

KITS

COMMUNITY ZONING APPEALS BOARD 7

PHYLLIS RUTH MILLER ELEMENTARY SCHOOL

840 NE 87 Street, Miami

Wednesday, February 16, 2011 at 6:30 p.m.



CURRENT

1. 11-2-CZ7-1 JP MORGAN CHASE BANK N. A. 10-83 32-52-42 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 7

MEETING OF WEDNESDAY, FEBRUARY 16, 2011

PHYLLIS RUTH MILLER ELEMENTARY SCHOOL - AUDITORIUM

840 NE 87 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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

I. ELECTION OF CHAIR AND VICE-CHAIR

II. APPROVAL OF SUNSET REVIEW

III. APPLICATIONS:

1. JP MORGAN CHASE BANK N.A. (11-2-CZ7-1/10-083)

**32-52-42
Area 7/District 03**

(1) Applicant is requesting to permit a 4th wall sign (3 sign maximum permitted).

(2) Applicant is requesting to permit directional signs with logos and names (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Chase Bank," as prepared by Shanna Brogan, consisting of 6 sheets dated stamped received 10/19/10. Plans may be modified at public hearing.

LOCATION: 10760 Biscayne Boulevard, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.87 Acre

Department of Planning and
Zoning Recommendation:

Approved with conditions.

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 Planning and Zoning (DPZ) within 14 days after the DPZ 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 DPZ's posting will be made on a bulletin board located in the office of the DPZ.) 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. JP MORGAN CHASE BANK N.A.
(Applicant)

11-2-CZ7-1 (10-083)
Area 11/District 03
Hearing Date: 02/16/11

Property Owner (if different from applicant) **10760 Biscayne Partners LLC.**

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

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>
1947	Jay A. Webber	- Zone change from GU & BU-2A to BU-1 & BU-4A, cubic content requirement.	BCC	Approved
1952	Baldwin Di Prima	- Zone change from BU-1 to BU-3A.	BCC	Denied
1958	Louis Colovos	- Zone change from BU-1 to BU-2. - Special Exception for spacing for alcohol uses.	BCC	Approved
1966	Anthony Carino	- Variance spacing requirement liquor, beer and wine bar in conjunction with restaurant.	ZAB	Approved w/conds.
1969	Anthony Carino	- Variance of parking requirement.	BCC	Appeal Denied, Application Approved
1969	Anthony Carino	- Special Exception to permit expansion of existing use.	ZAB	Approved w/conds.
1969	Anthony Carino	- Variance of parking requirement.	ZAB	Approved
1976	Directors	- Zone change from BU-2 to BU-1A.	BCC	Approved w/conds.
1995	AKM, Inc.	- Non-Use Variance of sign regulations.	ZAB	Approved w/conds.

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. 7**

APPLICANT: JP Morgan Chase Bank National Association

PH: Z10-083 (11-2-CZ7-1)

SECTION: 32-52-42

DATE: February 16, 2011

COMMISSION DISTRICT: 3

ITEM NO.: 1

A. INTRODUCTION

- o **SUMMARY OF REQUESTS:** This application will allow the applicant a 4th wall sign, which is one more than the maximum of 3 wall signs permitted on this site. In addition, the approval of this application will allow the applicant the maintenance and continued use of directional signage with logos and names which is not permitted by the Zoning Code.

- o **REQUESTS:**
 - (1) Applicant is requesting to permit a 4th wall sign (3 sign maximum permitted).
 - (2) Applicant is requesting to permit directional signs with logos and names (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Chase Bank," as prepared by Shanna Brogan, consisting of 6 sheets dated stamped received 10/19/10. Plans may be modified at public hearing.

- o **LOCATION:** 10760 Biscayne Boulevard, Miami-Dade County, Florida.
- o **SIZE:** 0.87 Acre

B. ZONING HEARINGS HISTORY: Between 1947 and 1969, the subject site was the subject of various public hearings which included district boundary changes, special exception requests for a bar in conjunction with a restaurant use, expansion of patron area for the restaurant, parking variances, and a variance of the spacing requirements pertaining to alcohol uses from churches and schools. In 1976, the subject site was part of a larger tract of land that was granted a zone change from BU-2, Special Business District, to BU-1A, Limited Business District, pursuant to Resolution No. Z-88-76. In 1995, pursuant to Resolution No. 5-ZAB-342-95, the Zoning Appeals Board (ZAB) approved, subject to conditions, a request to permit a sign containing an overall square footage of 115 sq. ft. setback 3' (13.5' required) from all rights-of-way (Biscayne Blvd. And NE 108 Street).

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

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Business and Office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking systems. These uses may*

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. 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.

F. 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

G. PLANNING AND ZONING ANALYSIS:

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Business and Office** use. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Staff's review of the submitted survey and Letter of Intent indicates that the applicant is in the process of constructing a proposed bank with drive through banking facilities which is a permitted use in the BU-1A zoning district. As such, the bank use is consistent with the LUP map of the CDMP. However, staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage. Although staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and, in general, is of the opinion that the Zoning Code provides adequate signage allowances. Upon review of the submitted plans, staff is of the opinion that the requested variances from the signage regulations of the Zoning Code are not visually intrusive and will provide a clear form of identification for the location of the bank. As such, staff opines that approval of a 4th wall sign and of the directional signage would not be overly intensive and would be **compatible** with the surrounding commercial developments located along Biscayne Boulevard (US-1). Staff, therefore, recommends that the application be approved subject to conditions.

When requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), as previously mentioned, staff is of the opinion that the approval of the requests would be **compatible** with the surrounding area, and would not negatively affect the appearance of the

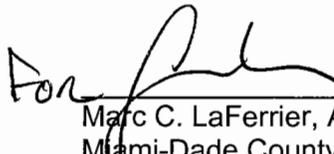
community. The submitted plans for this application indicate that the applicant has obtained permits for three (3) wall signs ranging in size from 36.87 sq. ft. to 82.96 sq. ft. The applicant seeks to permit a 4th wall sign (57.61 sq. ft.) to be affixed to the north elevation of the proposed bank building (request #1). Staff notes that the subject site is an irregularly shaped parcel of land that is located on the southwest corner of NE 108 Street and Biscayne Boulevard. Accordingly, staff opines that the requested wall sign will provide clear identification for the bank building for pedestrians and motorists traveling along NE 108 Street. Staff also notes that the property located across NE 108 Street is developed with a similar commercial development which allows similar type of signage. Similarly, staff has no objections to request #2 and notes that the submitted plans depict a total of two directional signs, each 3' in height, one located at the ingress/egress driveway along Biscayne Boulevard and the other located along the ingress/egress driveway along NE 108 Street. Staff opines that the design of the directional signs with the name and logo of the bank compliment the design and color of the other signs on the site and will result in a cohesive signage plan for the subject site. **Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV).**

H. RECOMMENDATION: Approval with conditions.

I. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Chase Bank," as prepared by Shanna Brogan, consisting of 6 sheets dated stamped received 10/19/10.
3. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 12/20/10
DATE REVISED: 01/03/11; 02/04/11
DATE FINALIZED: 02/04/11
MCL:GR:NN:AA:NC



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

Date: November 2, 2010
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

Subject: C-07 #Z2010000083-1st Revision
JP Morgan Chase Bank, National Association
10760 Biscayne Blvd.
To Permit a Greater Amount of Wall Sign than Permitted
(BU-1A) (0.87 Acres)
32-52-42

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

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

Tree Removal Permit 2010-TREE-PER-00072 was issued for this property on February 22, 2010 and is scheduled to expire on February 22, 2011. TP2010-TREE-PER-00072 requires the preservation of five regular size Pink Tabebuia trees located in the right of way along Biscayne Boulevard as identified in DERM-approved permitted plans. Also, TP2003-887 was issued for this property and requires that a specimen size (trunk diameter 18 inches or greater) Gumbo Limbo tree located on the NW part of the property (along the right of way of NE 108 Street) be preserved. The site plan submitted with this application depicts two trees on the NW part of the property to remain and does not show impacts to the five regular size Pink Tabebuia trees.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit in order to avoid violation of permit conditions. Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other trees on the subject property. Please contact this Program at 305-372-6574 for information regarding tree permits.

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: JP MORGAN CHASE BANK NATIONAL ASSOCIATION

This Department has no objections to this application.

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.

A handwritten signature in black ink, appearing to read "Raul", with a stylized flourish extending to the right.

Raul A Pino, P.L.S.

20-JUL-10

Memorandum



Date: 13-JUL-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000083

Fire Prevention Unit:

Not applicable to MDRR site requirements.

Service Impact/Demand

Development for the above Z2010000083
 located at 10760 BISCAYNE BOULEVARD, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0691 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>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 6:36 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 20 - North Miami E - 13000 NE 16 Avenue
 Rescue, ALS Engine, Battalion

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

JP MORGAN CHASE BANK N. A.

10760 BISCAYNE BOULEVARD,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000083

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No current cases. Prior case was opened 2-17-2010 for graffiti and warning was issued. Case was closed 3-1-2010, violation corrected. Also another case was opened 2-17-2010 for failure perform lot maintenance and warning issued. On 3-16-2010 violation corrected. BNC: No current cases. Prior cases for unsafe structure, work without permit, expired permit, all closed.

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

REPORTER NAME:

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: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>1111 Polaris Parkway</u>	<u>Publicly traded company</u>
<u>Columbus, Ohio 43240</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: 10760 Biscayne Partners, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
Jonathan D. Beloff, Managing Member 1691 Michigan Avenue, Suite 320 Miami Beach, FL 33139	25%
Lyle Stern, Trustee Member Koniver Stern Group 401K f/b/o Lyle Stern 1691 Michigan Avenue, Suite 320 Miami Beach, FL 33139	25%
Bruce Koniver, Trustee Member Koniver Stern Group 401K f/b/o Bruce Koniver 1691 Michigan Avenue, Suite 320 Miami Beach, FL 33139	25%
Lyle Stern, Trustee Member Fox Irrevocable Trust f/b/o Noah Fox 1691 Michigan Avenue, Suite 320 Miami Beach, FL 33139	25%

210-003
X4

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

210.013

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.

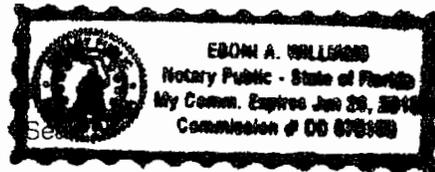
Signature: _____

(Applicant)

Sworn to and subscribed before me this 21st day of June, 2010. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

My commission expires: June 26, 2013



*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.

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</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: 10760 Biscayne Partners, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
Jonathan D. Beloff, Managing Member 1691 Michigan Avenue, Suite 320 Miami Beach, FL 33139	25%
Lyle Stern, Trustee Member Koniver Stern Group 401K f/b/o Lyle Stern 1691 Michigan Avenue, Suite 320 Miami Beach, FL 33139	25%
Bruce Koniver, Trustee Member Koniver Stern Group 401K f/b/o Bruce Koniver 1691 Michigan Avenue, Suite 320 Miami Beach, FL 33139	25%
Lyle Stern, Trustee Member Fox Irrevocable Trust f/b/o Noah Fox 1691 Michigan Avenue, Suite 320 Miami Beach, FL 33139	25%

210.083

AH

HP

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.

_____	20.0%
_____	_____
_____	_____
_____	100%

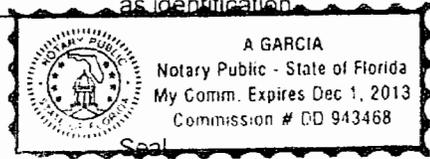
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *[Handwritten Signature]*
 (Applicant)

Sworn to and subscribed before me this 26th day of AUG, 2010. Affiant is personally know to me or has produced _____ as identification.

[Handwritten Signature]
 (Notary Public)



My commission expires: _____

*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

Not To Scale

N

N.E. 108TH STREET

M.O.R. 08

EXIST. 24' R.O.W. FOR 12' CURB AND 12' DEEP 12' WIDE 12' DEEP

EXIST. 5' CONC. SIDEWALK

CONC. BREAKAWAY AS PER PROJECT NO. 375

TRANSITION TO CONC. BREAKAWAY

(11' SCHEDULE 40 PVC ELECTRICAL ENGINEER TO COORDINATE WITH)

PROPOSED 3" DIA. 30' DEEP EAST GAS VALVE

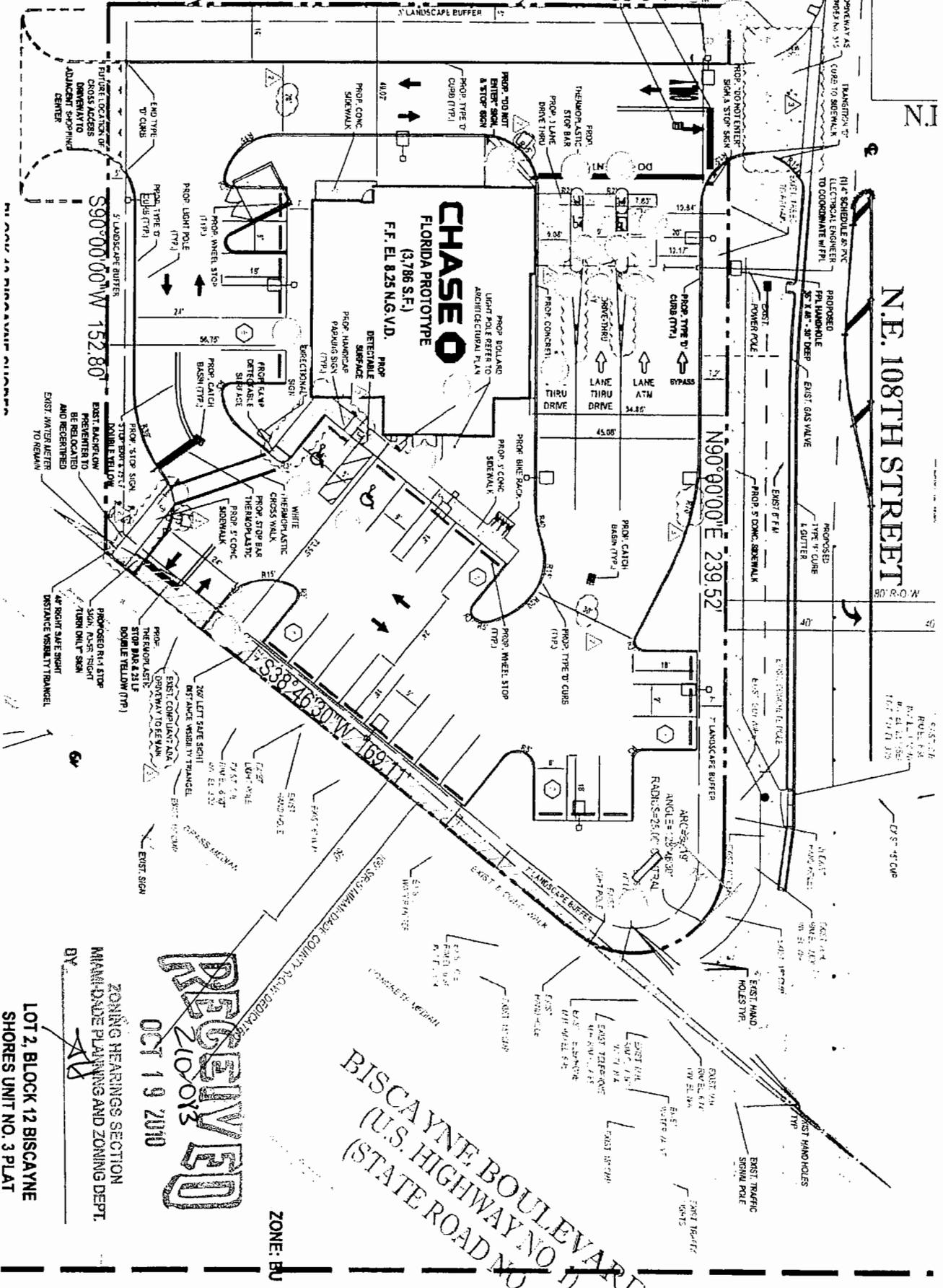
PROPOSED 1" DIA. 30' DEEP EAST GAS VALVE

N90°00'00"E 239.52'

N00°06'00"W 172.50'

S90°00'00"W 152.80'

14. BLOCK 14



RECEIVED

OCT 19 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

BISCAYNE BOULEVARD (U.S. HIGHWAY NO. 1)

(STATE ROAD NO. 11)

ZONE: BU

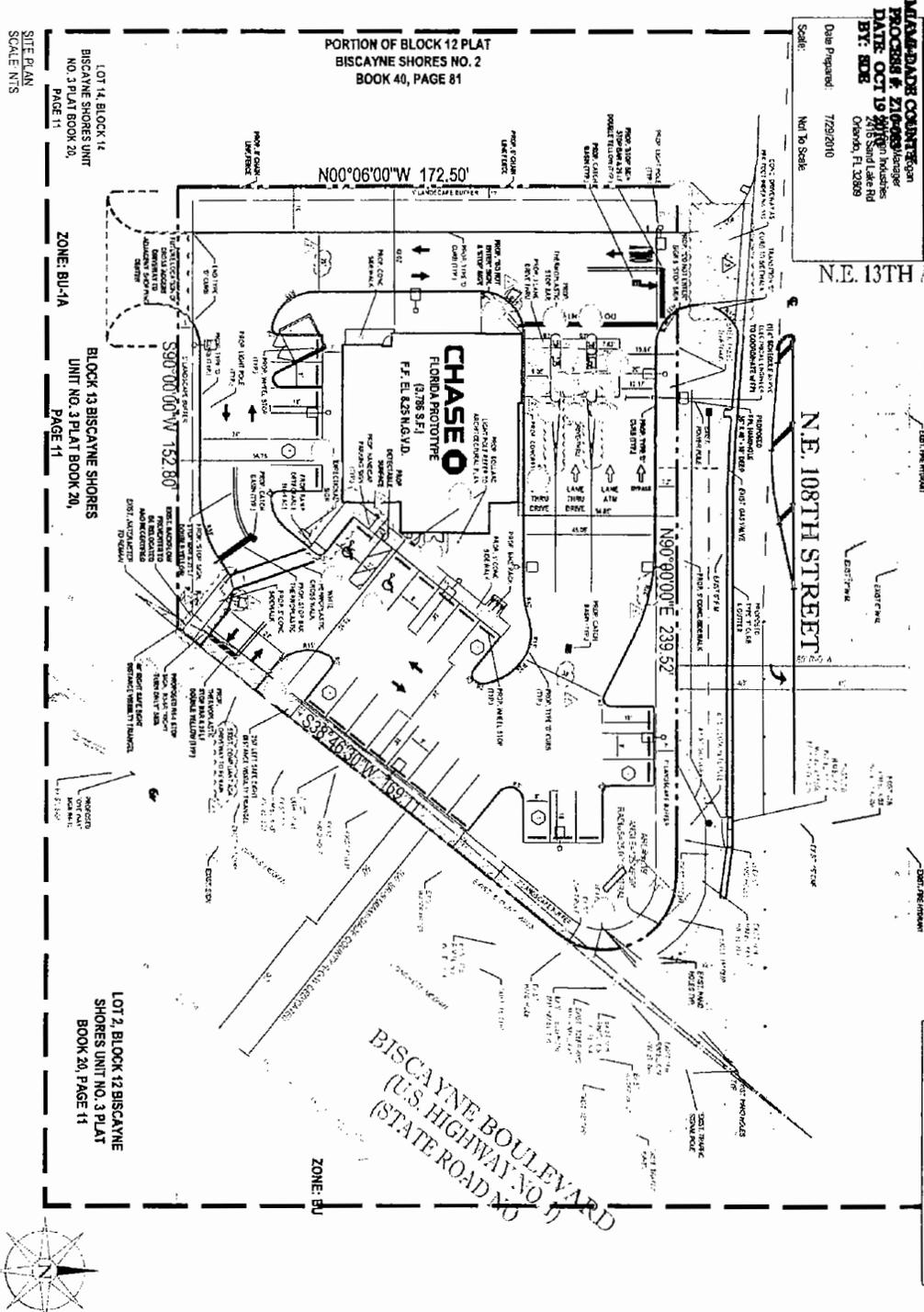
LOT 2, BLOCK 12 BISCAYNE
SHORES UNIT NO. 3 PLAT

ENLARGE SITE PLAN

SIGN LEGEND & LOCATION PLAN

DATE: OCT 19 2019
BY: BOB
7292010

Scale: Not to Scale



DRC Approved Plan for Reference

NW SIGN INDUSTRIES
IDENTIFY WITH QUALITY

Site #	Sign Code	Description
12787	1 P-400-CLST	Proposed Sign Inventory
12787	2 UF-WBO-30	Channel Letters
12787	3 UF-WBO-30	Channel Letters
12787	4 UF-WBO-30	Channel Letters
12787	5 UF-WBO-24	Channel Letters
12787	6 D-2	Dimensional
12787	7 D-2	Dimensional
12787	8 D-4B	Letter Dimensional
12787	9 D-4B	Letter Dimensional
12787	10 D-4C	Letter Dimensional
12787	11 D-3AW	Obscure
12787	12 D-3AW	Obscure
12787	13 D-3AW	Obscure
12787	14 D-3AW	Obscure
12787	15 D-3AW	Obscure
12787	16 D-3AW	Obscure
12787	17 D-3AW	Obscure
12787	18 D-3AW	Obscure
12787	19 D-3AW	Obscure

CHASE 10760 Biscayne Blvd Miami, FL 33161 12787 11 HU JP 1/13/10 2 09-1504-15

LOT 14, BLOCK 14 BISCAYNE SHORES UNIT NO. 3 PLAT BOOK 20, PAGE 11 ZONE: BU-1A BLOCK 13 BISCAYNE SHORES UNIT NO. 3 PLAT BOOK 20, PAGE 11 LOT 2, BLOCK 12 BISCAYNE SHORES UNIT NO. 3 PLAT BOOK 20, PAGE 11 ZONE: BU

CHASE FLORIDA PROTOTYPE 0378 S.F. F.F. EL. 625 N.A.S.D.

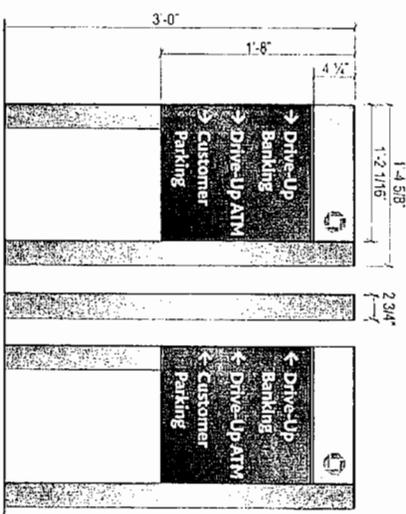
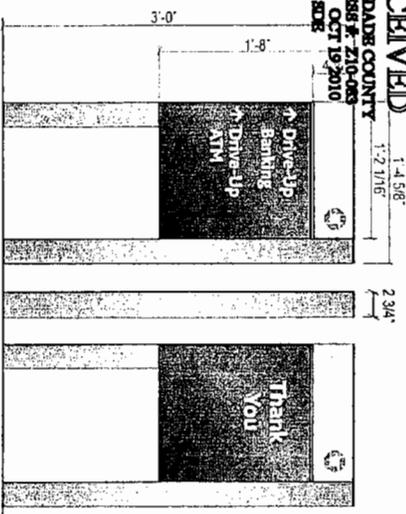
PORTION OF BLOCK 12 PLAT BISCAYNE SHORES NO. 2 BOOK 40, PAGE 81

10760 Biscayne Blvd Miami, FL 33161 12787 11 HU JP 1/13/10 2 09-1504-15

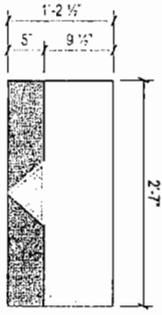
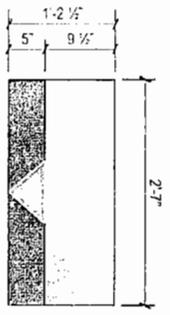
OTHER SIGNS

NW SIGN INDUSTRIES
IDENTIFY WITH QUALITY

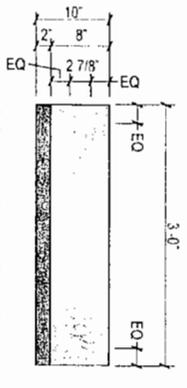
RECEIVED
MIAMI-DADE COUNTY
1-4-568
1-2-7176
PROCESS # 210-008
DATE OCT 19 2010
BY: SDE



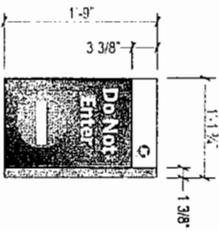
Permit # for Lane Signs = 20110-029544



Permit # for Clearance Signs = 20110-029554



Title Block - Chasse Bank, 10760 Biscayne Blvd.
Proposed by: Suresha Bogan
Project Manager
2415 South Leda Rd
Orlando, FL 32899
Date Prepared: 7/29/2010
Scale: Various



Permit # for DNE Signs 13 and 14 = 20110-029560

CHASE 10760 Biscayne Blvd., Miami, FL 33161 12767 5 09-1504-15

CONCRETE OFFICE: 300 GRIDER AVE. SUITE 100, HOUSTON, TX 77060 P: 855.892.1677 F: 856.502.0412
CORPORATE OFFICE: 300 GRIDER AVE. SUITE 100, HOUSTON, TX 77060 P: 855.892.1677 F: 856.502.0412
10760 BISCAYNE BLVD., MIAMI, FL 33161 P: 305.444.1234 F: 305.444.1234

OTHER SIGNS

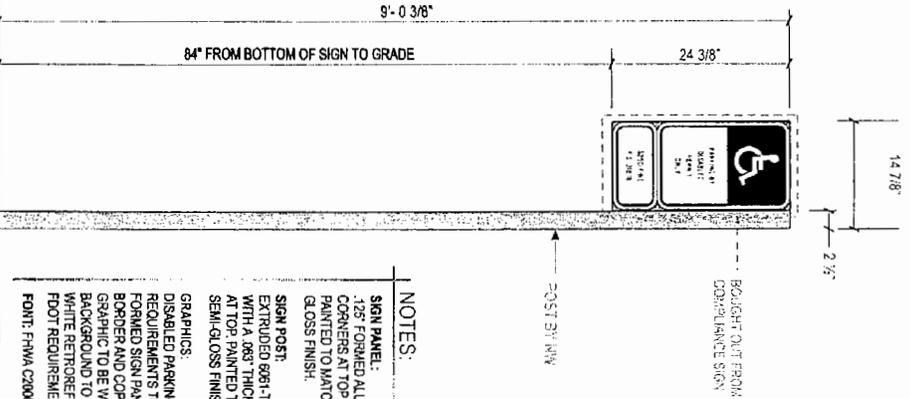
RECEIVED

MANALAPAN COUNTY
 PROCESS # Z10-083
 DATE OCT 19 2010
 BY: SDR

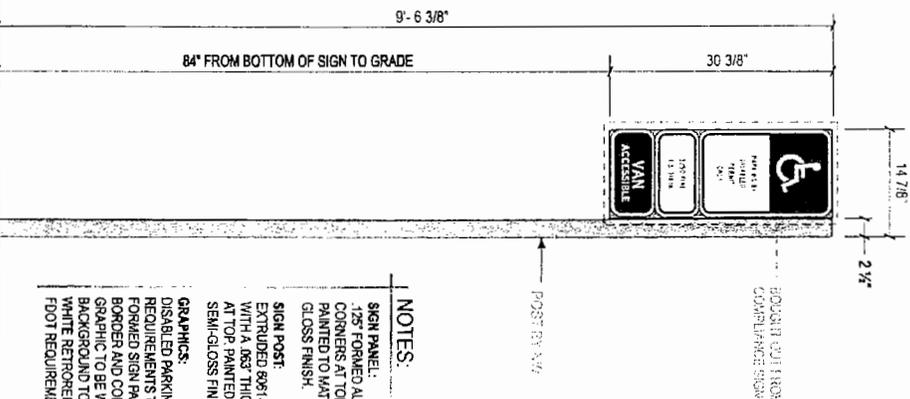
Permit # for Handicap Signs = 2010-029552

NW SIGN INDUSTRIES
 IDENTIFY WITH QUALITY

Title Block - Chase Bank 10760 Biscayne Blvd
 Prepared by: Steven Brown
 Project Manager
 NW Sign Industries
 2415 Sand Lake Rd
 Orlando, FL 32809
 Date Prepared: 7/29/2010
 Scale: 3/4" = 1'



POLE REGULATORY SIGN - TC-P-C-CUST
 Scale: 3/4" = 1'-0"



POLE REGULATORY SIGN - TC-P-D-CUST
 Scale: 3/4" = 1'-0"

NOTES:

- SIGN PANEL:**
 .125" FORMED ALUMINUM PANEL WITH 1/4" RADIUS CORNERS AT TOP AND BOTTOM OF LEFT SIDE ONLY. PAINTED TO MATCH MP-18248 CHASE DARK NICKEL GLOSS FINISH.
- SIGN POST:**
 EXTRUDED 6061-T6 ALUMINUM TRIANGULAR POST WITH A .063" THICK ALUMINUM CAP PLATE WELDED AT TOP. PAINTED TO MATCH MP-00366 CHASE BLUE SEMI-GLOSS FINISH.
- GRAPHICS:**
 DISABLED PARKING SIGNAGE GRAPHICS PER FOOT REQUIREMENTS TO BE 1ST SURFACE APPLIED TO FORMED SIGN PANEL.
 BORDER AND COPY TO BE BLACK RETROREFLECTIVE GRAPHIC TO BE WHITE RETROREFLECTIVE.
 BACKGROUND TO BE BLUE RETROREFLECTIVE AND WHITE RETROREFLECTIVE AS ILLUSTRATED PER FOOT REQUIREMENTS.
 FONT: FHWA (2000EX) (Florida)

NOTES:

- SIGN PANEL:**
 .125" FORMED ALUMINUM PANEL WITH 1/4" RADIUS CORNERS AT TOP AND BOTTOM OF LEFT SIDE ONLY. PAINTED TO MATCH MP-18248 CHASE DARK NICKEL GLOSS FINISH.
- SIGN POST:**
 EXTRUDED 6061-T6 ALUMINUM TRIANGULAR POST WITH A .063" THICK ALUMINUM CAP PLATE WELDED AT TOP. PAINTED TO MATCH MP-00366 CHASE BLUE SEMI-GLOSS FINISH.
- GRAPHICS:**
 DISABLED PARKING SIGNAGE GRAPHICS PER FOOT REQUIREMENTS TO BE 1ST SURFACE APPLIED TO FORMED SIGN PANEL.
 BORDER AND COPY TO BE BLACK RETROREFLECTIVE GRAPHIC TO BE WHITE RETROREFLECTIVE.
 BACKGROUND TO BE BLUE RETROREFLECTIVE AND WHITE RETROREFLECTIVE AS ILLUSTRATED PER FOOT REQUIREMENTS.

CHASE 10760 Biscayne Blvd., Miami, FL 33161 12787 6 09-1504-15

Corporate Office: 340 Crider Avenue, Moorestown, NJ 08057 P: 856.807.1677 F: 856.802.0412
 F. ORCA, 2415 Sand Lake Road, Orlando, FL 32809 - TEXAS SERVICE CENTER: 460 South Beltline Road, Suite 402, Irving, TX 75060 - NORTH CAROLINA: 120 Cascade Drive, Concord, NC 28027 - TEXAS: 2303 Burlington Area, Suite 706, Austin, TX 78744
 H&B 13.44 09/04/11, K&H/09/05/10, B&B/09/05/10, C&S/09/05/10, D&E/09/05/10, F&G/09/05/10, H&I/09/05/10, J&K/09/05/10, L&M/09/05/10, N&O/09/05/10, P&Q/09/05/10, R&S/09/05/10, T&U/09/05/10, V&W/09/05/10, X&Y/09/05/10, Z/09/05/10

ATM

RECEIVED

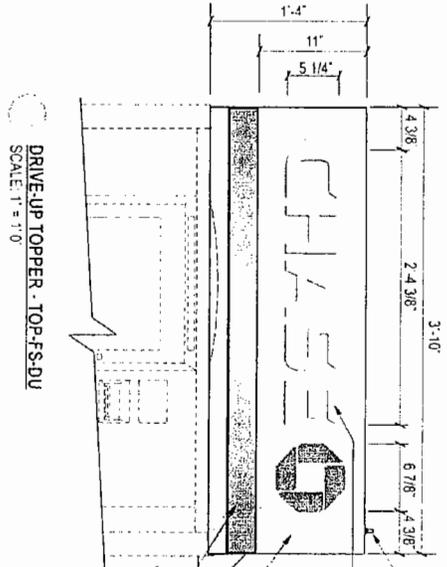
MAYAGUAY COUNTY
PROCESS # 210-083
DATE OCT 19 2010
BY: BDE

NW SIGN INDUSTRIES
IDENTIFY WITH QUALITY

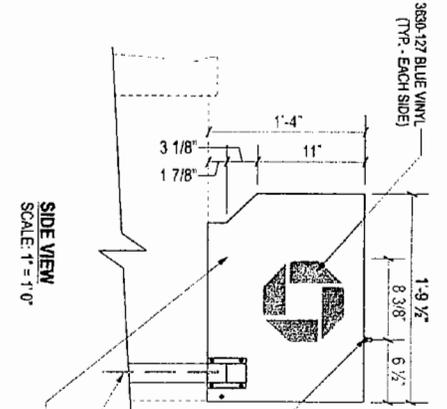
Title Block - Chase Bank 10760 Biscayne Blvd.

Prepared by: Sharron Bryan
 M/S Designer
 2416 Sand Lane Rd
 Orlando, FL 32836

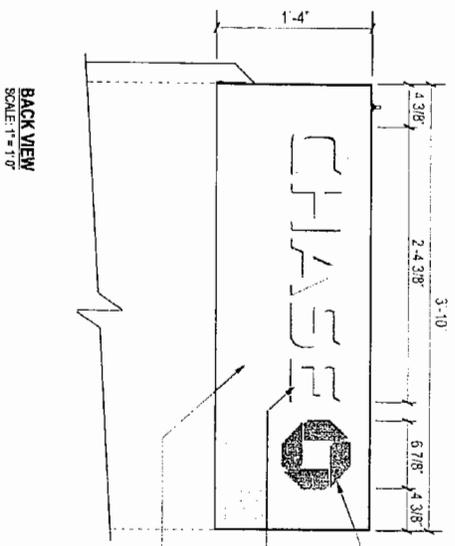
Date Prepared: 7/29/2010
 Scale: 1" = 1'



- 20A DISCONNECT SWITCH W/ SWITCH BOOT
- 3/4" CLEAR ACRYLIC PUSH THRU W/ 3M 3630-20 WHITE VINYL APPLIED FIRST SURFACE & 3M 3635-70 DIFFUSER FILM APPLIED SECOND SURFACE
- 1/25 ROUTED ALUMINUM FACE PAINTED CHASE NICKEL MATHEWS MP-19891 GLOSS FINISH
- 3/16" ARISTECH 889AS TRANS BLUE ACRYLIC
- 083 FORMED ALUM. WIRECHASE (PAINT CHASE NICKEL MATHEWS MP-19891 GLOSS FINISH ABOVE ATM & PAINT TO MATCH EXISTING ATM BELOW TOPPER - ATTACH TO TOPPER W/ SCREWS & TO ATM W/ CONTINUOUS 3M VHB TAPE.



- 20A DISCONNECT SWITCH W/ SWITCH BOOT & TORX PHOTOCELL (#2107)
- 120V PRIMARY POWER (BY OTHERS) W/ TORX TIMER (02S100 BP)
- 1/25 ALUMINUM SIDE PAINTED CHASE NICKEL MATHEWS MP-19891 GLOSS FINISH

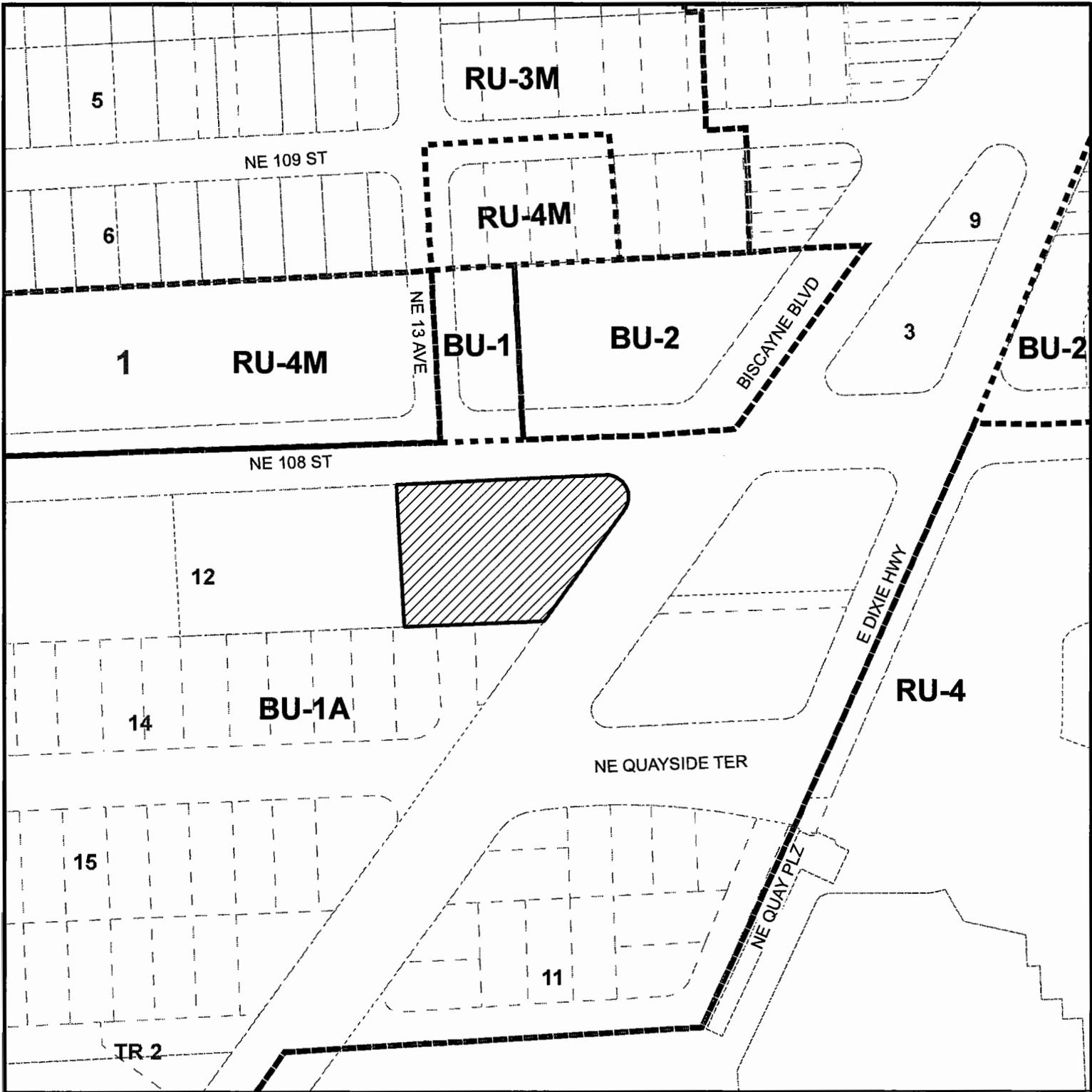


- 3/4" CLEAR ACRYLIC PUSH THRU W/ 3M 3630-127 BLUE VINYL APPLIED SECOND SURFACE
- 3/4" CLEAR ACRYLIC PUSH THRU W/ 3M 3630-20 WHITE VINYL APPLIED FIRST SURFACE & 3M 3635-70 DIFFUSER FILM APPLIED SECOND SURFACE
- 1/25 ROUTED ALUMINUM BACK PAINTED CHASE NICKEL MATHEWS MP-19891 GLOSS FINISH

210-083
 210

10760 Biscayne Blvd. Miami, FL 33161 12767 9 09-1504-15

COMPORAT OFFICE: 360 CRIDER AVENUE, MCCRESTOWN, MD 20657 P: 866.603.1677 F: 482.6892.6411
 11070 W. SAND LANE ROAD, ORLANDO, FL 32839 - 11345 SERVICE CENTER, 460 SOUTH BELTLINE ROAD SUITE 1423, RV, NC 27269 - NORTH CAROLINA - 30 CALLE DE LA CRUZ, SAN JOSE, CA 95128
 11070 W. SAND LANE ROAD, ORLANDO, FL 32839 - 11345 SERVICE CENTER, 460 SOUTH BELTLINE ROAD SUITE 1423, RV, NC 27269 - NORTH CAROLINA - 30 CALLE DE LA CRUZ, SAN JOSE, CA 95128



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2010000083

Legend

-  Zoning
-  Subject Property Case

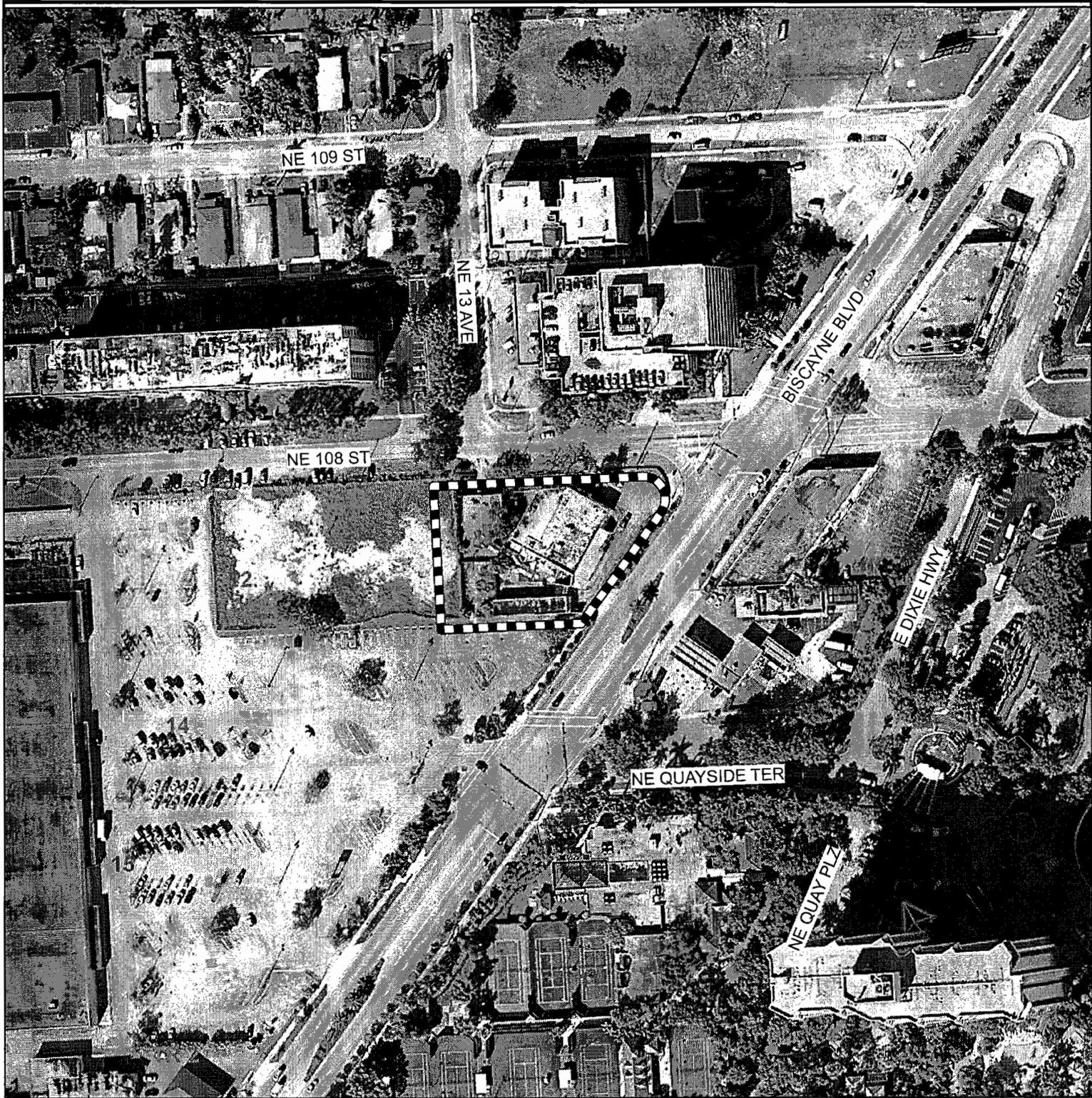


Section: 32 Township: 52 Range: 42
 Applicant: JP MORGAN CHASE BANK NATIONAL ASSOCIATION
 Zoning Board: C7
 Commission District: 3
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Friday, July 9, 2010

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000083

Legend



Subject Property



Section: 32 Township: 52 Range: 42
 Applicant: JP MORGAN CHASE BANK NATIONAL ASSOCIATION
 Zoning Board: C7
 Commission District: 3
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Friday, July 9, 2010

REVISION	DATE	BY