2011000017** Applicant Name **CRSJ, INC.**



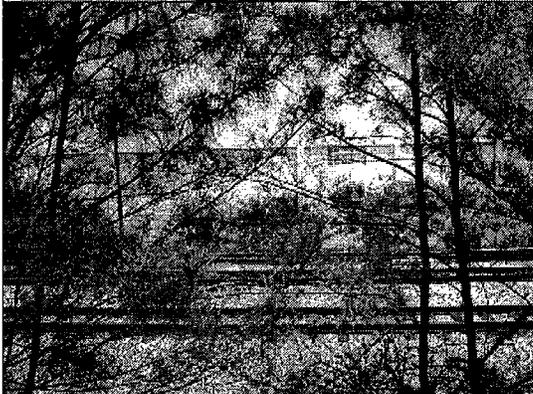
Date: 19-JUL-11

Comments: EAST VIEW OF BILLBOARD SIGN ON SUBJECT PROPERTY.



Date: 19-JUL-11

Comments: EAST VIEW OF NIGHT CLUB BUILDING AT NORTHWEST CORNER OF SUBJECT PROPERTY.



Date: 19-JUL-11

Comments: EAST VIEW OF PROPERTY TO THE EAST OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2011000017** Applicant Name **CRSJ, INC.**



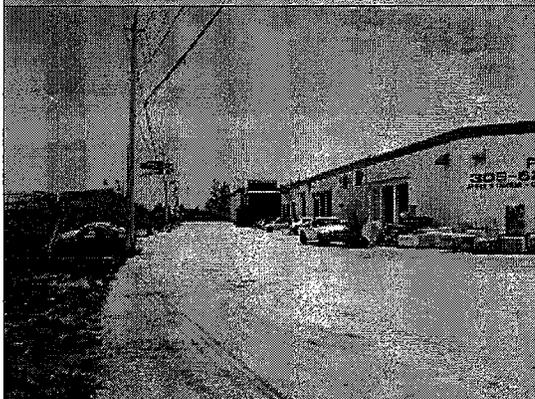
Date: 19-JUL-11

Comments: EAST VIEW OF PROPERTY TO THE EAST OF SUBJECT PROPERTY.



Date: 19-JUL-11

Comments: EAST VIEW OF REAR PROPERTY LINE OF SUBJECT PROPERTY.



Date: 19-JUL-11

Comments: EAST VIEW OF EASTERN PORTION OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2011000017** Applicant Name **CRSJ, INC.**



Date: 19-JUL-11

Comments: POSTED BILL ON FRONT DOOR.



Date: 19-JUL-11

Comments: SOUTH VIEW OF EAST PROPERTY LINE.



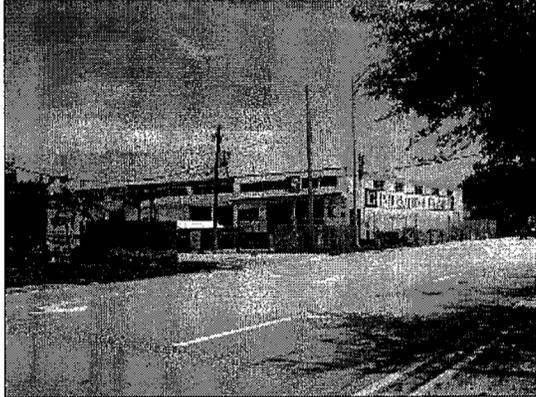
Date: 19-JUL-11

Comments: SOUTHEAST VIEW OF PROPERTY TO THE SOUTH OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2011000017** Applicant Name **CRSJ, INC.**



Date: 19-JUL-11

Comments: SOUTHEAST VIEW OF SUBJECT PROPERTY.



Date: 19-JUL-11

Comments: WEST VIEW OF REAR PROPERTY LINE OF SUBJECT PROPERTY.



Date: 19-JUL-11

Comments: WESTERN VIEW OF PROPERTY TO THE WEST OF SUBJECT PROPERTY.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: CRSJ, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>James D. Fulford, President</u>	<u>100%</u>
<u>4715 N.W. 157th Street, Ste. 212</u>	
<u>Hialeah, FL 33014-6425</u>	
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

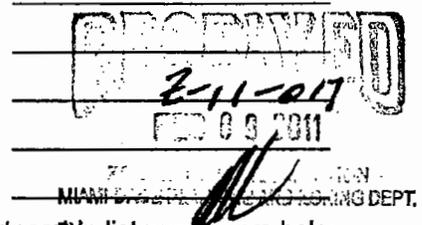
TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____



If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

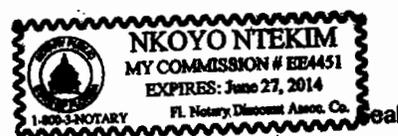
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 7 day of Feb. 2014. Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)



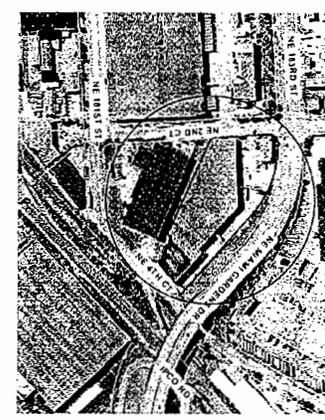
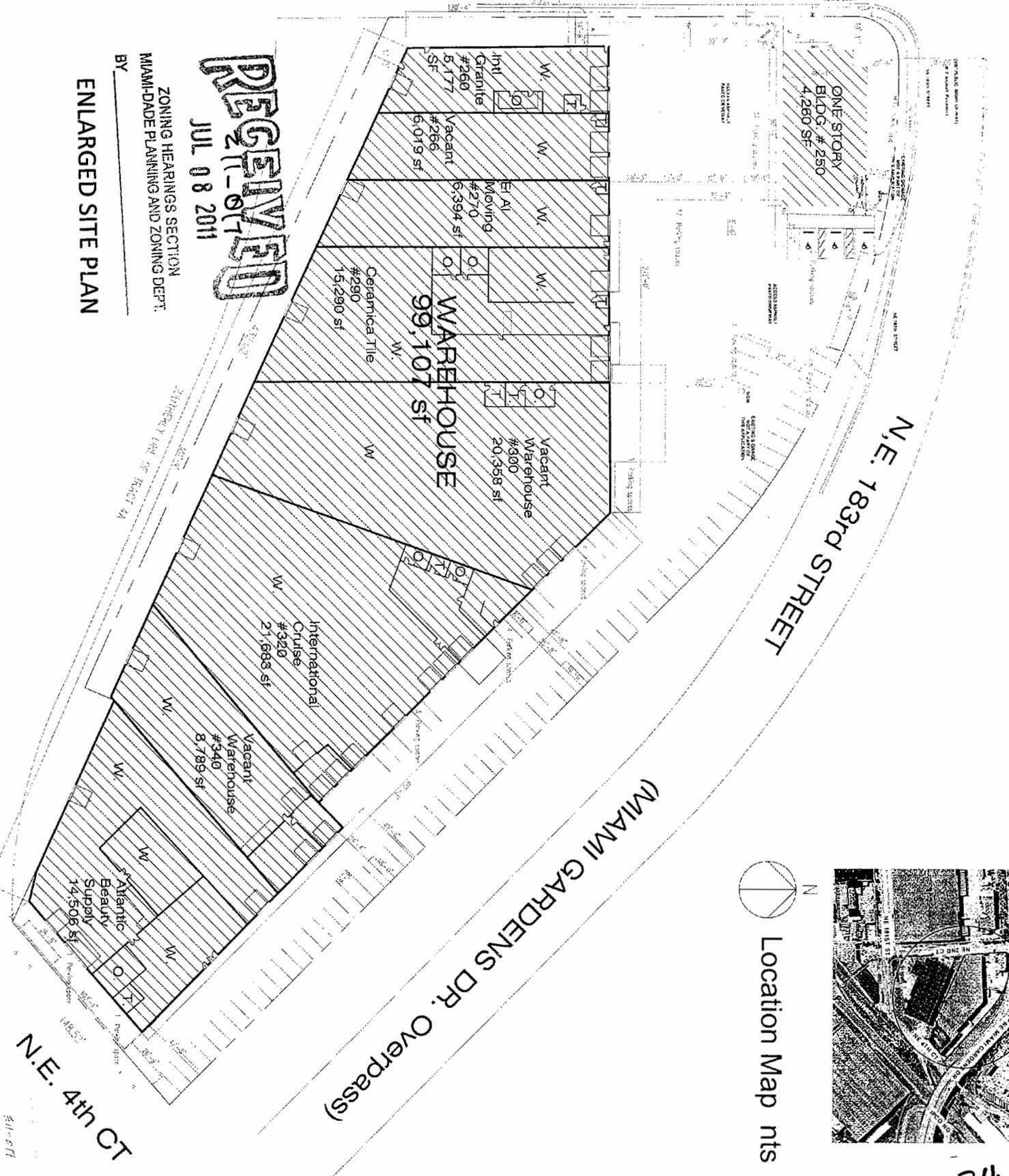
My commission expires: 6-27-2014

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
FEB 09 2014
211-017
2014 MIAMI-DADE COUNTY SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]

2D
 128'-0"
 275'
 (PUBLIC WORKS) 6' GRADED BORDER
 N.E. 2nd COURT
 N.E. 183rd STREET
 N.E. 4th CT
 (MIAMI GARDENS DR. OVERPASS)
 14,508 sf
 8,789 sf
 21,683 sf
 20,358 sf
 15,290 sf
 6,019 sf
 6,394 sf
 5,177 sf
 4,280 sf
 14,508 sf
 8,789 sf
 21,683 sf
 20,358 sf
 15,290 sf
 6,019 sf
 6,394 sf
 5,177 sf
 4,280 sf

RECEIVED
 JUL 08 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____
 ENLARGED SITE PLAN



Location Map nts

NE 2nd COURT

5' CONC. SIDEWALK

RESOLUTION No. 10392

EXISTING SIGNAGE
NOT A PART OF
THIS APPLICATION

SIGN

ONE STORY
BLDG. # 250
4,260 SF
F.F.E. # 12.35

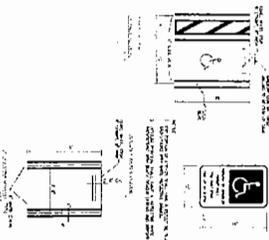
ACCESS ASPHALT
PAVED DRIVEWAY

NE 1831st STREET

ACCESS ASPHALT
PAVED DRIVEWAY

SIGN

Parking Details



RECEIVED
JUL 08 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

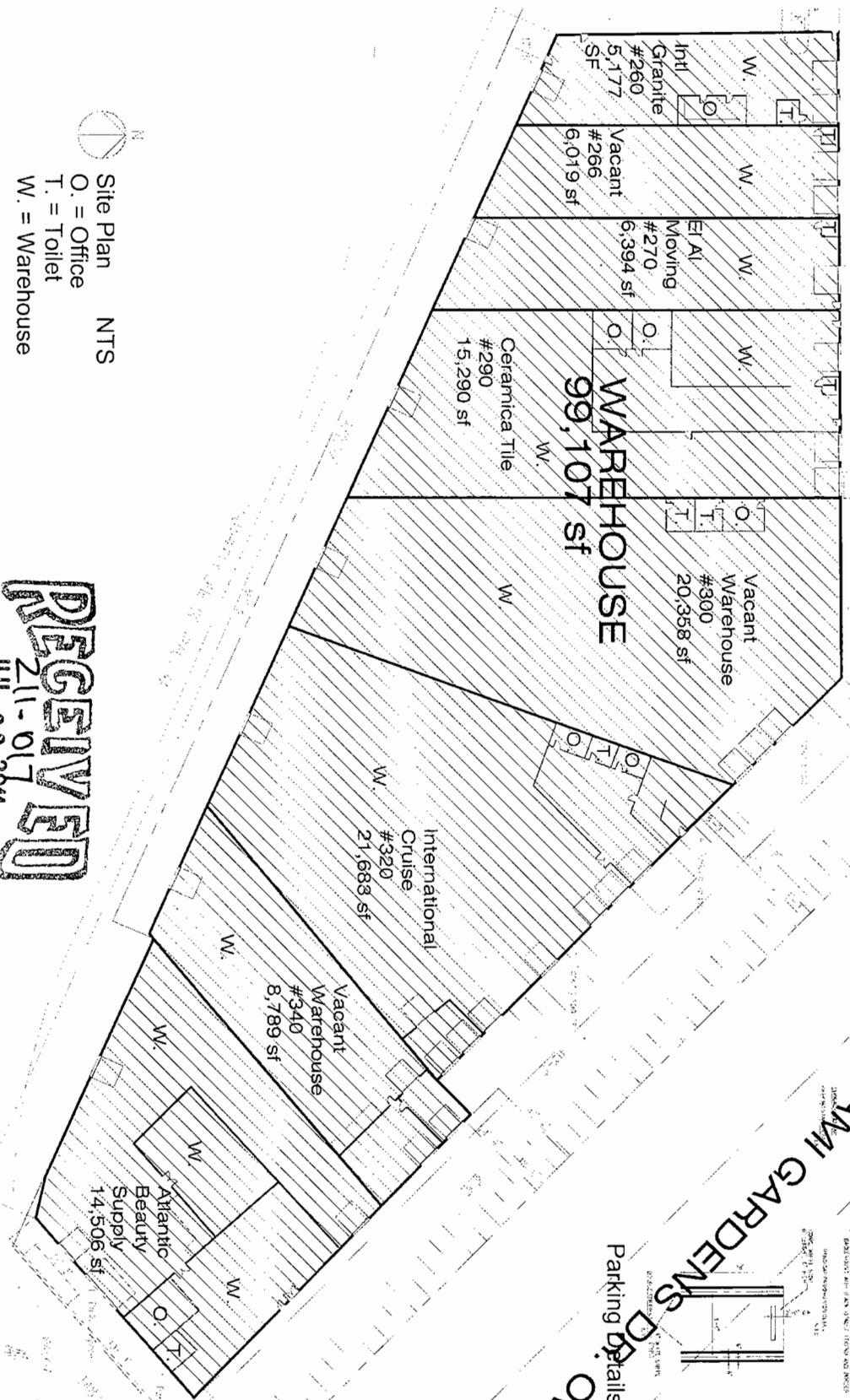
SITE DATA

PROJECT: 1831st Street, NE
 PROPERTY: 1831st Street, NE
 OWNER: [Name]
 ARCHITECT: Benavides Architect
 DATE: 1.11.2011
 SCALE: As Shown
 DRAWN BY: H.H.
 CHECKED BY: P.B.
 APPROVED: 5.18.2011

Benavides Architect
 290-730 NE 183 Street
 Miami, Florida 33179
 305 621 1201

Site Plan 1/8"

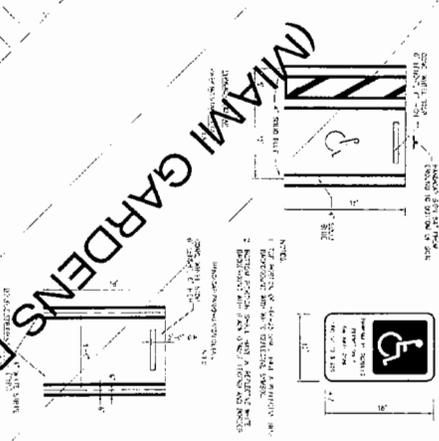
Sheet	2011	007
	A	3



Site Plan NTS
 O. = Office
 T. = Toilet
 W. = Warehouse

RECEIVED
 JUL 21 2011

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____



SITE DATA:
 INFORMATION ZONED TO M-1 (MEDIUM DENSITY RESIDENTIAL) PER ORDINANCE 317-02 (S.F.S.)
 1. TOTAL AREA: 1,100,000 S.F.
 2. TOTAL AREA: 1,100,000 S.F.
 3. TOTAL AREA: 1,100,000 S.F.

Benavides Architect
 200 SW 1st Ave.
 Miami, Florida 33137
 305 621 2001

C. R. S. J. Inc.
 200 SW 1st Ave.
 Miami, Florida 33137
 305 621 2001

Prepared by: [Signature]
 Date: 11/1/2011
 Scale: As Shown
 Drawn by: H.R.
 Checked by: P.B.
 5/18/2011

2011 007
 Sheet of 2

NE 2nd COURT

10' WIDE GREENBELT

5' CONC. SIDEWALK

10' WIDE GREENBELT

EXISTING SIGNAGE NOT A PART OF THIS APPLICATION

SIGN

ONE STORY BLDG. # 250
4,260 SF
F.F.E. = 12.35'

ACCESS ASPHALT PAVED DRIVEWAY

ACCESS ASPHALT PAVED DRIVEWAY

NE 183th STREET

Landscape Legend

1	1" TREE
2	2" TREE
3	3" TREE
4	4" TREE
5	5" TREE
6	6" TREE
7	7" TREE
8	8" TREE
9	9" TREE
10	10" TREE
11	11" TREE
12	12" TREE
13	13" TREE
14	14" TREE
15	15" TREE
16	16" TREE
17	17" TREE
18	18" TREE
19	19" TREE
20	20" TREE
21	21" TREE
22	22" TREE
23	23" TREE
24	24" TREE
25	25" TREE
26	26" TREE
27	27" TREE
28	28" TREE
29	29" TREE
30	30" TREE
31	31" TREE
32	32" TREE
33	33" TREE
34	34" TREE
35	35" TREE
36	36" TREE
37	37" TREE
38	38" TREE
39	39" TREE
40	40" TREE
41	41" TREE
42	42" TREE
43	43" TREE
44	44" TREE
45	45" TREE
46	46" TREE
47	47" TREE
48	48" TREE
49	49" TREE
50	50" TREE
51	51" TREE
52	52" TREE
53	53" TREE
54	54" TREE
55	55" TREE
56	56" TREE
57	57" TREE
58	58" TREE
59	59" TREE
60	60" TREE
61	61" TREE
62	62" TREE
63	63" TREE
64	64" TREE
65	65" TREE
66	66" TREE
67	67" TREE
68	68" TREE
69	69" TREE
70	70" TREE
71	71" TREE
72	72" TREE
73	73" TREE
74	74" TREE
75	75" TREE
76	76" TREE
77	77" TREE
78	78" TREE
79	79" TREE
80	80" TREE
81	81" TREE
82	82" TREE
83	83" TREE
84	84" TREE
85	85" TREE
86	86" TREE
87	87" TREE
88	88" TREE
89	89" TREE
90	90" TREE
91	91" TREE
92	92" TREE
93	93" TREE
94	94" TREE
95	95" TREE
96	96" TREE
97	97" TREE
98	98" TREE
99	99" TREE
100	100" TREE

RECEIVED
JUL 08 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____



Site Plan

1/8"

LEGEND

- 1" TREE
- 2" TREE
- 3" TREE
- 4" TREE
- 5" TREE
- 6" TREE
- 7" TREE
- 8" TREE
- 9" TREE
- 10" TREE
- 11" TREE
- 12" TREE
- 13" TREE
- 14" TREE
- 15" TREE
- 16" TREE
- 17" TREE
- 18" TREE
- 19" TREE
- 20" TREE
- 21" TREE
- 22" TREE
- 23" TREE
- 24" TREE
- 25" TREE
- 26" TREE
- 27" TREE
- 28" TREE
- 29" TREE
- 30" TREE
- 31" TREE
- 32" TREE
- 33" TREE
- 34" TREE
- 35" TREE
- 36" TREE
- 37" TREE
- 38" TREE
- 39" TREE
- 40" TREE
- 41" TREE
- 42" TREE
- 43" TREE
- 44" TREE
- 45" TREE
- 46" TREE
- 47" TREE
- 48" TREE
- 49" TREE
- 50" TREE
- 51" TREE
- 52" TREE
- 53" TREE
- 54" TREE
- 55" TREE
- 56" TREE
- 57" TREE
- 58" TREE
- 59" TREE
- 60" TREE
- 61" TREE
- 62" TREE
- 63" TREE
- 64" TREE
- 65" TREE
- 66" TREE
- 67" TREE
- 68" TREE
- 69" TREE
- 70" TREE
- 71" TREE
- 72" TREE
- 73" TREE
- 74" TREE
- 75" TREE
- 76" TREE
- 77" TREE
- 78" TREE
- 79" TREE
- 80" TREE
- 81" TREE
- 82" TREE
- 83" TREE
- 84" TREE
- 85" TREE
- 86" TREE
- 87" TREE
- 88" TREE
- 89" TREE
- 90" TREE
- 91" TREE
- 92" TREE
- 93" TREE
- 94" TREE
- 95" TREE
- 96" TREE
- 97" TREE
- 98" TREE
- 99" TREE
- 100" TREE

SIGN

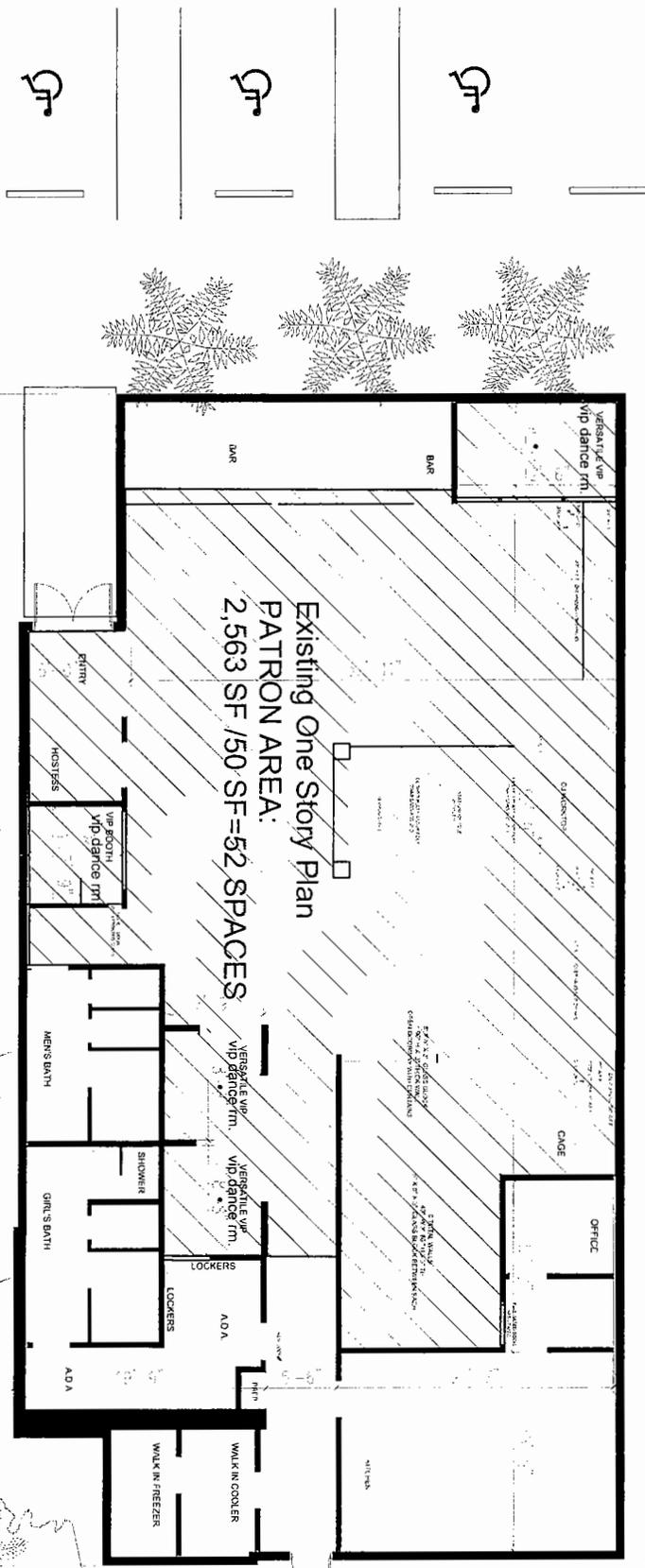
Benevides Architect

C.R.S.J. INC.
18330 NE 183RD
SUITE 100
MIAMI, FL 33179
305.891.2001

Right-Care Building
Landscape Plan

DATE	1/11/2011
DRAWN BY	AS SYSTEM
CHECKED BY	AS SYSTEM
DATE	5/18/2011
SCALE	1/8"
PROJECT	2011
SHEET	007

L	2
---	---



**Existing One Story Patron Area:
2,563 SF / 50 SF = 52 SPACES**

**EXISTING SIGNAGE
NOT A PART OF
THIS APPLICATION**

LEGAL DESCRIPTION:
 Lot 10, Block 1, Subdivision 1, Miami Beach, Florida

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI BEACH DEPARTMENT OF PERMITS AND INSPECTION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
 8. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

Existing Floor Plan 1/4"

RECEIVED
 JUL 08 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Benavides Architect
 200 SW 1st St
 Miami, FL 33135
 305.621.7200

C.R.S.I. Inc.
 2500 SW 1st St
 Miami, FL 33135
 305.621.7200

NIGHT CLUB FLOOR PLAN

Project No.	2011	007
Sheet	A	4
Date	1.11.2011	
Drawn By	As Shown	
Checked By	H.R.	
Reviewed	P.B.	
Revision	5/18/2011	



Front Elevation NTS



Rear Elevation NTS



Left Side Elevation NTS



Right Side Elevation NTS

RECEIVED
211-017
JUL 08 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

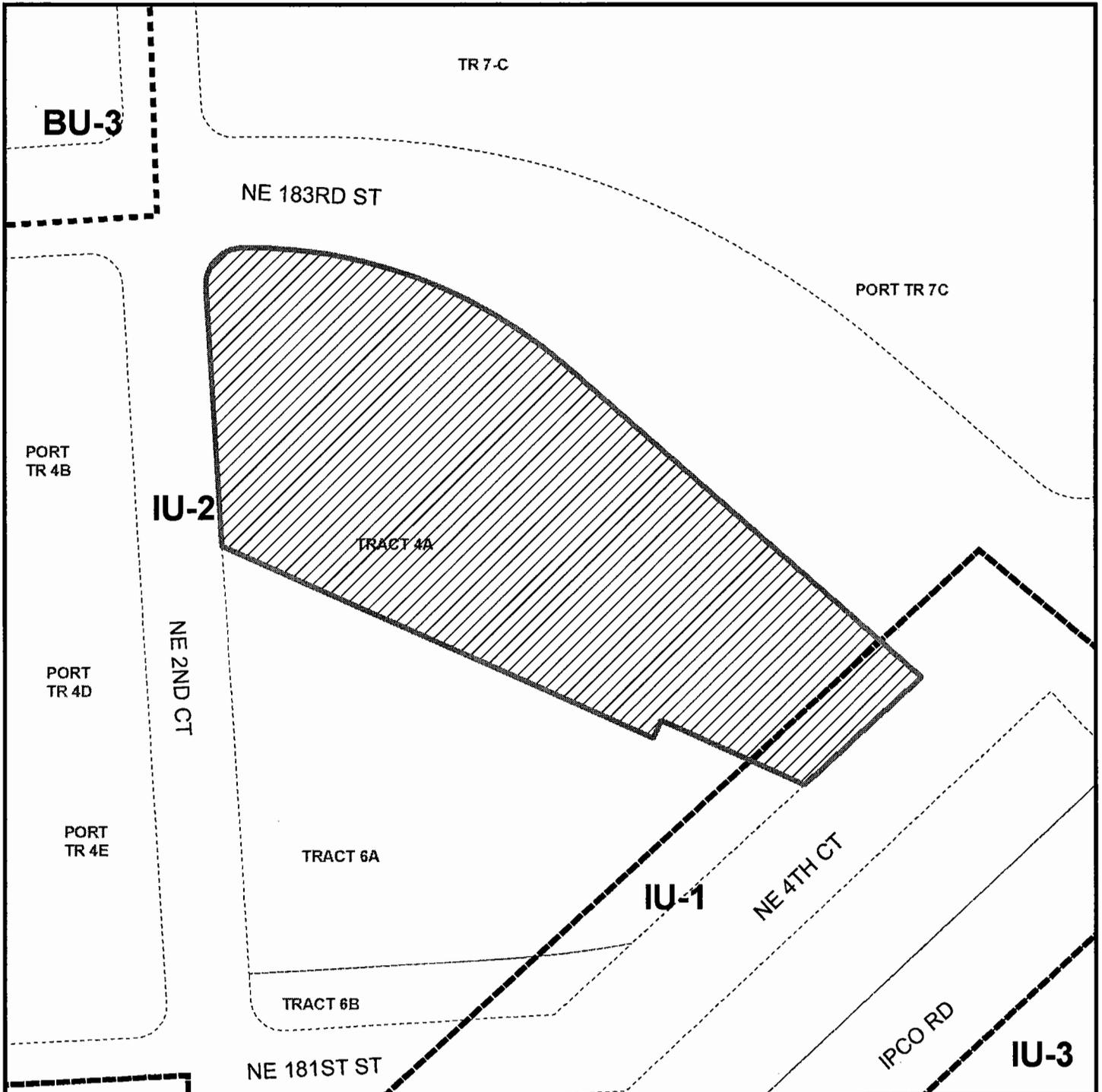
[Signature]
7/2
2/11

Benavides Architect
1800 S.W. 15th Avenue
Miami, Florida 33135
305.621.7000
C.R.S.J. Inc.
1111 S.W. 15th Avenue
Miami, Florida 33135
305.621.7000

WAREHOUSE BLDG. ELEVATIONS

DATE: 1.11.2011
DRAWN BY: NG SHAM
CHECKED BY: P.B.
REVISION:
D:\Projects\1111\1111\1111.dwg
2011 007

Sheet	A	of	5
Scale			



**MIAMI-DADE COUNTY
HEARING MAP**

**Process Number
Z2011000017**

Legend



Zoning

Subject Property Case

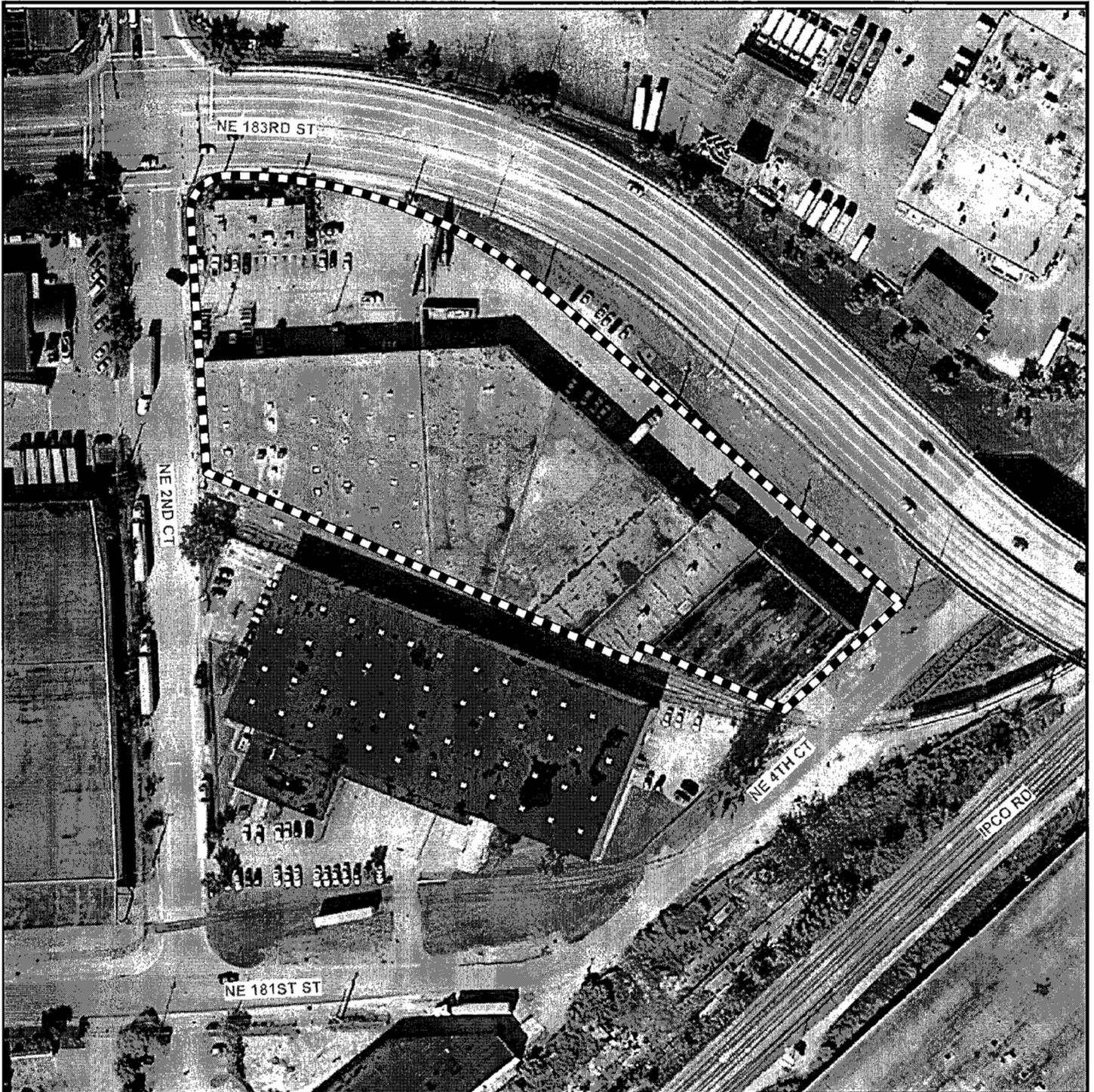


**Section: 07 Township: 52 Range: 42
Applicant: CRSJ, INC.
Zoning Board: C2
Commission District: 1
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS**



SKETCH CREATED ON: Wednesday, February 23, 2011

REVISION	DATE	BY
		35



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000017

Legend



Subject Property



Section: 07 Township: 52 Range: 42
 Applicant: CRSJ, INC.
 Zoning Board: C2
 Commission District: 1
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Wednesday, February 23, 2011

REVISION	DATE	BY
		36



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2011000017
RADIUS: 500

Legend

-  Buffer
-  Subject Property
-  Property Boundaries



Section: 07 Township: 52 Range: 42
 Applicant: CRSJ, INC.
 Zoning Board: C2
 Commission District: 1
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Wednesday, February 23, 2011

REVISION	DATE	BY