KITS

10-15-2009 Version # 2

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 10

RUBEN DARIO MIDDLE SCHOOL

350 NW 97 Avenue, Miami

Tuesday, November 10, 2009 at 6:30 p.m.

PREVIOUSLY DEFERRED

A..	09-10-CZ10-1	ZULLY ZALDIVAR	08-83	08-54-41	

CURRENT

1.	09-11-CZ10-1	WESTCHESTER SPANISH SEVENTH DAY ADVENTIST CHURCH	07-3	09-54-40	N
2.	09-11-CZ10-2	LETICIA J. LANDRIAN	09-48	15-54-40	N
3.	09-11-CZ10-3	ISABELLE R. DIAZ & CHRISTIAN VILLASECA	09-74	18-54-40	N
4.	09-11-CZ10-4	JORGE & SANDRA PEREZ	09-90	10-54-40	N
5.	09-11-CZ10-5	CONSOLIDATED REAL ESTATE INVESTMENTS	09-98	06-54-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF TUESDAY, NOVEMBER 10, 2009

RUBEN DARIO MIDDLE SCHOOL

350 NW 97 AVENUE, 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

A. ZULLY ZALDIVAR (09-10-CZ10-1/08-083) **08-54-41**
Area 10/District 10

(1) RU-3 to RU-5A

(2) Applicant is requesting to permit a parcel of land with a lot area of 8,594.42 sq. ft. (10,000 sq. ft. required).

(3) Applicant is requesting to permit a one-way driveway 12' wide (14' required).

(4) Applicant is requesting to permit a 3' wide landscape buffer (7' required) along the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Building and Structures) and requests #2-#4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Zaldivar Office," as prepared by Oscar E. Matutes, R.A., Architecture Interiors, dated stamped received 11/3/08 consisting of 2 sheets and plans entitled "Proposed Zoning change for: Zaldivar," as prepared by Marrero and Associates, dated stamped received 5/22/09, consisting of 2 sheets for a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 4200-4204 SW 15 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 82' x 104.81'

Department of Planning and Zoning Recommendation:

Approval of zone change from RU-3 to RU-5A, (request #1) subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2 through #4 under Section 33-311 (A)(4)(b) (NUV), denial without prejudice of same under Section 33-311 (A)(4)(c) (ANUV) denial without prejudice of request #2 under Section 33-311 (A)(20) (ASDO).

Protests: 108 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____
Deferred from 10/14/2009

1. WESTCHESTER SPANISH SEVENTH DAY ADVENTIST CHURCH (09-11-CZ10-1/07-003) **09-54-40**
Area 10/District 10

(1) UNUSUAL USE to permit a day care center in conjunction with a previously approved religious facility.

(2) MODIFICATION of a plan approved pursuant to Resolution #2-ZAB-644-64 and last modified by Resolution #4-ZAB-417-83, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "Plans are on file and may be examined in the Zoning Department entitled 'Proposed Addition to "Primera Iglesia Bautista de Coral Park,"' as prepared by Cortinas, Aragon and Associates, Architects & Planners, Inc., dated 8-5-83, revised 9-14-83."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'A New Day Care Center for Westchester Spanish 7th Day Adventist Church 9500 SW 16 Street, Miami, Florida,' as prepared by Filer & Hammond Architects, Inc., Sheets 'A-1' and 'L-2' dated stamped received 9/11/09, and the remaining sheets dated stamped received 7/13/09, for a total of 4 sheets."

(3) MODIFICATION of Condition #5 of Resolution #4-ZAB-417-83, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "5. That a landscaped 5' buffer strip be maintained along the north and south property lines."

TO: "5. That a landscaped 5' buffer strip be maintained along the south property line."

(4) MODIFICATION of Conditions #3 and #5 of Resolution No. #Z-371-74, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "3. That the use be approved for and be restricted to a maximum of 12 students."

TO: "3. That the use be approved for and be restricted to a maximum of 65 students."

FROM: "5. That the hours of operation shall be from 8:30 a.m. to 2:30 p.m."

TO: "5. That the hours of operation shall be from 6:30 a.m. to 7:00 p.m."

(5) DELETION of Conditions #7, #8 and #9 of Resolution No. #Z-371-74, passed and adopted by the Board of County Commissioners, reading as follows:

"7. That the number of classrooms in each grade will be 3."

"8. That the number of students in each room will be limited to 4."

"9. That the number of teachers for each room will be 1."

The purpose of requests #2-#5 is to allow the applicant to submit new plans showing a day care center, reconfiguration of the parking lot, increase in the number of students and the hours of operation and to delete the restrictions limiting the number of classrooms in each grade, number of students in each classroom and the number of teachers in each room.

(6) Applicant is requesting to permit parking within 25' of the official rights-of-way.

(7) Applicant is requesting to permit a 4'4" (10' required) spacing between structures.

(8) Applicant is requesting to permit a building for public assemblage setback 24'2" (25' required) from the front (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#5 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #6-#8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

LOCATION: 9500 S.W. 16 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.04 Net Acres

Department of Planning and Zoning Recommendation: Approval with conditions of request #1; approval with conditions of requests #2 through #5 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing); approval with conditions of requests #6 through #8 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

Protests: 17 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. <u>LETICIA J. LANDRIAN (09-11-CZ10-2/09-048)</u> **15-54-40**
Area 10/District 10

(1) Applicant is requesting to permit a den and covered terrace addition to a duplex residence setback 16' (25' required) from the rear (north) property line.

(2) Applicant is requesting to permit the duplex residence with a lot coverage of 40.7% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Addition Legalization (Den and Terrace) for owner: Mrs. Leticia Landrian," as prepared by Remberto Contreras, 2 sheets, dated stamped received 4/6/09 and 1 sheet dated stamped received 7/8/09 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 9645 S.W. 37 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 139.97'

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(14) (ASDO).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. <u>ISABELLE R. DIAZ & CHRISTIAN VILLASECA</u> 18-54-40
<u>(09-11-CZ10-3/09-074)</u> Area 10/District 10

Applicants are requesting to permit an accessory structure for a single-family residence setback 6.7' (7.5' required) from the interior side (south) property line and spaced 5' (10' required) from the residence.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Isabelle Diaz," as prepared by MDS Engineering Corp., dated stamped received 5/18/09 and consisting of 3 pages. Plans may be modified at public hearing

LOCATION: 3213 S.W. 107 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 88.3' x 159'

Department of Planning and Zoning Recommendation: Approval with conditions under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV) and under Section 33-311(A)(14) (ASDO).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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4. JORGE & SANDRA PEREZ (09-11-CZ10-4/09-090) **10-54-44**
Area 10/District 10

(1) Applicants are requesting to permit a garage addition to a single-family residence setback 16' (25' required) from the front (east) property line and setback 7'5" (7'6" required) from the interior side (north) property line.

(2) Applicants are requesting to permit a study room/terrace addition to the single-family residence setback 20'4" (25' required) from the rear (west) property line and setback 7'2" (7'6" required) from the interior (south) property line.

(3) Applicants are requesting to permit the single-family residence setback 7'2" from the interior side (south) property line and setback 7'5" from the interior side (north) property line (7'6" required for both).

(4) Applicant is requesting to permit the single-family residence with a lot coverage of 38.7% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Addition for: Mr. & Mrs. Perez Residence," as prepared by Kelly & Menendez, dated stamped received 8/24/09 and consisting of 3 pages. Plans may be modified at public hearing.

LOCATION: 1330 S.W. 85 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 through #4 under Section 33-311(A)(4)(b) (Non-Use Variance) and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 5

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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5. CONSOLIDATED REAL ESTATE INVESTMENTS **06-54-40**
(09-11-CZ10-5/09-098) **Area 10/District 10**

(1) GU to RU-4L

(2) UNUSUAL USE to permit a private playground and recreational area facility; to wit: a swimming pool, cabana, gazebos, park benches, tot lot and vita-course trail.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Lil Abner Apartments for Consolidated Real Estate Investments," as prepared by Burgos Lanza Architects & Planners and landscape plans as prepared by JFS Design, Inc., Sheets "A0.02," "A0.03," "L-1," "L-2" and "TD-1" all dated stamped received 9/28/09 and the remaining sheets dated stamped received 7/6/09, for a total of 19 sheets. Plans may be modified at public hearing.

LOCATION: Lying east of N.W. 114 Avenue, approximately 598' south of N.W. 7 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.65± Acres

Department of Planning and Zoning Recommendation: Approval of the zone request to RU-4L (request #1), subject to the Board's acceptance of the proffered covenant; approval with conditions of request #2, and that the previous approvals pursuant to Resolutions 3-ZAB-67-68 and 4-ZAB-278-93 be carried forward and remain in full force and effect on the subject property.

Protests: 0 Waivers: 416

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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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.

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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.

A. ZULLY ZALDIVAR
(Applicant)

09-10-CZ10-1 (08-083)
Area 10/District 06
Hearing Date: 11/10/09

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 ☑

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1952	George J. Murphy	- Multiple Non-Use Variances	BA	Deferred to Date Certain

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
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP

#1

APPLICANT'S NAME: **ZULLY ZALDIVAR**

REPRESENTATIVE: Rick Ruiz

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
09-10-CZ10-1 (08-83)	October 14, 2009	CZAB10		09

REC: Approval of zone change from RU-3 to RU-5A (request #1) subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2 through #4 under Section 33-311 (A)(14)(b) (NUV), denial without prejudice of same under Section 33-311 (A)(4)(c) (ANUV) denial without prejudice of request #2 under Section 33-311 (A)(20) (ASDO).

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):

■ DEFER: ☐ INDEFINITELY ■ TO: Nov 10, 2009 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ OTHER: No re-adv. To submit completed covenant.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		George A. ALVAREZ			X
COUNCILMAN	M	Jorge BARBONTIN	X		
VICE-CHAIRMAN		Jose GARRIDO (C.A.)			X
COUNCILMAN		Carlos A. MANRIQUE	X		
COUNCILMAN	S	Rueben POL III	X		
CHAIRMAN		Julio R. CACERES	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **BRIDGETT THORNTON**

2

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL NO. 10

APPLICANT: Zully Zaldivar | **PH:** Z08-083 (09-10-CZ10-1)

SECTION: 8-54-41 | **DATE:** November 10, 2009

COMMISSION DISTRICT: 6 | **ITEM NO.:** A

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A. INTRODUCTION

- **REQUESTS:**

(1) RU-3 to RU-5A

(2) Applicant is requesting to permit a parcel of land with a lot area of 8,594.42 sq. ft. (10,000 sq. ft. required).

(3) Applicant is requesting to permit a 1-way driveway 12' wide (14' required).

(4) Applicant is requesting to permit a 3' wide landscape buffer (7' required) along the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Building and Structures) and requests #2 and #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Zaldivar Office," as prepared by Oscar E. Matutes, R.A., Architecture Interiors, dated stamped received 11/3/08 consisting of 2 sheets and plans entitled "Proposed Zoning change for: Zaldivar," as prepared by Marrero and Associates, dated stamped received 5/22/09, consisting of 2 sheets for a total of 4 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

The applicant is seeking to rezone the subject property from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District. Additional requests to permit a parcel of land with reduced lot area, a reduced driveway width and to permit a 3' landscape buffer are also being sought.

- **LOCATION:** 4200-4204 S.W. 15 Street, Miami-Dade County, Florida.

- **SIZE:** 82' x 104.81'

B. ZONING HEARINGS HISTORY:

In November 1952, the subject property was approved through the Board of Adjustment process for variances to permit a four-unit apartment building with a front setback of 15' (40' required) and a rear setback of 5' (25' required), pursuant to Resolution #BA 11-52.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

(1) The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Single family housing, e.g., single family detached, cluster, and townhouses generally characterize this density category. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

(2) Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

(3) **Office uses** smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face. **However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot.** Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area. In applying this provision, the maximum limits of an eligible residentially designated block face along which office uses may be extended shall not extend beyond the first intersecting public or private street, whether existing, platted or projected to be necessary to provide access to other property, or beyond the first railroad right-of-way, utility transmission easement or right-of-way exceeding 60 feet in width, canal, lake, public school, church, park, golf course or major recreational facility.

In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences **have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph**. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller. Additionally, such office uses may be approved only if the scale and character of the prospective office use are compatible with the surrounding residential neighborhood and if the site has sufficient dimensions to permit adequate on-site parking and buffering of adjacent residences from the office. Other factors that will be considered in determining compatibility include, but are not limited to traffic, noise, lighting, shadows, access, signage, landscaping, and hours of operation. Signage shall be restricted both in size, style, and location to preclude a commercial appearance. Landscaping and buffering of adjacent residences and rear properties will be required. Emphasis shall be placed on retention of the general architectural style of the area, where the area is sound and attractive. Development Orders authorizing the conversion of existing homes into offices, the addition of offices to existing residences or the construction of new buildings encompassing office uses pursuant to this paragraph may be approved only where compatible and where the intensity and character of the new building including gross floor area, lot coverage and height, will be consistent with the homes which exist or which could be built on the immediately adjacent parcels.

(4) **Policy LU-4C.** Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-3; duplex residence	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: RU-3; apartment building	Low Density Residential, 2.5 to 6 dua

SOUTH:	RU-3; office building	Low Density Residential, 2.5 to 6 dua
EAST:	RU-5A; apartment building	Low-medium Density Residential, 6 to 13 dua
WEST:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua

The subject property is a corner lot located at 4200-4204 S.W. 15 Street in an area characterized by single-family residences, offices and apartment buildings.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable***
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**N/A**

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

(1) 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;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade 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;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(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;

(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.

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.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(20) Alternative Site Development Option for Semi-professional Office Buildings and Structures.

(f) **An alternative lot area and frontage** shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

(A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and

(B) the proposed alternative development will not result in the further subdivision of land; and

(C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and

i. the area of the lot, parcel or tract is not less than: seventy-five percent (75%) of the minimum lot area required by the underlying district regulations; or eighty-five percent (85%) of the underlying district regulations for an older subdivision of land caused by a conveyance or device of record prior to August 2, 1938, or a platted unrevoked subdivision recorded prior to August 2, 1938; and

(E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(F) the frontage dimension of the lot, parcel or tract is not less than: seventy-five percent (75%) of the minimum frontage required by the applicable district regulations; or eighty-five percent (85%) of the underlying district regulations for older subdivisions of land caused by a conveyance or device of record prior to August 2, 1938, or a platted unrevoked subdivision recorded prior to August 2, 1938, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and

(G) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment; or

(2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:

(A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and

(B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (July 11, 2003); and

(C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment, or

(3) the proposed lot area and frontage is such that:

(A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and

(B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and

(C) no lot area shall be less than the smaller of:

(i) ninety percent (90%) of the lot area required by the applicable district regulations; or

(ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

(3) will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(l) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the economic viability of any enterprises proposed within the approved development and the quality of life of residents and business tenants of the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, landscaped open space over and

above that normally required by the code, additional trees or landscaping, the inclusion of residential use(s), convenient pedestrian connection(s) to adjacent residential development(s), convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, cohesive wall signage, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed commercial development, the following shall be considered:

(A) the types of needs of the residents or business tenants of the immediate vicinity and the needs of the occupants of the parcel proposed for development that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

(B) the proportionality between the impacts on the residents, business tenants or occupants of parcel(s) in the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional landscape open space.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

This application was deferred from the October 14, 2009, meeting to allow the applicant additional time to proffer a covenant. The applicant is requesting a zone change from RU-3, Four Unit Apartment House District, to RU-5A, Semi-Professional Office District. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The 0.204-acre subject property is located at 4200-4204 S.W. 15 Street, a corner lot, where SW 15 Street intersects with SW 42 Avenue, which is designated as a major roadway on the LUP map of the CDMP. Further, the subject property is at the eastern edge of a residential district where it abuts RU-5A uses to the east, and RU-3 zoned properties to the north and south. However, the property to the south, although zoned RU-3, presently houses an office use, based on a previous approval for a use variance and the property to the north consists of a 2-story apartment building. Though the proposed office development is located on a smaller lot area than allowed by the zoning district being requested, resulting in request #2, and for variances to the zoning regulations to allow a narrower driveway and landscaped strip

(requests #3 and #4), staff is of the opinion that the scale and character of the proposed one-story office building, designed to match the abutting residential development to the west, will not have a negative visual impact on the surrounding properties nor will there be a negative impact on traffic on the abutting roadways. The applicant has voluntarily submitted a covenant restricting the uses on the property to prevent medical and dental centers and limiting the development of the site to the submitted plans. Staff therefore opines that the proposed office use is **consistent** with the LUP map and the interpretative text of the CDMP and **compatible** with the surrounding residential and office uses.

The Department of Environmental Resources Management (**DERM)** has **no objections** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. However, the applicant will have to comply with all conditions as set forth in their memorandum. The **Public Works Department** has **no objections** to this application and indicates in their memorandum that the development meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply. The Miami-Dade Fire Rescue Department **(MDFR)** has **no objections** to this application and their memorandum indicates that the estimated average travel response time is **7:24** minutes.

The applicant seeks to change the zoning on the subject property from RU-3 to RU-5A. Approval of this application will allow the applicant to provide semi-professional office services for the community. Staff notes that the subject property abuts a property to the south that was approved for a Use Variance to permit an appraisal office in the RU-3 zone as would be permitted in the RU-5, Residential/Semi-Professional Office and Apartments District, pursuant to Resolution #Z-14-91, in February 1991. Additionally, the properties located to the east of the subject property across SW 42 Avenue are similarly zoned RU-5A. The subject site, although smaller than required by the proposed zoning district regulations is of adequate size to provide parking for the proposed office use and the parking has been strategically located away from the single-family residences to the west, along the interior side (south) property line abutting the office use to the south. Staff also notes that the property fronts on SW 42 Avenue, which is a half section line road that provides access to a main County east-west highway, SR 836, located approximately 2 miles to the north of the subject property. As previously mentioned, the applicant has submitted a covenant restricting the development of the site to the submitted plans. Staff supports the proposal and opines that the design is in keeping with other office/residence conversions in the area. Furthermore, this conversion of the single-family residence to office use will maintain the scale, height and residential appearance of the area. Landscape architectural elements are used to create a project that is **compatible** with its surroundings and visually impacts, in a positive manner, the surrounding area. As such, staff recommends approval of the district boundary change (request #1) from RU-3 to RU-5A, subject to the Board's acceptance of the proffered covenant.

When requests #2 through #4 are analyzed under the Non-use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, or affect the appearance of the community. Further, staff opines that these requests are not overly intrusive to the surrounding area. Request #2, to permit a parcel of land with a lot area of 8,594.42 sq. ft. (10,000 sq. ft. required), is relatively minor in nature as the site is only approximately 1,400 sq. ft. under the minimum required for use under the RU-5A

zoning district regulations and would not be detrimental to the neighborhood. Additionally, staff notes that a zone change to RU-5A, with lot sizes of 5,181 sq. ft. and 7,500 sq. ft. was granted on 2 separate parcels of land located to the east of the subject property, at 1501 SW 42 Avenue, and 1521-27 SW 42 Avenue, pursuant to Resolution #Z-90-83, in May 1983, and Resolution #Z-83-85, in April 1985, respectively. However, staff notes that the subject property consists of three platted lots and in order to preserve the integrity of the site, staff recommends that the applicant restricts the development of the site to the submitted site plan in addition to the restriction of the uses allowed. Request #3, to permit the 1-way drive 12' (14' required) and request #4, to permit a 3' (7' required) wide landscape buffer will not negatively impact traffic on the abutting roadways, or have a negative visual impact on the surrounding properties. Staff notes that the request #3 pertains to a small portion of the driveway where it meets SW 42 Avenue at the eastern end of the property. The submitted plans indicate that the remainder of the drives meets the zoning regulations and as such, approval of the requested variance will not result in spillage of traffic onto the abutting roadways. Further, staff opines that the reduced landscape buffer referred to in request #4 is on the northern side of the property, abutting one parking space. As such, staff opines that the negative visual impact is minimal and not visually intrusive to the abutting property to the north, or to vehicular or pedestrian traffic along SW 15 Street. However, among other things, staff recommends as a condition of approval that there be no medical or dental office use on the subject property. Therefore, staff recommends approval with conditions of requests #2 through #4 under the Non-Use Variance (NUV) Standards.

When requests #2 through #4 are analyzed under the Alternative Non-Use Variance (ANUV) Standard, Section 33-311 (A)(4)(c), the applicant would have to prove that the requests are due to an unnecessary hardship and that, should said requests not be granted, such denial would not permit the reasonable use of the premises. However, since this property can be utilized under the zoning regulations, staff is of the opinion that said requests cannot be approved under the Alternative Non-Use Variance Standard (ANUV) and should be denied without prejudice under same.

The Alternative Site Development Option (ASDO) standards under Section 33-311(A)(20) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable Alternative Site Development Option Standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO Standards. As such, request #2 cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14)(ASDO).

Accordingly, staff recommends approval of the zone change from RU-3 to RU-5A, (request #1) subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2 through #4 under Section 33-311(A)(4)(b) (NUV), denial of same under Section 33-311(A)(4)(c) (ANUV), and denial without prejudice of request #2 under Section 33-311(A)(20) (ASDO).

I. RECOMMENDATION:

Approval of the zone change from RU-3 to RU-5A, (request #1) subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2 through #4 under Section 33-311(A)(4)(b) (NUV), denial without prejudice of same under Section 33-

311(A)(4)(c) (ANUV)denial without prejudice of request #2 under Section 33-311(A)(20) (ASDO).

J. **CONDITIONS**: Pertaining to requests #2 through #4 only:

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 limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Zaldivar Office," as prepared by Oscar E. Matutes, R.A., Architecture Interiors, dated stamped received 11/3/08 consisting of 2 sheets and plans entitled "Proposed Zoning change for: Zaldivar," as prepared by Marrero and Associates, dated stamped received 5/22/09, consisting of 2 sheets for a total of 4 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicants submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That the applicant obtain a Certificate of Use from the Department of Planning and Zoning upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

6. That no medical or dental office use be established on the subject property.

DATE INSPECTED: 05/29/08
DATE TYPED: 08/28/09
DATE REVISED: 08/31/09, 09/14/09, 09/24/09, 10/15/09
DATE FINALIZED: 10/15/09
MCL:NN:AA:CH

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: July 13, 2009

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

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

Subject: C-10 #Z2008000083-1st Revision
Zully Zaldivar
4200-4204 S.W. 15 Street
District Boundary Change from RU-3 to RU-5A and Request to Permit
Lot Area and Setback Requirements
(RU-3) (0.20 Acres)
08-54-41

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

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 the 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.

DERM would not object to the interim use of a septic tank and drainfield system provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(4) of the Code. Based upon the available information the proposal meets said requirements. Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Notwithstanding the foregoing, the applicant is advised that certain land uses such as medical offices utilizing x-ray equipment and others that generate liquid waste other than domestic sewage, cannot be permitted by DERM since it would violate the aforesaid Code Section and would also violate the covenant. Approval of land uses that are not compatible with the usage of a septic tank and drainfield system as a means for the disposal of the domestic liquid waste would require a variance from the Environmental Quality Control Board (EQCB) from the aforesaid Code Section.

Stormwater Management
Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 properties do not contain jurisdictional 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 2008-TREE-PER-00511 was issued to Zully Zaldivar on October 7, 2008 and is scheduled to expire on October 7, 2009. TP 2008-TREE-PER-00511 requires the preservation of one royal poinciana on the northeast corner and a one royal palm on the north border of the property. The site plan submitted with this application entitled " Proposed Zoning Change for Zaldivar" sheet A-1 of 2, dated April 14, 2009 (revised May 21, 2009) and prepared by Marrero and Associates depicts these trees as existing. 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 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 tree 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 record 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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PH# Z2008000083
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:ZULLY ZALDIVAR

This Department has no objections to this application.

Must provide One-Way Only and Do Not Enter signs at the driveways of SW 15 Street and SW 42 Avenue respectively.

Additional improvements may be required at time of permitting.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A Pino, P.L.S.
13-AUG-08

REVISION 1

Memorandum

Date: 15-JUL-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000083

Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand

Development for the above Z2008000083
located at 4200-4204 S.W. 15 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1404 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:24 minutes

Existing services

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

Station 40 - West Miami - 975 SW 62 Avenue
Rescue, ALS Engine

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.

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

DATE: 09/11/09

TEAM METRO

ENFORCEMENT HISTORY

ZULLY ZALDIVAR

APPLICANT

4200-4204 SW 15 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2008000083

HEARING NUMBER

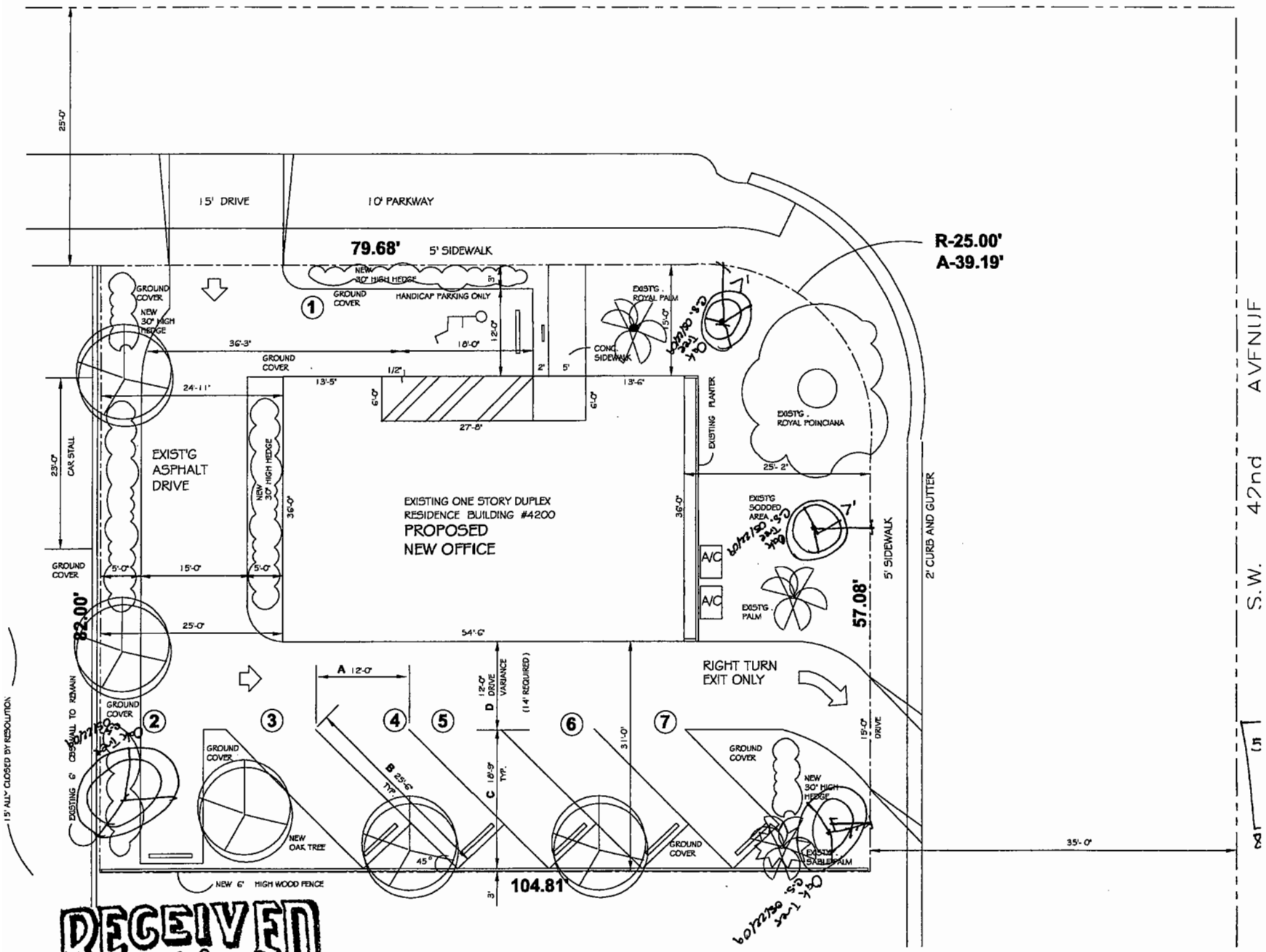
CURRENT ENFORCEMENT HISTORY:

Current case history:
Case 200903007994 was opened based on enforcement history request and inspected on 09/04/09. No violations were observed and case was closed.

Lusi Germain

S.W. 15Th STREET

26



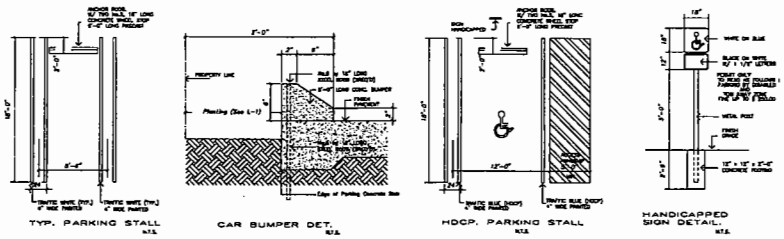
RECEIVED
208-83
MAY 22 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN

SITE PLAN

LANDSCAPING LEGEND AND NOTES ON A-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 208-083
DATE: MAY 22 2009
BY: JAMIE



ACCESIBILITY NOTES

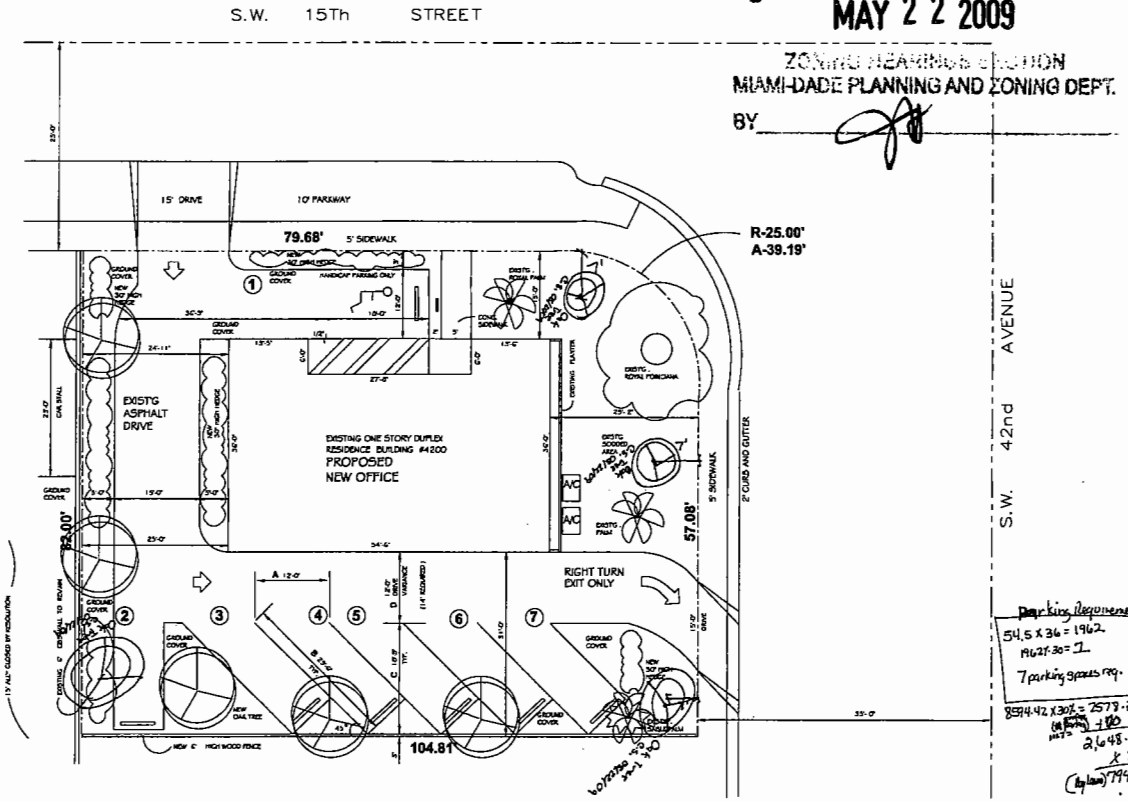
ALL AREAS ON AN ACCESIBLE ROUTE SHALL COMPLY WITH GUIDELINES OF FAIR HOUSING ACT, March 6,1991

1.– BUILDING ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE WITH NO CHANGE IN LEVEL OF MORE THAN 1/2" ALONG ROUTE AND MAXIMUM LEVEL CHANGE OF 3/4" AT ENTRY DOORS OR THRESHOLDS.

2.– ALL DOORS IN ACCESSIBLE AREA SHALL PROVIDE A CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES (a standard 34" door provides an acceptable nominal 32" opening)

RECEIVED
208.083
MAY 22 2009

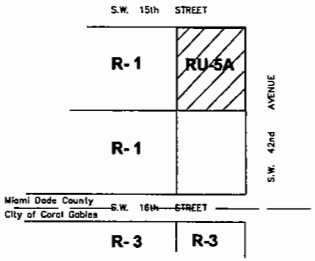
ZONING HEARING EXECUTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



Parking Requirements
54.5 x 36 = 1962
1962 ÷ 300 = 7
7 parking spaces req.
8594.42 x 30% = 2578.32
(Existing) 180
2,648.32
x 30%
(Total) 794.49

SITE PLAN

LANDSCAPING LEGEND AND NOTES ON A-2



LOCATION PLAN

ZONING LEGEND
ZON. CLASSICATION: RU-3
(VARIANCE) FAR-.A
NET LOT AREA:
NET LOT AREA: 8503.75 SF
FOOT. PRINT % ALLOWED (.40)
ALLOWED: 3405.5 SF
PROPOSED: 1962 SF
FAR % ALLOWED .40
ALLOWED: 3405.5 SF
PROPOSED: 1733 SF
SETBACKS REQ PROPOSED
FRONT 25' 25.4'
REAR 25' 25'-0"
SIDE 5' 30'
SIDE ST 15' 15'
GREEN AREA REQUIRED 25%
REQUIRED: 2126 SF
PROPOSED: 2150 SQFT
PARKING (1/300 SF)
REQUIRED: 6 SPACES
PROPOSED: 6 SPACES
(1 HAND. -6 REQ.)

ZONING INFORMATION

ZONING: RU-3
PROPOSED: RU-5A

EXISTING SETBACKS:

Front:	25.20
Street Side:	15.00'
Rear:	24.94'
South Side:	30.83'

C.S. 05/22/09

LEGAL DESCRIPTION

LOT 16, BLOCK 16 SUNNY SUBDIVISION,
AS RECORDED IN PLAT BOOK 16, PAGE 48,
OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ZONING HEARING No.
Z2008000083

SE: AR0015952

THIS DRAWING CONTAINS PROPRIETARY INFORMATION, IS THE PROPERTY OF MARRERO & ASSOCIATES AND MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MARRERO & ASSOCIATES.

MARRERO AND ASSOCIATES
OSWALD MARRERO, ARCHITECT
RICK D. RUIZ ASSOC. AIA
240 PALM AVE. - SUITE 114 * TEL. (305) 303-1975
HIALEAH, FLORIDA 33010 * REG. # AR0015952
REG. # AA0003321
WWW.MARRERO-ASSOCIATES.COM

PROPOSED ZONING CHANGE FOR:
ZALDIVAR
4200 S.W. 15th STREET
MIAMI – FLORIDA PH. (305)

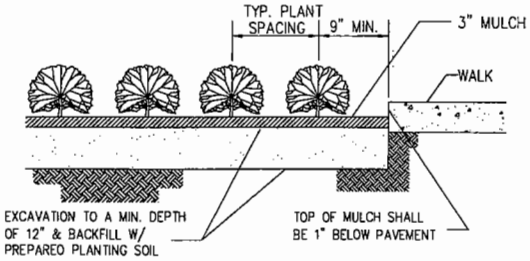
REVISION	
NO. #	DATE / DESCRIPTION
1	5-13-2009
2	5-21-2009

SHEET TITLE: SITE PLAN

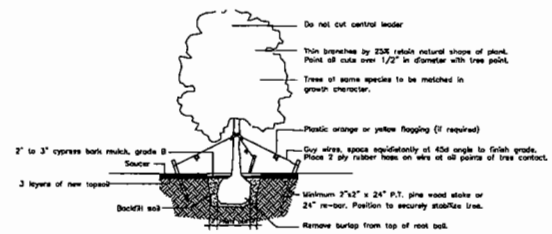
CHECKED BY	O.M.
DRAWN BY	R.O.R.
DATE	4-14-2009
JOB NUMBER	
SCALE:	AS SHOWN

SHEET NUMBER: A–1
OF 2

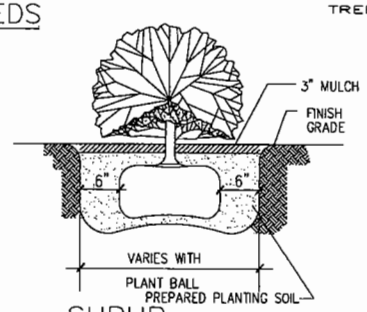
RECEIVED
MIAMI-DADE COUNTY
TRACKING # 208-083
DATE: MAY 22 2009
BY: JRUBIO



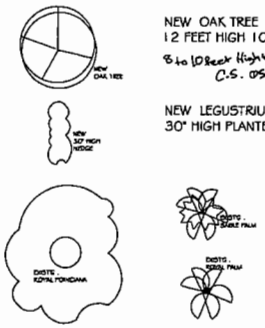
GROUND COVER BEDS
N.T.S.



TREE PLANTING DETAIL



SHRUB
N.T.S.



NEW OAK TREE
12 FEET HIGH 10 FEET SPREAD (Street Trees)
8 to 10 feet Hight (Lot Trees) C.S. 05/22/09
C.S. 05/22/09

NEW LEGUSTRIUM HEDGE
30" HIGH PLANTED AT 18" O.C.

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LANDSCAPE LEGEND

Zoning District: RU-5A Net Lot Area: 0.204 acres 8594.42 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 8594.42 square feet x 25 % = 2148.60 square feet	2148.60	2250
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 7 x 10 square feet per parking space =	70	
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	2218.60	2250

LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	2218.60	
B. Maximum lawn area (St. Augustine sod) permitted = 30 % x 2218.6 square feet =	665.58	1220 existing

TREES		
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements 28 trees x net lot acreage = 6	6	6
B. 30% palm trees allowed (two palms = one tree) Palms provided =		3
C. Percentage of native trees required = the number of trees provided x 30% =	2	6
D. Street trees (max. average spacing of 35' o.c.): 79.68' linear feet along street , 35 =	2	1
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A		
F. Total number of trees provided =	6	7

SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	~~180~~ 60	70-120
B. The number of shrubs required x 30% = the number of native shrubs required	18%	70

IRRIGATION to meet LEED requirement Auto irrigation will be inplace for 2 years at new landscaping areas onle. Existing landscaping water is supplied by hose bib irrigation.

8594.42/43560 = .19 x 28 = 5.32
6 lot trees Req.
5 street trees
11 trees total
x 10
110 shrubs

22

SEAL
AR0015952

THIS DRAWING CONTAINS PROPRIETARY INFORMATION, IS THE PROPERTY OF MARRERO & ASSOCIATES AND MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MARRERO & ASSOCIATES.

MARRERO AND ASSOCIATES
OSWALD MARRERO, ARCHITECT
RICK D. RUIZ ASSOC. AIA
249 PALM AVE. - SUITE 114 * TEL. (305) 905-1975
HIALEAH, FLORIDA 33010 REG. # AR0015952
REG. # AA0003737
WWW.MARREROASSOCIATES.COM

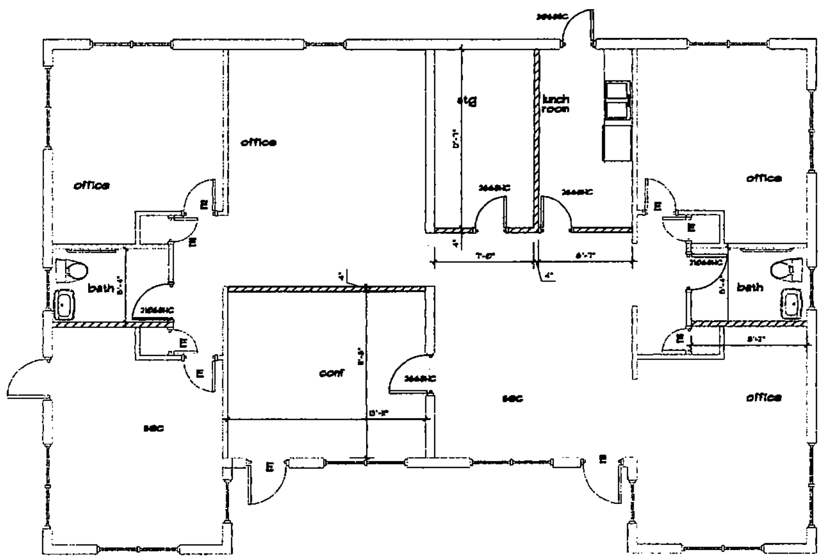
PROJECT AND LOCATION
ZALDIVAR
4000 S.W. 15th STREET
MIAMI - FLORIDA PH: (305)

REVISION	
NO. #	DATE / DESCRIPTION

SHEET TITLE:
NOTES AND LEGEND

CHECKED BY	O.M.
DRAWN BY	R.D.R.
	5-21-2009
JOB NUMBER	
	AS SHOWN

SHEET NUMBER:
A-2
OF 2



PROPOSED FLOOR PLAN 1/4"

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MIAMI-DADE PLANNING AND ZONING DEPT.

SCOPE OF WORK

ONE STORY CBS STRUCTURE
REMODEL EXISTING DUPLEX CONVERT TO OFFICE
BUILDING IS NOT SPRINKLED
CONCRETE SLAB

DISABLED ACCESSIBILITY NOTES:

1- TOILET ROOM TO HAVE LEVER TYPE HRDW CLOSER TYPE.
2-ALL COMMON AREAS TO BE ACCESSIBLE TO THE DISABLED
3-MAXIMUM 1/2" DIFFERENCE ON LEVEL AT ANY FLOOR LEVEL
4- DOORS MANEUVERING TO COMPLY W SECT 4.13
5-WORK AREAS TO COMPLY WITH SECT 4.1(3)
1- TOILET ROOM TO HAVE LEVER TYPE HRDW CLOSER TYPE.

INTRUSION/BURGLARY SECURITY NOTES:

1. ALL LOCKS ON EXTERIOR DOORS HALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS APPLIED IN ANY MOVABLE DIRECTION.
2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING, AND AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
3. THE ACTIVE LEAD OF A PAIR OF EXTERIOR SWINGING DOOR SHALL HAAVE THE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR DOORS. THE INACTIVE LEAF OF THESE DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUM THROW BOLTS WITH INSERTS.
4. SLIDING DOORS HSALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR PIN, NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR AT THE JAMB, HEAD, SILL OR AT MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN STRENGTH ELLECTIVENESS, IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM THE OUTSIDE WHICH WOULD FACILITATE READY ENTRY FROM OUTSIDE.
5. HINGES ON EXTERIOR OUT SWINGING DOORS HALL HAVE NON-REMOVABLE PINS.
6. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETTED OR SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
7. SINGLE SWINGING EXTERIOR DOORS, IF WOOD SHALL BE SOLID CORE OR NOT LESS THAN 1 3/4" THICK.
8. GLASS IN TEXTERIOR DOORS SHALL COMPLLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S - STANDARD Z97.1
9. VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOCKS AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE'S - STANDARD Z97.
10. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MANUFACTURERS ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3
11. FRONT MAIN ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

NOTES: HANDICAPPED ACCESS

WATER CLOSETS. WATER CLOSETS SHALL BE LOCATED 18" FROM A SIDE WALL OR PARTITION. THE HEIGHT TO THE TOP OF THE TOILET SEAT SHALL BE 17" TO 19". SEATS SHALL NOT BE SPRING

FLUSH CONTROLS. CONTROLS SHALL BE 44" MAXIMUM ABOVE THE FINISH FLOOR. CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

DISPENSERS. TOILET PAPER DISPENSERS SHALL BE INSTALLED ON THE SIDE WALL BELOW THE GRAB BAR, A MINIMUM 19" ABOVE THE FLOOR, AND A MAXIMUM 36" FROM THE REAR WALL. DISPENSERS THAT CONTROL DELIVERY, OR DO NOT PERMIT CONTINUOUS PAPER FLOW, SHALL NOT TO RETURN TO A LIFTED POSITION

GRAB BARS. DIAMETER OR WIDTH OF GRIPPING SURFACE SHALL BE 1-1/4" TO 1-1/2, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE SPACE BETWEEN GRAB BARS AND ADJACENT WALLS SHALL BE 1-1/2". GRAB BARS SHALL BE INSTALLED AT 33-36" ABOVE THE FINISH FLOOR. SIDE WALL: 42" LONG MINIMUM, 12" FROM BACK WALL. BACK WALL: 36" LONG MINIMUM, 12" MINIMUM EACH SIDE OF WATER CLOSET CENTERLINE.

URINALS. URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH AN ELONGATED RIM AT 17" MAXIMUM BE USED.

LAVATORIES. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISH FLOOR. LAVATORIES SHALL EXTEND 17" MINIMUM FROM THE WALL. CLEARANCE OF 29" MINIMUM SHALL BE PROVIDED FROM FINISH FLOOR TO BOTTOM OF APRON. KNEE CLEARANCE OF 27" MINIMUM SHALL EXTEND 8" MINIMUM UNDER THE EDGE OF THE LAVATORY. TOE CLEARANCE OF 9" MINIMUM SHALL BE PROVIDED FOR THE FULL DEPTH OF THE ABOVE THE FINISH FLOOR.

FAUCETS. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF-CLOSING VALVES ARE USED, THE FAUCETS SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.

MIRRORS. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM ABOVE THE FINISH FLOOR. LAVATORY.

ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTATIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH AWPA STANDARD LC-2.

CLASS C INTERIOR FINISH, FLAMESPREAD 76-200, SMOKE DEVELOPED 0-450

LEGEND

- 4" INTERIOR WALLS TO BE REMOVED
- PROPOSED INTERIOR PARTITIONS - 3 5/8" MTL STUDS AT 16" O.C. 5/8" DRYWALL ON BOTH SIDES USE GREENBOARD @ BATHROOM DUROCK @ TUB / SHOWER
- EXISTING 8" CONCRETE BLOCK WALL
- EXISTING 1 HR FIRE RATED PARTITION

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CONTRACTOR AND BUILDER

SHALL VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO THE START OF ANY WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT IN WRITING ONLY. DO NOT SCALE DRAWINGS.

oscar e. matutes r.a.

ARCHITECTURE INTERIORS

7811 CORAL WAY SUITE 100 MIAMI, FLA. 33155 PH. (305)-267-6610

PROPOSED PROJECT FOR:
ZALDIVAR OFFICE
ADDRESS: 4200 SW 16 ST
MIAMI, FLORIDA

DATE	07/30/06
REVISIONS	
COMMISSION NUMBER	20060711
DRAWING NUMBER	A-3
of	8

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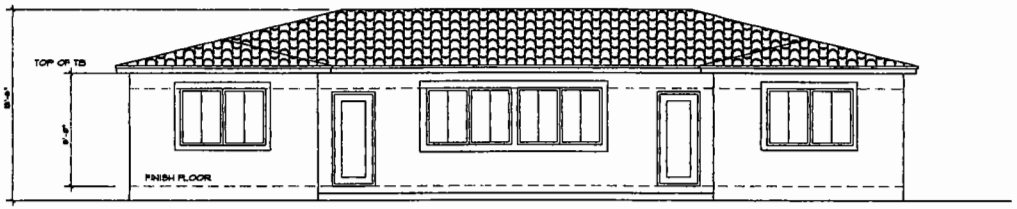
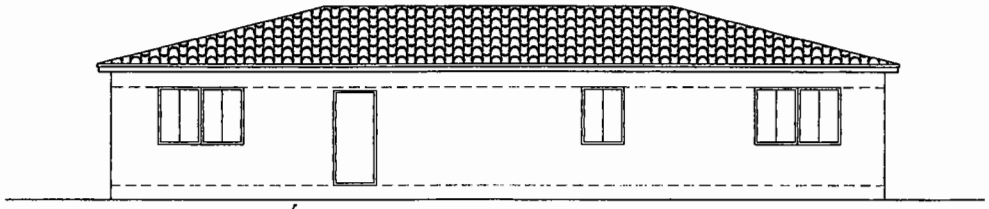
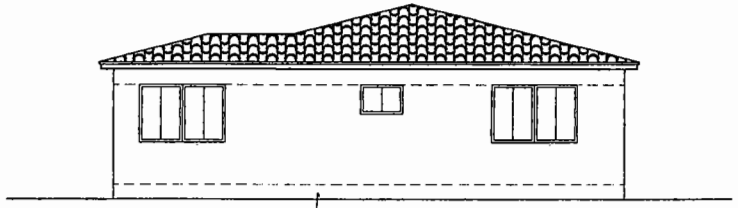


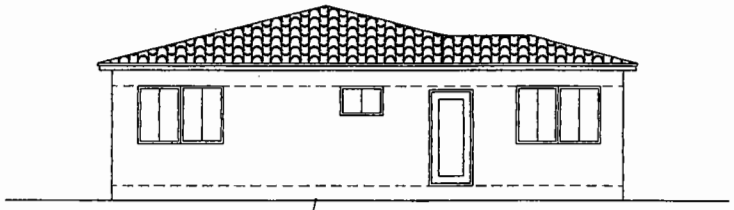
FRONT ELEVATION 1/4'
~~SOUTH~~ NORTH



REAR ELEVATION 1/4'
~~NORTH~~ SOUTH



RIGHT ELEVATION 1/4'
~~EAST~~ WEST



LEFT ELEVATION 1/4'
~~WEST~~ EAST

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oscar e. matutes r.a.
ARCHITECTURE INTERIORS
7511 CORAL WAY SUITE 100 MIAMI, FLA. 33155 PH. (305)-267-0510

PROPOSED PROJECT FOR:
ZALDIVAR OFFICE
ADDRESS: 4200 SW 16 ST
MIAMI, FLORIDA

DATE
07/30/08

REVISIONS

COMMISSION NUMBER
20060711

DRAWING NUMBER
A-4
OF 8

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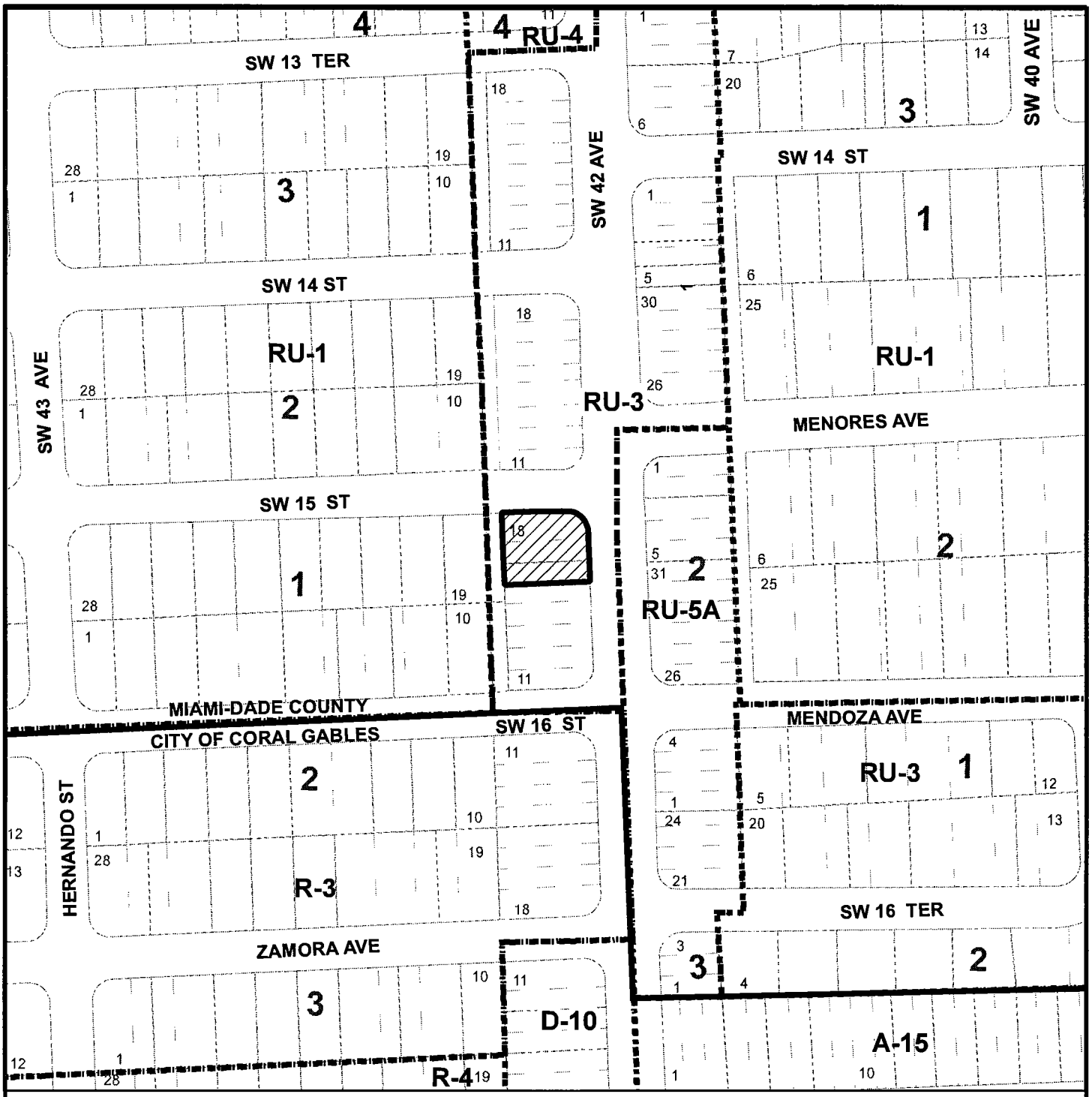

MIAMI-DADE COUNTY
HEARING MAP

Process Number
08-083

Section08 Township:54 Range: 41
Applicant: ZULLY ZALDIVAR
Zoning Board: C10
District Number: 06
Drafter ID: KEELING
Scale: NTS

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

CREATED ON: 05/23/08

REVISION	DATE	BY
		25

MIAMI-DADE COUNTY
AERIAL

Process Number
08-083

SUBJECT PROPERTY

N
W E
S

Section08 Township:54 Range: 41
Applicant: ZULLY ZALDIVAR
Zoning Board: C10
District Number: 06
Drafter ID: KEELING
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 05/23/08

REVISION	DATE	BY

1. WESTCHESTER SPANISH SEVENTH DAY ADENTIST CHURCH (Applicant)

09-11-CZ10-1 (07-003)
Area 10/District 10
Hearing Date: 11/10/09

Property Owner (if different from applicant) **FLORIDA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS.**

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:

Year	Applicant	Request	Board	Decision
1964	Ruth and Harold Loewen	- Special Exception to permit a church, Sunday school and Variance of sign regulation.	ZAB	Approved w/conds.
1974	Coral Park Baptist Church	- Special Exception preschool development class for mentally retarded children in church facilities.	BCC	Approved w/conds.
1983	First Baptist Church of Coral Park Inc.	- Special Exception to permit expansion of a previously approved church. - Non-Use Variance of parking regulations to permit 203 parking spaces. - Special Exception of height requirement to permit the proposed 2 story sanctuary building to be 55' in height.	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. 10

APPLICANT: Westchester Spanish Seventh Day Adventist Church

PH: Z07-003 (09-11-CZ10-1)

SECTION: 09-54-40

DATE: November 10, 2009

COMMISSION DISTRICT: 10

ITEM NO.: 1

==========

A. INTRODUCTION

- **REQUESTS:**

(1) UNUSUAL USE to permit a day care center in conjunction with a previously approved religious facility.

(2) MODIFICATION of a plan approved pursuant to Resolution #2-ZAB-644-64 and last modified by Resolution #4-ZAB-417-83, both passed and adopted by the Zoning Appeals Board, reading as follow:

FROM: "Plans are on file and may be examined in the Zoning Department entitled 'Proposed Addition to "Primera Iglesia Bautista de Coral Park,"' as prepared by Cortinas, Aragon and Associates, Architects & Planners, Inc., dated 8-5-83, revised 9-14-83."

TO: "Plans are on file and may be examined in the Department Planning and Zoning entitled 'A DayCare Center for Westchester Spanish 7th Day Adventist Church 9500 SW 16 Street, Miami, Florida,' as prepared by Filer & Hammond Architects, Inc., dated stamped received 4/10/09, Sheet 'A-1' last revised on 8/20/09, and consisting of 5 sheets.

(3) MODIFICATION of Condition #5 of Resolution #4-ZAB-417-83, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "5. That a landscaped 5' buffer strip be maintained along the north and south property lines."

TO: "5. That a landscaped 5' buffer strip be maintained along the south property line."

(4) MODIFICATION of Conditions #3 and #5 of Resolution No. #Z-371-74, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "3. That the use be approved for and be restricted to a maximum of 12 students."

TO: "3. That the use be approved for and be restricted to a maximum of 65 students."

FROM: "5. That the hours of operation shall be from 8:30 a.m. to 2:30 p.m."

TO: "5. That the hours of operation shall be from 6:30 a.m. to 7:00 p.m."

(5) DELETION of Conditions #7, #8 and #9 of Resolution No. Z-371-74, passed and adopted by the Board of County Commissioners, reading as follows:

"7. That the number of classrooms in each grade will be 3."

"8. That the number of students in each room will be limited to 4."

"9. That the number of teachers for each room will be 1."

The purpose of requests #2-#5 is to allow the applicant to submit new plans showing a day care center, reconfiguration of the parking lot, increase in the number of students and the hours of operation and to delete the restrictions limiting the number of classrooms in each grade, number of students in each classroom and the number of teachers in each room.

(6) Applicant is requesting to permit parking and drives within 25' of the official rights-of-way.

(7) Applicant is requesting to permit a 4'4" (10' required) spacing between structures.

(8) Applicant is requesting to permit a building for public assemblage setback 24'2" (25' required) from the front (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#5 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #6-#8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The applicant seeks approval of an unusual use request to permit a daycare facility in conjunction with a previously approved religious facility. In addition, the applicant seeks to modify conditions of previous Resolutions in order to submit revised plans illustrating the proposed daycare use and reconfiguration of the parking area, to increase the number of students and to extend the hours of operation. Moreover, the applicant seeks to delete conditions of a previous Resolution which restricted the number of classrooms in each grade, number of students in each classroom, and the number of teachers in each room. The applicant also seeks to permit parking and drives within 25' of the rights-of-way, to permit less spacing between structures than that required by Code and to permit a proposed building of public assemblage setback closer to the front (east) property line than permitted.

- **LOCATION:** 9500 S.W. 16 Street, Miami-Dade County, Florida.

- **SIZE:** 2.04 Acres

B. ZONING HEARINGS HISTORY: In 1964, the subject property was granted approval of a special exception to permit a church and Sunday school and a request to permit a 49 sq. ft. sign in an RU (Residential) zone, pursuant to Resolution #2-ZAB-644-64. In 1974, the subject property was granted approval of a special exception to permit a pre-school development class for mentally disabled children in the church facility, pursuant to Resolution #Z-371-74. In 1983, the subject site was granted approval of a special exception to permit the expansion of a previously approved church, a request to permit 203 parking spaces (242 spaces required) and approval of a request to permit a proposed 2 story sanctuary building to be 55' in height (35' maximum permitted), pursuant to Resolution #4-ZAB-417-83.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is -not exceeded.

2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

3. **Other Land Uses Not Addressed**
   Certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area.

4. **Residential Communities**
   Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, **day care centers**, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.

5. **Policy LU-4A**
   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.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-1, Religious facility and pre-school	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: RU-1; Single-family residences	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-1; Single-family residences	Low Density Residential, 2.5 to 6 dua
EAST: GU; FPL Substation	Low Density Residential, 2.5 to 6 dua
WEST: RU-1; Single-family residences	Low Density Residential, 2.5 to 6 dua

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable***
Compatibility:	**Acceptable***
Landscape Treatment:	**Acceptable***
Open Space:	**Acceptable***
Buffering:	**Acceptable***
Access:	**Acceptable***
Parking Layout/Circulation:	**Acceptable***
Visibility/Visual Screening:	**Acceptable***

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, **new uses and unusual uses** which by the regulations are only permitted upon approval after public hearing; provided 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 which are planned and budgeted for construction, are 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 and its development.

33-311(A)(7) Generalized Modification Standards. 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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

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.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance

that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

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 memoranda

H. ANALYSIS:

The 2.04-acre subject property is located within an established residential area zoned RU-1 and characterized by single-family residences. An FPL substation is located immediately to the east of the subject site. The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which allows a minimum of 2.5 to a maximum of 6.0 dwelling units per acre. However, the interpretative text of the CDMP indicates that all existing lawful residential uses and zoning that are not specifically depicted on the LUP map are deemed to be consistent with the CDMP, as indicated in the section titled "Concepts and Limitations of the Land Use Plan Map." The religious facility use located on this site was previously approved at a zoning hearing, as was the pre-school development class, which staff opines is similar to the proposed day care center. Therefore, staff opines that the existing church and the proposed day care center use are **consistent** with this provision of the interpretative text of the CDMP.

The Master Plan indicates that neighborhood and community services including schools, parks, houses of worship, **day care centers**, group housing facilities, and utility facilities, are permitted in Residential Communities only when consistent with the goals, objectives and policies of the Master Plan and compatible with the neighborhood. Policy LU-4A indicates that 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 or architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. The subject property is located in the southwest corner of half-section line roads, SW 16 Street and SW 95 Avenue, approximately 300' to the east of section line road, SW 97 Avenue. Staff notes that the site fronts on half section line road, SW 16 Street with a proposed ingress and egress drive. Additionally, the site also has ingress and egress drives along SW 95 Avenue, where it abuts the FPL utility plant and at the point where SW 95 Avenue narrows to allow one-way traffic only to the south. Further, the submitted plans indicate that the proposed day care center located within the existing church building is primarily located in the northeast quadrant of the 2.04 acre parcel, with the playground area encircled by the L shaped building and the proposed church building to be located within the northwest quadrant of the subject parcel, thereby orienting the majority of the proposed activities on the subject parcel away from the abutting residential parcels. As such, staff opines that the daycare center with additional classrooms, students and

teachers, and the reconfigured parking lot for the proposed daycare facility are **compatible** with the surrounding area and are therefore **consistent** with the Master Plan.

The **Department of Environmental Resources Management (DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department (PWD)** has **no objections** to this application except as noted herein. Specifically, their memorandum indicates that the PWD has **no objections** to the request to permit parking and drives within 25 feet of the right-of-way (request #6) and further indicates that this application generates an additional **53** PM daily peak hour **vehicle trips**. However, the traffic distribution of these additional trips to the adjacent roadways does not exceed the acceptable level of service (LOS) of the surrounding roadways which are operating at LOS "C" and "D" and the memorandum indicates that this application meets traffic concurrency. The PWD also state in their memorandum that the applicant is required to construct a sidewalk along SW 95 Avenue and that additional improvements may be required at the time of platting/permitting. The **Miami-Dade Fire Rescue Department (MDFRD)** has **no objections** to this application and indicates in their memorandum that the estimated average travel response time is **3:24** minutes.

When analyzing request #1 under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses and New Uses**, staff is of the opinion that the proposed day care center use in conjunction with the previously approved religious facility would be **compatible** with the surrounding area, including the existing residential communities that surround the subject property. The request to permit the day care center to serve 65 children is not, in staff's opinion, overly intensive and will not generate excessive noise within the surrounding area. Furthermore, in staff's opinion, the introduction of the day care center into this residential area will not generate excessive traffic in the area. As previously mentioned, the Public Works Department's memorandum indicates that the application meets traffic concurrency. Additionally, the proposed use will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by the Department of Environmental Resources Management (DERM). Furthermore, staff notes that the submitted plans indicate adequate parking and stacking spaces for the religious facility and the proposed day care center for drop-off and pick up of children, which staff opines, is more than sufficient and will not result in the queuing of vehicles in the abutting right-of-way. Therefore, staff opines that the traffic flow generated as a result of the proposed day care use will be minimally intrusive to the adjacent residential areas and will not disrupt the neighborhood by generating excessive noise or traffic. Additionally, staff is of the opinion that the site is adequately sized to accommodate the proposed facility. According to the submitted plans, the applicant is providing ample classroom area and outdoor recreational playground space to properly accommodate the proposed 65 child enrollment. Said plans also indicate the location of the playground area away from the abutting residences to the south and west which reduces the likelihood of any negative aural impact on the surrounding residential properties. Staff also notes that the applicant has provided adequate buffering in the form of a continuous hedge along the rear (south) property line as well as along the interior side (west) property line where the property abuts single-family residences in order to reduce any negative visual impacts generated from the location of the parking areas. Accordingly, staff recommends approval of request #1 under Section 33-311(A)(3).

When requests #2 through #5 analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that the proposed modifications of Condition #5, of Resolution #4-ZAB-417-83, and Conditions #3 and #5 of Resolution #Z-371-4, along with the deletion of Conditions #7 through #9 of said Resolution, would not generate excessive noise or traffic, create any dangerous hazard, provoke excessive crowding of people, would not tend to provoke a nuisance or be incompatible with the surrounding area. The proposed modification and deletion of these conditions would allow the applicant to provide additional services to the community by accommodating an additional 53 children in the previously approved pre-school development class. As previously mentioned, the plans submitted by the applicant, are sensitive to the surrounding community. The applicant has provided adequate classroom space and playground area to accommodate the additional students. The submitted plans also display great sensitivity in the siting of the playground area by the applicant. The playground is located on the northwest portion of the property, more than 160' away from the south property line on that area of the property that abuts single-family residences in an area. The playground area is also located to the north of the existing church/day care building and to the east of the proposed sanctuary building, both of which will mitigate any negative aural impacts from the playground on the aforementioned residences to the south and RU-1 zoned properties located to the west. To further mitigate the possibility of any negative visual and aural impact resulting from the proposed expansion of the day care use and reconfiguration of the parking lot, the applicant has provided abundant landscape buffering along the southern property lines in the form of an 11' wide landscape buffer consisting of a continuous hedge and a variety of trees. The applicant has also provided a continuous hedge along the western property line within the landscape buffer, which is a minimum of 5' wide. As such, staff opines that the aforementioned efforts by the applicant to mitigate the impact of the proposed increase in the number of staff and children and reconfiguration of the parking and drives are sufficient to maintain a reasonable transition between the less intensive residential uses to the south and west. In so doing, staff opines that the applicant has designed the proposed development in keeping with the intent of the zoning regulations and will not be contrary to the public interest. Based on all of the aforementioned, staff is of the opinion that approval of requests #2 through #5 would be **compatible** with the surrounding area. However, staff would condition approval of this request that all conditions of Resolution #2-ZAB-644-64, Resolution #4-ZAB-417-83, and last modified by Resolution #Z-371-74, remain in place except as herein modified. Therefore, staff recommends approval with conditions of these requests under Section 33-311(A)(7) (Generalized Modification Standards).

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to this application under said section. Due to the lack of information, staff is unable to analyze request #2 through request #5 under said standards, and as such, staff recommends that these requests be denied without prejudice under same.

When requests #6 through #8 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that the approval with conditions of these requests maintains the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the surrounding area. Request #6, to permit parking and drives within 25' of the official rights-of-way, would not have an adverse effect on the stability and appearance of the community. The applicant has provided an adequate landscape buffer and trees along the eastern property line that staff opines will mitigate any negative impact of the parking areas within 25' of the right-of-way. Further, staff's research of the surrounding area identified properties that were approved for similar requests. For example, in September 1988, the property located at 8755 SW 16 Street was approved for a similar request pursuant to Resolution #CZAB105798. Similarly, a property located approximately .63 miles southeast of the subject property at 9101 SW 24 Street, was approved for a similar variance, pursuant to Resolution #5-ZAB-284-95, in June 1995.

Additionally, staff opines that approval of requests #7 and #8 would not have a negative visual impact on the surrounding area. Request #7, to permit reduced spacing between the existing church/daycare building and the proposed sanctuary, is internal to the site and not readily visible from the abutting properties. Further, staffs' research of surrounding properties with respect to request #8, identified a property at 8720 SW 20 Terrace that was approved for a request to allow a 22' setback from the side street property line where the zoning regulations required a 25' setback, pursuant to Resolution #5-ZAB-187-94, in May 1994. As such, staff opines that approval of the requested 24' 2" setback (request #8) from the front property line is minimal, less intensive, and will not be precedent setting. Therefore, based on the aforementioned, staff recommends approval with conditions of requests #6 through #8 under Section 33-311(A)(4)(b) (NUV).

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #6 through #8 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be developed and utilized in accordance with the Zoning Code and with previous zoning approvals. Therefore, the requests cannot be approved under Section 33-311(A)(4)(c), the Alternative Non-Use Variance (ANUV) Standards, and should be denied without prejudice under same.

Accordingly, staff is of the opinion that the approval of the day care center, the modification of the previously approved resolutions to allow the applicant to submit revised plans, is **compatible** with the area and is **consistent** with the CDMP. Accordingly, staff recommends approval with conditions of request #1, approval with conditions of requests #2 through #5 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing); approval with conditions of requests #6 through #8, under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of request #1; approval with conditions of requests #2 through #5 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions

and Covenants After Public Hearing); approval with conditions of requests #6 through #8 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV)

J. CONDITIONS:

1. That all the conditions of Resolution #2-ZAB-644-64, Resolution #4-ZAB-417-83 and Resolution #Z-371-74, remain in full force and effect except as herein modified.

2. That the applicant obtain a new or revised Certificate of Use for the expansion of the day care center, and promptly renew the same annually with, the Department of Planning and Zoning upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

3. That the hedge along the rear (south) and along the side (east and west) property lines be maintained at a height of 6'.

4. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).

5. That the applicant comply with all applicable conditions and requirements of the Public Works Department.

DATE INSPECTED: 10/30/07
DATE TYPED: 09/28/09
DATE REVISED: 09/29/09, 10/14/09, 10/26/09
DATE FINALIZED: 10/26/09
MCL:NN:JV:CH

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: September 22, 2009

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

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

Subject: C-10 #Z2007000003-5th Revision
Westchester Spanish Seventh-Day Adventist Church
9500 S.W. 16th Street
UU to Permit a Day Care Facility; Mod. of a Resolution to Permit a New Site Plan; Request to Permit Parking
(RU-1) (2.04 Acres)
09-54-40

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

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year / 1-day storm event. Pollution Control devices shall be required at all drainage inlet structures. Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 Level of Service 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 in 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
This Section has reviewed the landscape plan submitted with this zoning application entitled, "A New Daycare Center Use for Existing Westchester Spanish 7th Day Adventist Church" dated September 10, 2009, Sheet L-2 and prepared by Filer and Hammond Architects, Inc. Please be advised that the future sanctuary may impact specimen-sized (trunk diameter 18 inches or more) trees, however the approval of this application is for the unusual use to permit the daycare facility within the existing structure and for additional parking spaces not for the future sanctuary.

Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. 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 Chapter 24. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements prior to the development of the future sanctuary. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development

Pollution Control
There is a contaminated site abutting the street along the eastern side of the property (approximately within 50 feet tracked under Permit HWR-464/F-16645, FPL-Tropical Substation, 9450 S.W.16th Street),which received closure with conditions on November 9,2005. This type of closure requires a covenant running with the land (CFN 2005R1074326, Official Records Book Number 23867, pages 1344-1353, recorded on October 12, 2005, at 12:57:08).

Be advised that solid waste sites were not identified within a 500 foot radius of the site.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

REVISION 6

PH# Z2007000003
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: WESTCHESTER SPANISH SEVENTH DAY ADVENTIST CHURCH

This Department has no objections to this application.

This Department has no objections to the request to permit parking within 25 feet of the right-of-way.

Applicant must construct sidewalk along SW 95 Avenue.

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

Additional improvements may be required at time of permitting/platting.

For further details and/or questions, contact Mr. Harvey L. Bernstein at 305-375-1874, or via e-mail at hlb@miamidade.gov or Mr. Ricardo Gavilan at 305-375-2030, or via e-mail at rlg@miamidade.gov.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 53 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-1074	SW 87 Ave. n/o SW 12 St.	C	C
9698	SW 97 Ave. s/o SW 8 St.	D	D
9699	SW 97 Ave. s/o SW 24 St.	D	D
9122	SW 24 St. w/o SR 826	D	D
9126	SW 24 St. w/o SW 97 Ave.	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A Pino, P.L.S.
23-SEP-09

Child Care Check List for
Day Nursery, Day Care, Kindergarten, Private School

*School Name: Sweetheart Learning Center

School Address: 9500 SW 16 STR. Tax Folio # 30 - 4009-000-0370

1. Is this an expansion to an existing school? ☐ Yes ☒ No If yes, indicate the number of students: _____ and age and grade ranges originally approved: _____

2. Total size of site: 294 x 301 = 88,739 ÷ 43,560 sq. ft. = 2.03 acres

3. Number of children or students requested: 65 Ages: 1 TO 5

4. Number of teachers: 7 number of administrative & clerical personnel

5. Number of classrooms: 5 Total square footage of classroom area: 2,345 SF

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 2,243 SF

7. Amount of exterior recreation /play area in square footage: 2,418 SF

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: none

9. Number of parking spaces provided for staff, visitors, and transportation vehicles: _____ parking spaces provided 7 parking spaces required by Section 33-124 (L)

10. Indicate the number of auto stacking spaces: 5 provided 5 required

11. Proposed height for the structure(s): 18'-0" See Section 33-151.18(g)

12.* Size of identification sign: 4 x 8 = 32 sq. ft. See Section 33-151.18 (c). Signage will require a separate permit. Contact the Permit Section at 786-315-2100.

13. Days and hours of operation: M - F 6:30 am - 7 pm (per Filler)

14. Does the subject facility share the site with other facilities? ☒ Yes ___ No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16.)

15. If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17? ☐ Yes ☒ No (If yes, describe the residential uses and indicate same on the plans.)

RECEIVED
207003
JAN - 2 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery / kindergarten, preschool and after school care

35 sq. ft. x 65 (number of children) = 2,275 sq. ft. of classroom area required.

b. Elementary Grades 1 - 6

30 sq. ft x _____ (number of children) = N/A sq. ft. of classroom area required.

c. Junior High and Senior High School (Grades 7-12)

25 sq. ft. x _____ (number of children) = N/A sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2,275 SF ✓
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 2,345 SF ✓

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 33 (1/2 of children) = 1,485 SF

b. Grades 1 - 6
500 sq. ft. x Ø (first 30 children) = _____
300 sq. ft. x Ø (remaining children) = _____

c. Grades 7 - 12
800 sq. ft. x Ø (first 30 children) = _____
300 sq. ft. x Ø (next 300 children) = _____
150 sq. ft. x Ø (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 1,485 SF ✓
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 2,418 SF ✓

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor).

a. 28 trees are required per net acre. Trees required: 57 Trees provided: 57
b. Ten shrubs are required for each tree required. Shrubs required: 570 Shrubs provided: 570
c. Grass area for organized sports/ play area in square feet: 2,418 SF
d. Lawn area in square feet (exclusive of organized sports/ play area): 35,496 SF

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JAN - 2 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

School Address: 9500 SW 16 STREET Zip Code: 33172

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

~~Signed, sealed, executed and acknowledged~~ on this 26th day of, June at ~~Miami-Dade~~ Orange County, Florida.

WITNESSES:

Karen Greene

Karen Greene

Frank McMillan

Florida Conference Association of Seventh-day Adventists

By: Thomas L Verrill

Thomas L. Verrill, Vice-President

STATE OF FLORIDA
COUNTY OF ~~MIAMI-DADE~~ Orange

I hereby certify that on this 26th day of June, 2006, before me personally appeared Thomas L. Verrill, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

Notary Public State of Florida
Karen Greene
My Commission DD426905
Expires 05/09/2009

Notary Public: Karen Greene

RECEIVED
207 005
JAN - 2 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Memorandum

Date: 28-SEP-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000003

Fire Prevention Unit:

APPROVAL:
No objection to site plan date stamped September 11, 2009.

Service Impact/Demand

Development for the above Z2007000003
located at 9500 SW 16 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1438 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	8,208 institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 5.50 alarms-annually.
The estimated average travel time is: 3:24 minutes

Existing services

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

Station 47 - West chester - 9361 Coral Way
Rescue, ALS Engine, Battalion

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 September 11, 2009. Substantial changes to the plan will require addtional service impact analysis.

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

DATE: 11/04/09
REVISION 3

TEAM METRO

ENFORCEMENT HISTORY

WESTCHESTER SPANISH SEVENTH DAY ADVENTIST CHURCH

APPLICANT

9500 SW 16 ST, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2007000003

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

ENFORCEMENT HISTORY: On 10-29-09 NCO David Olivia opened and closed a case for CZAB-10 200903-9560, no violation observed.

NCO David olivia

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

* CORPORATION NAME: Florida Conference Association of Seventh-day Adventists

NAME AND ADDRESS	Percentage of Stock
* Michael Cauley, President	
Thomas L. Verrill, Vice-President	
Glenn Carter, Vice-President	
Jose A. LeGrand, Secretary	
Wesley Quale, Assistant Secretary	

The Florida Conference Association of Seventh-day Adventists ~~is a Florida~~ nonprofit organization. None of the Officers hold a beneficial interest in the Corporation.

If ~~a TRUST or ESTATE owns~~ or leases the subject property, list the trust beneficiaries and 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:

NAME AND ADDRESS	Percentage of Interest

N A

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	Percent of Ownership

N A

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
N.A.	

Date of contract: _____

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

N.A.

NOTICE: For 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: Thomas L Verell, Vice President
(Applicant)

State of Florida
County of Orange

* Sworn to and subscribed before me this 3rd day of January, 2007. Affiant is personally known to me or has produced _____ as identification.

Karen Greene
(Notary Public)

* My commission expires 5/8/2009

Notary Public State of Florida
Karen Greene
My Commission DD426905
Expires 05/08/2009

*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.

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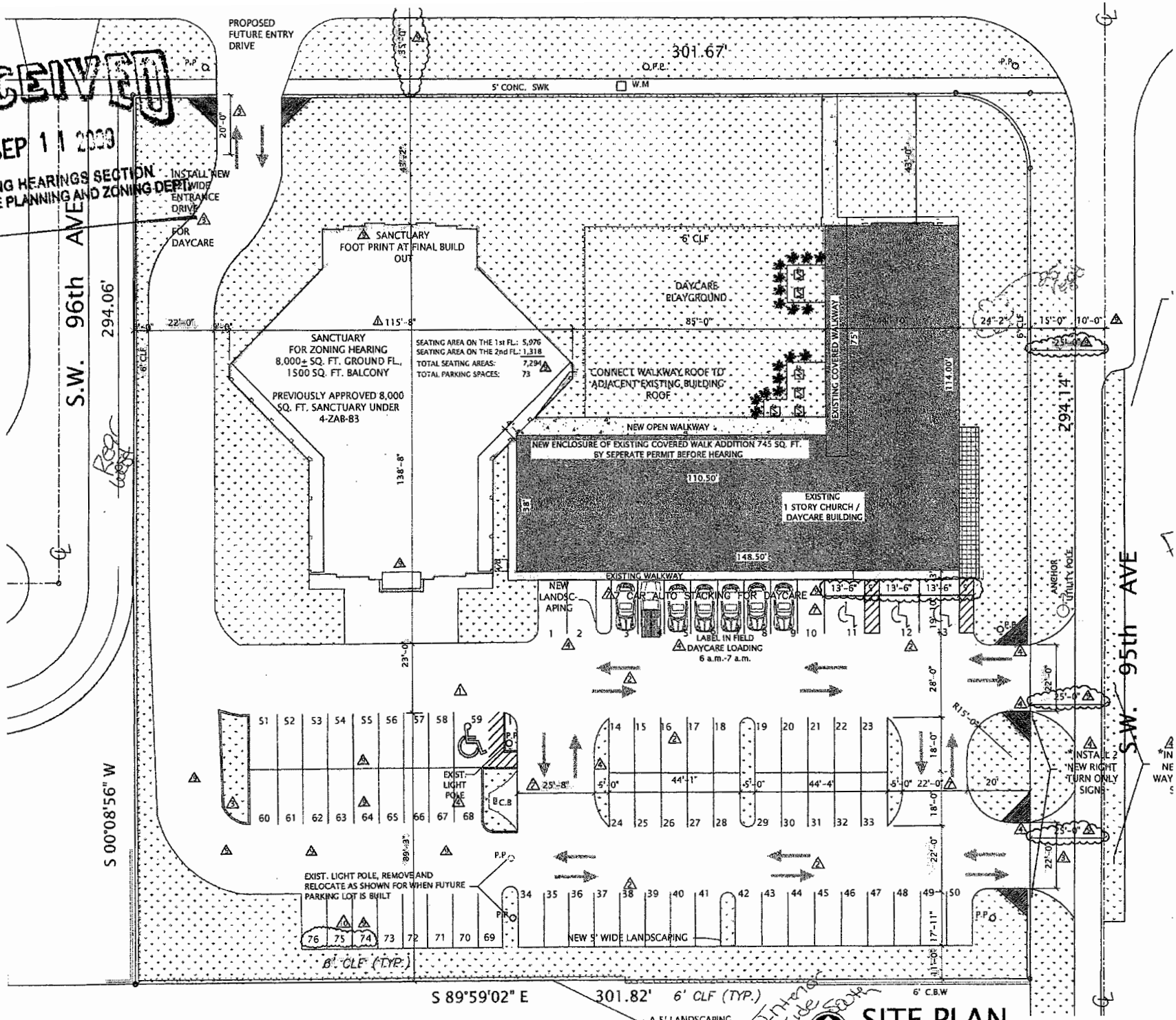


LOT COVERAGE AREAS PREVIOUSLY APPROVED BY ZAB AS FOLLOWS:

1. MODIFIED EXISTING CHURCH BUILDING: INCLUDING COVERED NORTH & WEST WALKWAYS BUT EXCLUDING ENCLOSURE OF N. OVERHANG 9,792.44 SQ. FT. ±

AND SANCTUARY 1st FLOOR: 8,207.56 SQ. FT. + 1,500 SQ. FT. 2nd FL.

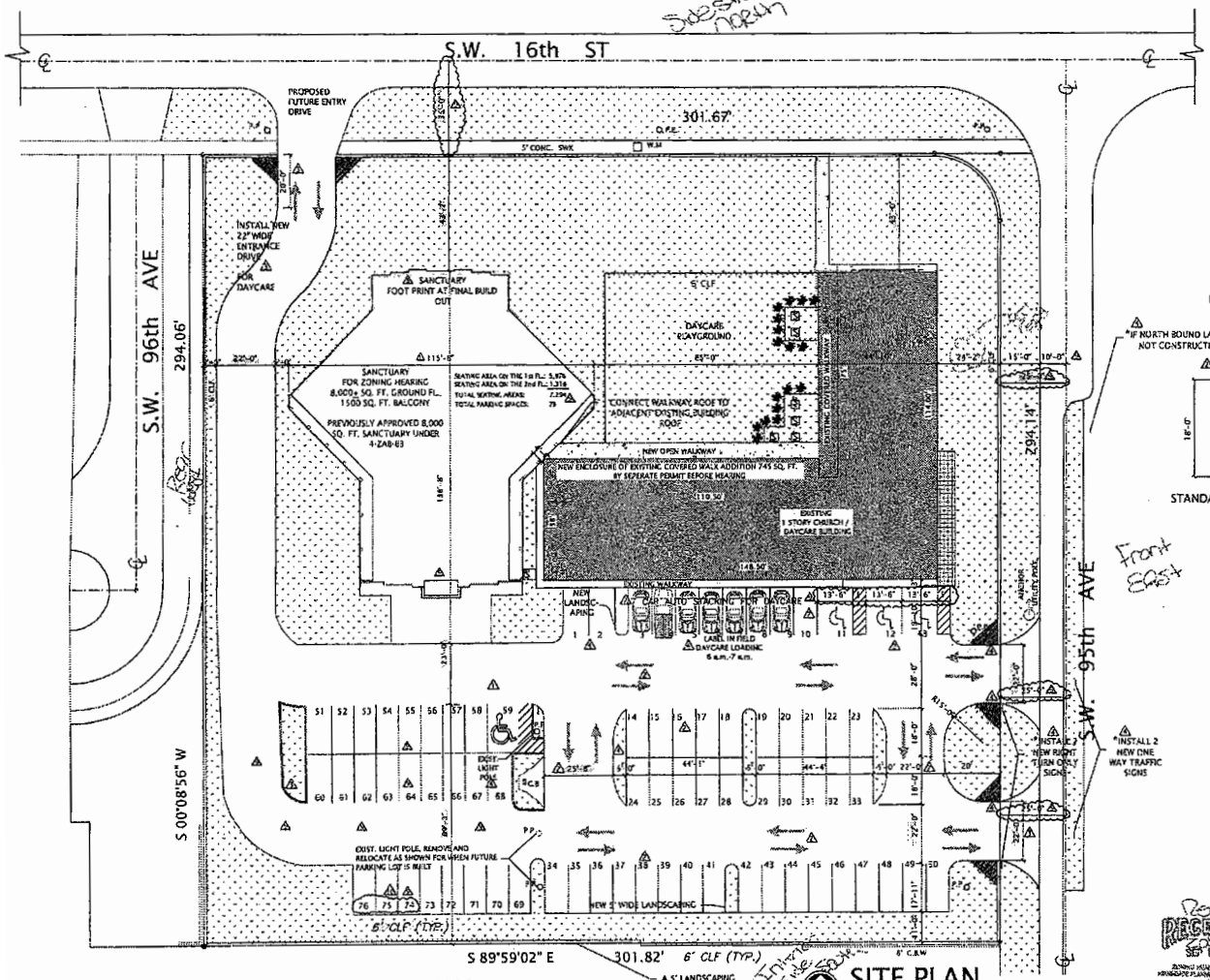
A 5' LANDSCAPING BUFFER FOR FUTURE PARKING WILL BE PROVIDED ALONG THIS PROPERTY LINE AND ALONG EAST AND WEST

SITE PLAN
SCALE: 1/20

ZONING LEGEND:

ENLARGED SITE PLAN

24



Front East

*IF NORTH BOUND LANE IS NOT CONSTRUCTED

A 5' LANDSCAPING BUFFER FOR FUTURE PARKING WILL BE PROVIDED ALONG THIS PROPERTY LINE AND ALONG EAST AND WEST PROPERT LINES

SITE PLAN
SCALE: 1/20

LOT COVERAGE AREAS PREVIOUSLY APPROVED BY ZAB AS FOLLOWS:
1. MODIFIED EXISTING CHURCH BUILDING: INCLUDING COVERED NORTH & WEST WALKWAYS BUT EXCLUDING ENCLOSURE OF N. OVERHANG 9,792.44 SQ. FT. ±
AND SANCTUARY 1st FLOOR: 8,207.56 SQ. FT + 1,500 SQ. FT. 2nd FL.
PREVIOUSLY APPROVED TOTAL: 18,000 SQ. FT.

LOT COVERAGE AREAS BEING PRESENTED FOR THIS HEARING:
1. EXIST. CHURCH BLDG.: INCLUDING ENCLOSURE OF N. OVERHANG 9,792 SQ. FT.
ROOFED WEST WALKWAY AND SANCTUARY: 8,298 SQ. FT.
TOTAL AREAS: 17,377 SQ. FT.

SEATING AREAS OF FUTURE SANCTUARY: (SEE SHEET A-5 FOR DETAILS)
FIRST FLOOR SANCTUARY: 5976 SQ. FT. OF SEATING 59.76
SECOND FLOOR OF SANCTUARY: 1318 SQ. FT. OF SEATING 13.18
REQUIRED PARKING: 1 CAR / 100 SQ. FT. = 73 SPACES 72.94 = 73
PROPOSED PARKING PROVIDED: 73 SPACES

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

Parking
Church School 36
7
43 reqd

Future Church
7294/100 = 73 reqd

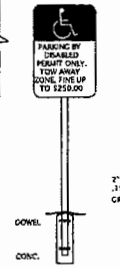
ZONING LEGEND:

ZONING:

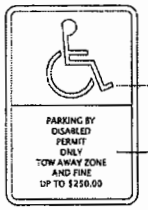
HEIGHT (TO RIDGE OF ROOF)	32'-0"
NET LAND AREA	58,862 SQ. FT.
LOT COVERAGE (EVERYTHING UNDER ROOF)	10,000 \ 16570

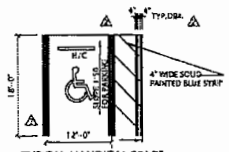
SETBACKS:

	EXISTING SETBACKS:
~~FRONT~~ Side S.W.	43.0'
~~STREET SIDE~~ Front	25.6' 24'-2"
INTERIOR ST. SIDE	128.08'
REAR	135.84'

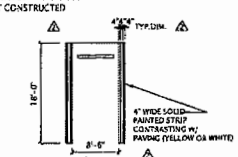


DISABLED PARKING SIGN





TYPICAL HANDICAL SPACE



STANDARD SPACE STRIPING LAYOUT

NOTES:

1) ALL PARKING FOR FUTURE SANCTUARY SHALL BE COMPLIANT WITH ALL ZONING REQUIREMENTS AND REGULATIONS AND SHALL MEET REQUIRED ZONING DIMENSIONS.

2) 7 TEACHER PARKING SPACES ARE EXISTING IN CURRENT PARKING LOT

3) PREVIOUS FUTURE PARKING APPROVED BY DADE COUNTY UNDER ZONING 4-ZAB-417-83 WAS 203 PARKING SPACES, OF WHICH 43.4% (OR 87) WERE APPROVED AS COMPACT SPACES.

4) NEW PARKING REQUIREMENTS WILL REDUCE THE REQUIRED PARKING. THERE WILL BE NO COMPACT PARKING SPACES

5) A 5' LANDSCAPING BUFFER FOR FUTURE PARKING WILL BE PROVIDED ALONG THE EAST, WEST AND SOUTH PROPERTY LINES

LEGAL DESCRIPTION

THE EAST 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LESS THE NORTH 33' AND THE EAST 25' THEREOF FOR RIGHT OF WAY.

DATE	REVISION
6/12/07	Revise for Zoning Comments
11/07/07	Revise for Zoning Comments
8/15/08	Revise for Zoning Comments
10/01/08	Revise for Traffic Comments
1/17/09	Revise for Zoning Comments
4/09/09	Revise for zoning comments
6/09/09	Revise for traffic comments
7/06/09 & 8/20/09	Revise for parking
9/09/09	Revise for parking & zoning
9/10/09	Revise for parking & zoning

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Filer & Hammond Architects, Inc.
7438-A S.W. 48 ST., MIAMI, FL. 33155 444-5714

A NEW DAYCARE CENTER USE FOR EXISTING WESTCHESTER SPANISH 7th DAY ADVENTIST CHURCH
9500 SW 16 STREET, MIAMI, FLORIDA

HEARING #
ZAB 2007 000003
DATE: 06-01-05
LIC.#AA-C002179
LIC.#FILER: 3144,
HAMMOND: 5159
COMM. NO.: 0507
TITLE: NEW SITE PLAN
SHEET: A-1

09/10/09

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MIAMI-DADE PLANNING AND ZONING DEPT.

DAYCARE LEGEND				
CLASSROOM	SQ. FT.	# OF STUDENTS	AGE OF STUDENTS	# OF ADULTS
CLASSROOM 1	1,282	30	4-5 YRS	2
CLASSROOM 2	280	6	2-3 YRS	1
CLASSROOM 3	255	7	1-2 YRS	1
CLASSROOM 4	280	8	2-3 YRS	1
CLASSROOM 5	270	8	2-3 YRS	1
CLASSROOM 6	140	4	1 YR	1
TOTAL	2,427	65		7

U FRIDAY 6:30 AM TO 5:30 PM

25

DATE	REVISION
6/12/07-Revise for Zoning Comments	1
11/07/07-Revise for Zoning Comments	2
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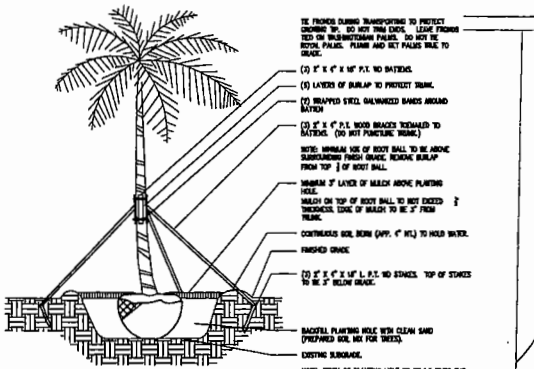
6/09/09-Revise for Traffic Comments	7
9/10/09-Revise for Zoning Comments	8



PALM PLANTING DETAIL

LARGE TREE PLANTING DETAIL SIMILAR

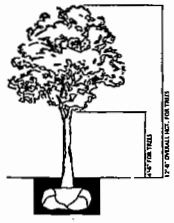
LANDSCAPE NOTES

1. ALL PLANTS MATERIAL SHALL BE FL. No. 1 OR BETTER IN GRADE AND QUALITY.
2. THE SOD MATERIAL TO BE PLANTED SHALL BE ST. AUGUSTINE, FLORATUM
3. A MINIMUM OF 30% OF THE REQUIRED TREES AND OR PALMS SHALL BE NATIVE SPECIES.
4. A MAXIMUM OF 20% OF THE NATIVE TREES CAN BE SABAL PALMETTO, (CABBAGE PALM).
5. A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

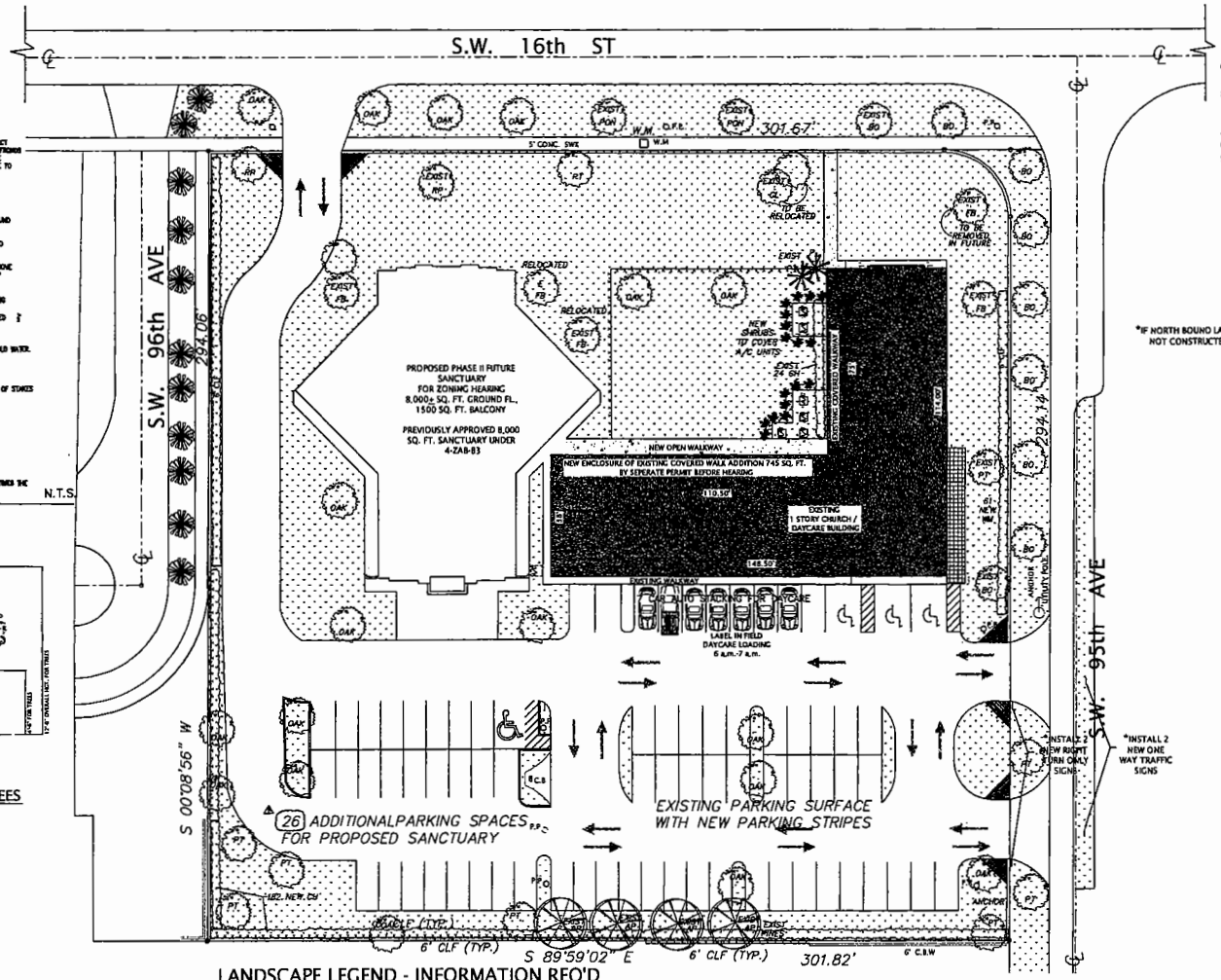
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.



STREET / YARD TREES
(MINIMUM SIZES)

			PLANT NAME		NATIVE SPECIES	HEIGHT	CALIPER OR SPACING	TOTAL
SYMBOL	NEW	EXISTING	SCIENTIFIC	COMMON	YES/NO	INSTALLED		
PON	10	2	PONGAMIA PINNATA	PUNGAM	NO	15'	3"	12
PT	9	1	TABEBUIA PALLIDE	PINK TABEBUIA	NO	18'	5"	11
GL		1	BOMBAX SIMABUBA	CUPIBO SIMBO	YES	25'	4"	1
FB		8	FICUS BENJAMINA	FICUS	NO	VARIES 12' TO 15'	VARIES 8" TO 10"	8
AP		4	CASARUARINACEAE (QUISETI) DILA	AUSTRALIAN PINE	NO	15'	18" TO 20"	4
P		2	PTYCHOSPERMA ELEGANS	SOLITARE PALM	NO	15'	4"	2
RP	2	1	DELONIX REGIA	ROYAL POINCIANA	NO	12'	2"	3
OAK	17		QUERCUS VIRGINIANA	LIVE OAK	YES	10'	2"	17
BO	5	2	BUCIDA BUCERAS	BLACK OLIVE	NO	12'	2"	7
							TOTAL TREES	64
QP		(11)	ARECACEFTRUM ROMANZOFFIANUM	QUEEN PALM	NO	20'	8'	(11)
WM	78	0	MYRICA CERIFERA	WAX MYRTLE	YES	18'	24"o/c	78
*CH	158	24	EUGENIA UNIFLORA	SURINAM CHERRY	NO	18'	24"o/c	182
*NOTE: HEDGE PLANTS MUST GROW TO 6'-0" IN HEIGHT							TOTAL SHRUBS	260

SOD : ST. AUGUSTINE "FLORITAN"
STREET TREES SHALL HAVE 4' CLEAR TRUNKS
WEED - FREE MULCH SHALL BE APPLIED IN A MINIMUM 2" LAYER OF UNDER AND AROUND ALL PLANTING AREAS



LANDSCAPE LEGEND - INFORMATION REQ'D TO BE PERMANENTLY AFFIXED TO PLAN

ZONING DISTRICT: E-1 NET LOT AREA: 88,739 SF. 2.04 ACRES

LAWN AREA CALCULATION	REQUIRED	PROVIDED
A. ~~TOTAL # OF TANDSCAPED OPEN SPACE REQUIRED BY UNIFORM~~	~~33,456~~ 5040	28,112
B. MAXIMUM LAWN AREA (SOD) PERMITTED = ~~50% x 88,739 S.F. =~~ 1040		
TREES		
A. NO. TREES REQUIRED PER NET ACRE	~~NA~~	N/A
NO. TREES REQUIRED PER ~~ZONING RESOLUTION 4-ZAB-837-84~~	~~NA~~	26
B. % PALMS ALLOWED: NO. REQUIRE TREES PROVIDED / 3 x 30%=	0	0
% PALMS PERMITTED TO COUNT AS STREET TREES ON 1:2 BASIS x 30%	N/A	N/A
C. % NATIVES REQUIRED: NO. TREES PROVIDED x 30%=	8	11
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.): 589 LINEAR FEET ALONG STREET/35=	16	16
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING 25' O.C.) ____ LINEAR FEET ALONG STREET / 25 =	N/A	N/A
TOTAL TREES	23	42
SHRUBS		
A. 38 TREES REQUIRED x 10 = 380 OF SHRUBS REQ.	380	380 OK
B. 260 SHRUBS REQ. x 30% = 78 OF NATIVE SHRUBS REQUIRED	78	78
IRRIGATION PLAN	NO	

301.82 x 294.06 = 88753

NEW LANDSCAPE PLAN
SCALE 1:20

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A NEW DAYCARE CENTER USE FOR EXISTING WESTCHESTER SPANISH 7th DAY ADVENTIST CHURCH
9500 SW 16 STREET, MIAMI, FLORIDA

HEARING #
ZAB 2007 000003
DATE: 06-01-05
LIC.#AA-C002179
LIC.#FILER: 3144,
HAMMOND: S159
COMM. NO.: 0507
TITLE: LANDSCAPE

SHEET: L-2

9-10-09

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DATE	REVISION
6/12/07-Revise for Zoning Comments	1
11/07/07-Revise for Zoning Comments	2
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10/01/08-Revise for Traffic Comments	4
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6/09/09-Revise for Traffic Comments	7

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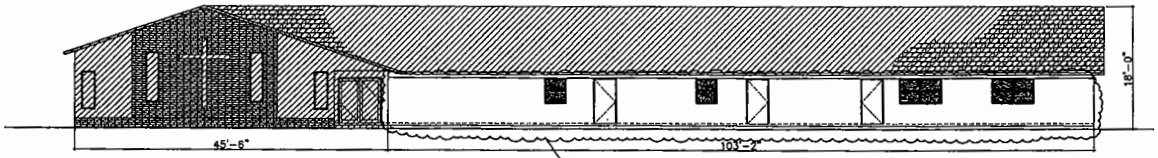
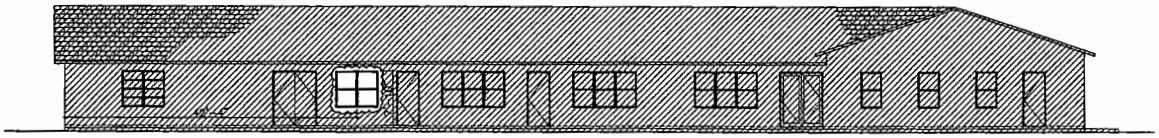
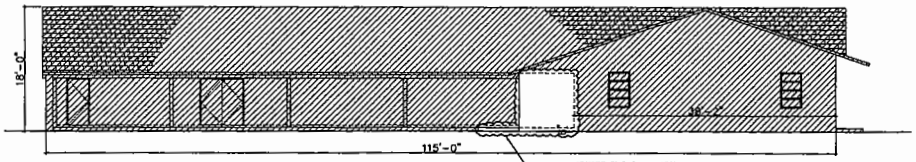


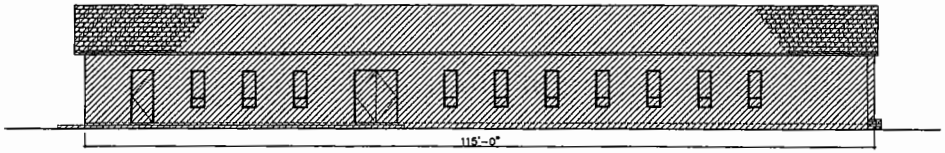
NEW NORTH ELEVATION 1/8"



NEW SOUTH ELEVATION 1/8"



NEW WEST ELEVATION 1/8"

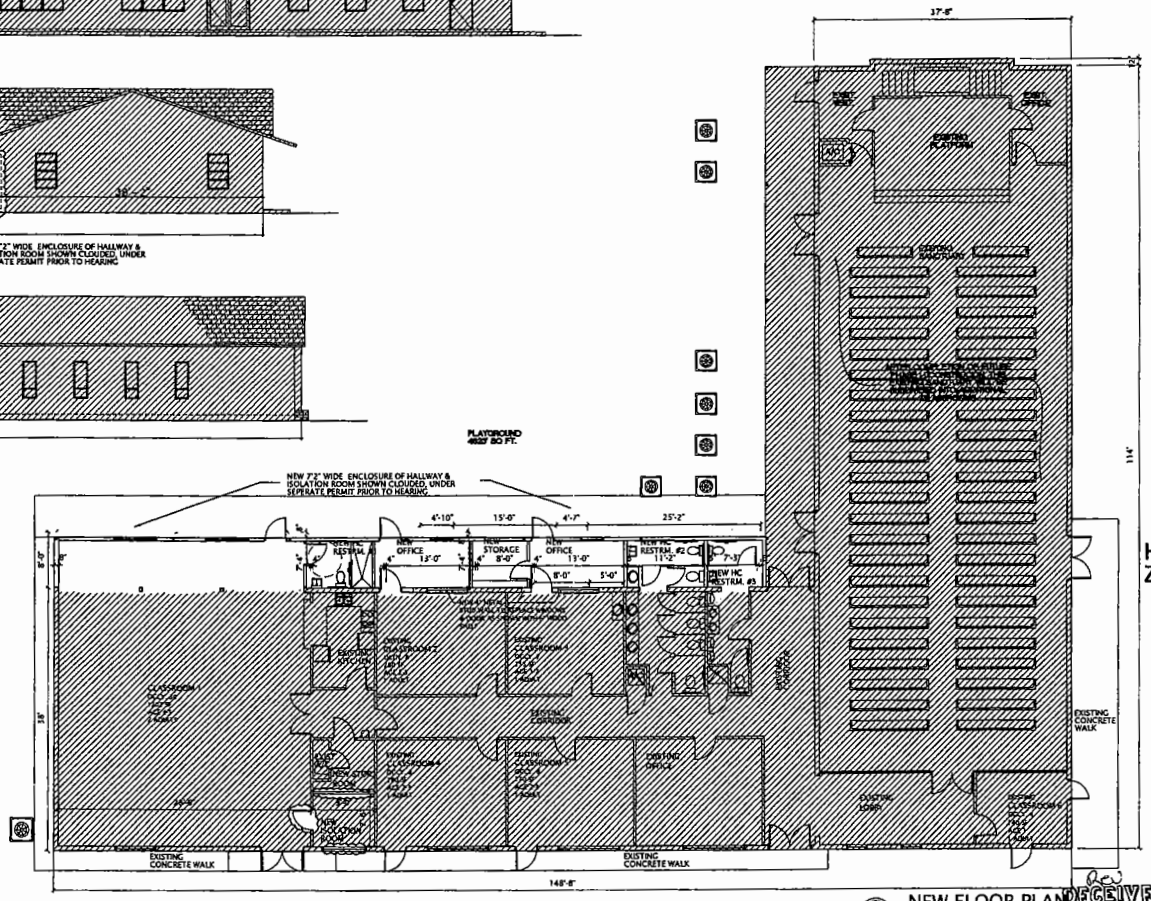


EXISTING EAST ELEVATION - NO CHANGE 1/8"

SYMBOL LEGEND

DENOTES PERIMETER/ ENCLOSURE OF NEW CONSTRUCTION

EXISTING 8" CONCRETE BLOCK WALL



NEW FLOOR PLAN
SCALE 1/8"

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WESTCHESTER SPANISH 7th DAY ADVENTIST CHURCH
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DATE: 06-01-05
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COMM. NO.: 0507
TITLE: AS BUILT/ ELEVATIONS
SHEET:A-2

7-06-09

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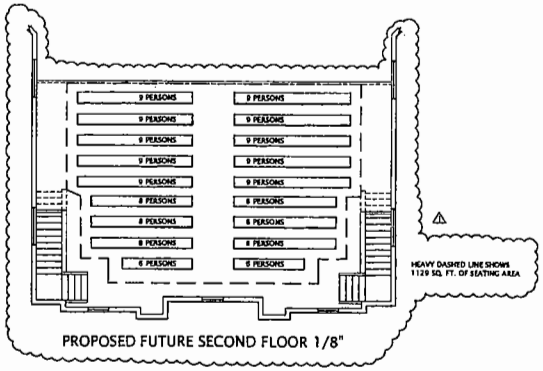
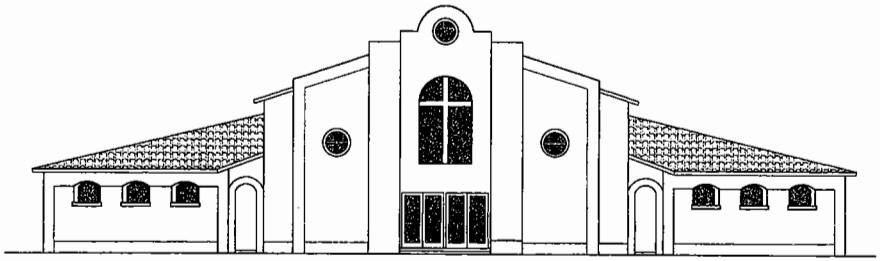
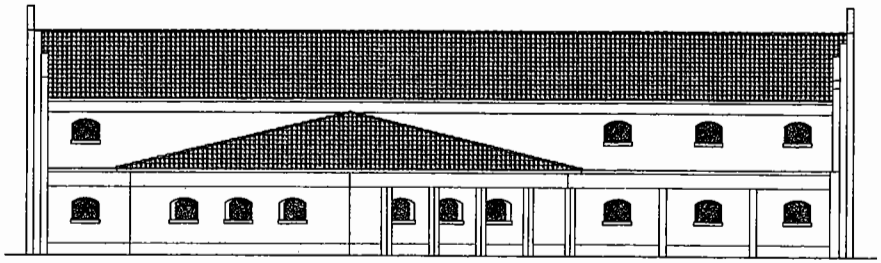


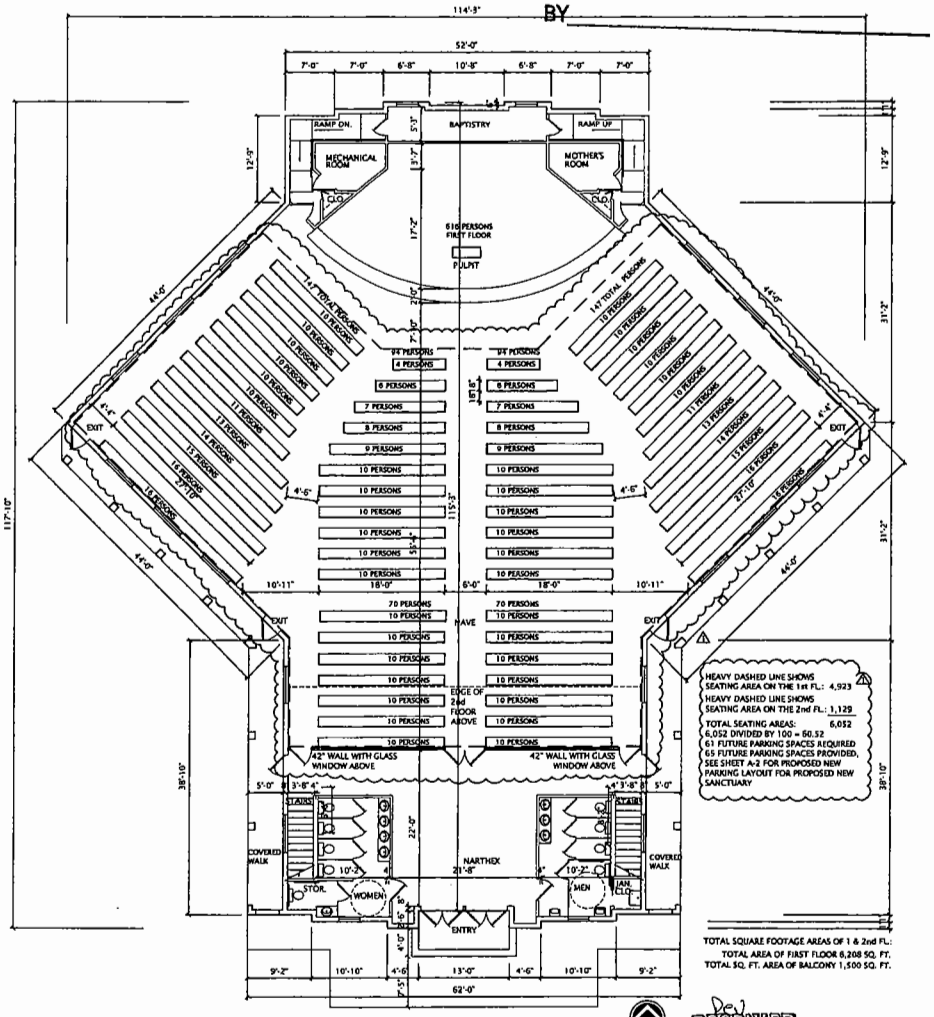
PROPOSED FUTURE SECOND FLOOR 1/8"



PROPOSED FUTURE FRONT ELEVATION 1/8"



PROPOSED FUTURE EAST / WEST ELEVATION 1/8"



PROPOSED FUTURE NEW SANCTUARY 1/8"

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

07-06-09

DATE	REVISION
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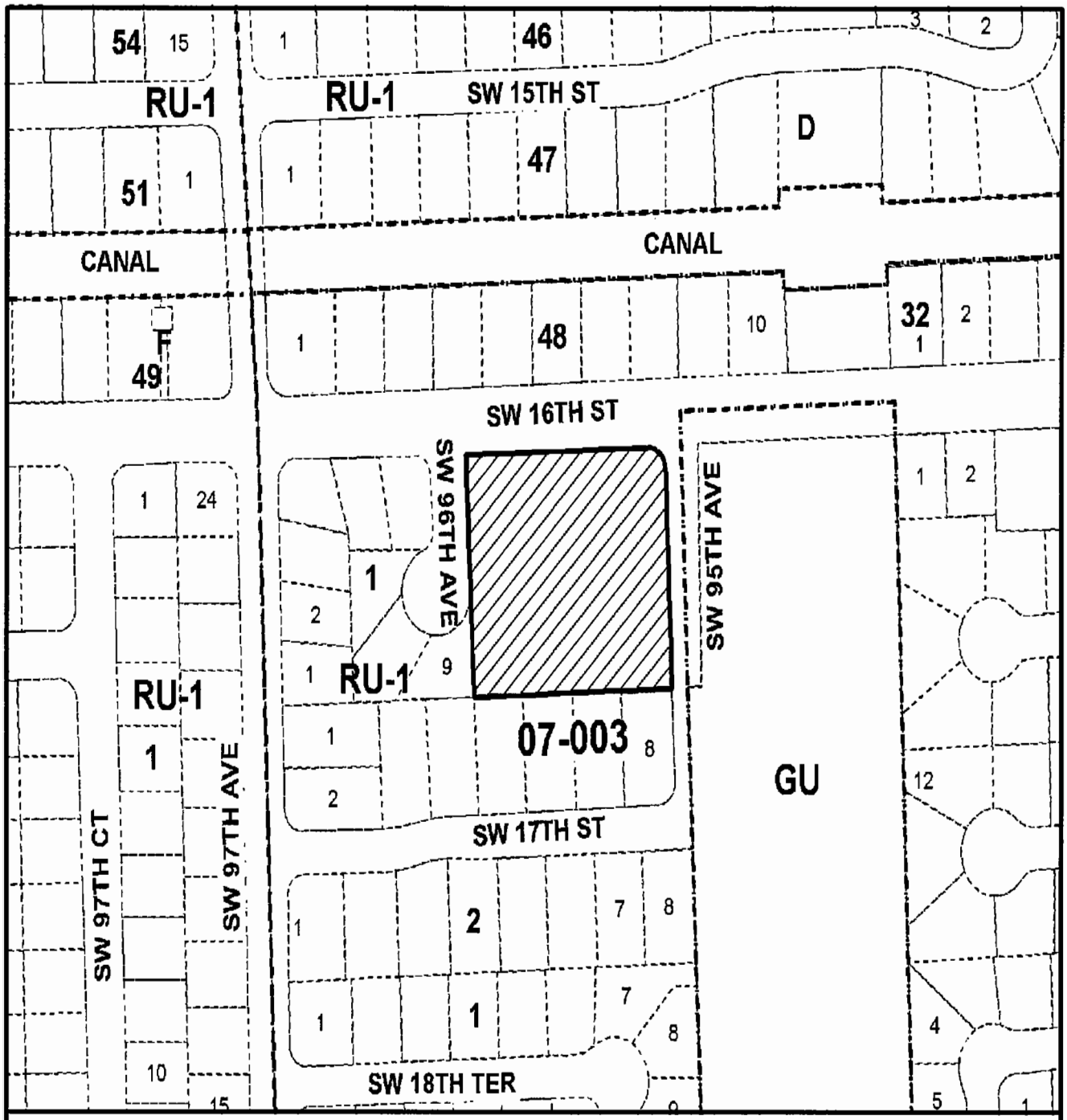
9500 SW 16 STREET, MIAMI, FLORIDA

HEARING #
ZAB 2007 000003

DATE: 02-27-06
LIC.#AA-C002179
LIC.#FILER: 3144,
HAMMOND: 5159
COMM. NO.: 0S07

TITLE: SANCTUARY FL. PL.

SHEET: A-3



MIAMI-DADE COUNTY

HEARING MAP

S C A L E
0 NTS

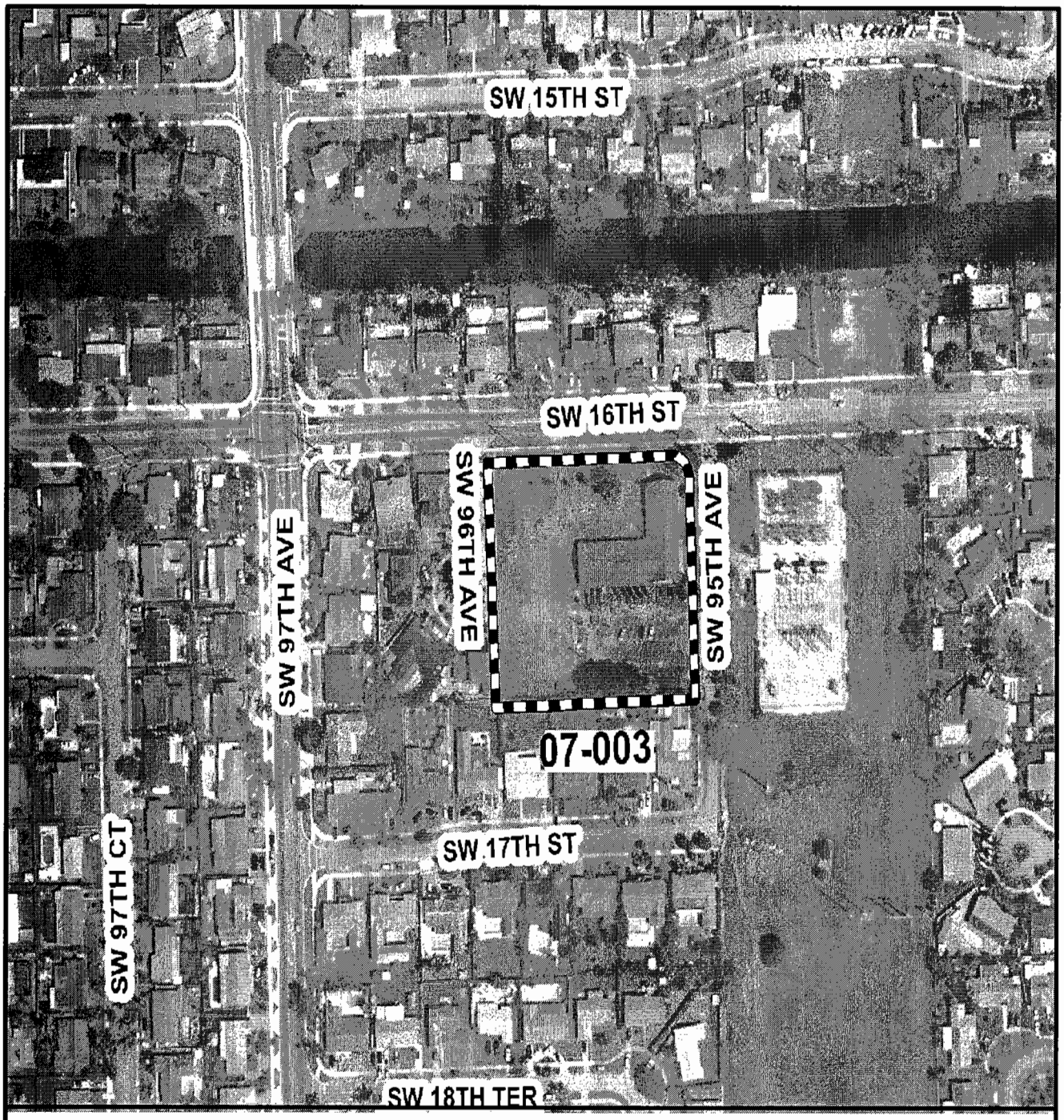
N

SUBJECT PROPERTY

Section: 09 Township: 54 Range: 40
Section: 08 Township: 54 Range: 40
Process Number: 07-003
Applicant: WESTCHESTER SPANISH SEVENTH DAY
Zoning Board: C10
District Number: 10
Cadastral: KEELING
Scale: NTS

MIAMI-DADE COUNTY

GEOMATICS 07-003 01/05/07



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 09 Township: 54 Range: 40
Section: 08 Township: 54 Range: 40
Process Number: 07-003
Applicant: WESTCHESTER SPANISH SEVENTH DAY
Zoning Board: C10
District Number: 10
Cadastral: KEELING
Scale: NTS

MIAMI-DADE COUNTY

GEOMATICS 07-003 01/05/07

2. LETICIA J. LANDRIAN
(Applicant)

09-11-CZ10-2 (09-048)
Area 10/District 10
Hearing Date: 11/10/09

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 ☑

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1947	Dade County Zoning Department	- Zone Change from RU-3B, AU and GU to RU-2	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. 10

APPLICANT: Leticia J. Landrian **PH:** Z09-048 (09-11-CZ10-2)

SECTION: 15-54-40 **DATE:** November 10, 2009

COMMISSION DISTRICT: 10 **ITEM NO.:** 2

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) Applicant is requesting to permit a den and covered terrace addition to a duplex residence setback 16' (25' required) from the rear (north) property line.

  (2) Applicant is requesting to permit the duplex residence with a lot coverage of 40.7% (30% permitted).

  Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Addition Legalization (Den and Terrace) for owner: Mrs. Leticia Landrian," as prepared by Remberto Contreras, 2 sheets, dated stamped received 4/6/09 and 1 sheet dated stamped received 7/8/09 for a total of 3 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The applicant seeks to permit an existing den and covered terrace addition to a two-family residence with a reduced rear setback and to permit a two-family residence with more than the permitted lot coverage.

- **LOCATION:**

  9645 S.W. 37 Street, Miami-Dade County, Florida.

- **SIZE:** 50' x 199.97'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential.** 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.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
SUBJECT PROPERTY:	
RU-2; duplex residence	Low-Medium Density Residential, 6 to 13 dua
SURROUNDING PROPERTY:	
NORTH: RU-2; single-family residence	Low-Medium Density Residential, 6 to 13 dua
SOUTH: RU-2; single-family residence	Low-Medium Density Residential, 6 to 13 dua
EAST: RU-2; duplex residence	Low-Medium Density Residential, 6 to 13 dua
WEST: RU-2; single-family residences	Low-Medium Density Residential, 6 to 13 dua

This property is located at 9645 S.W. 37 Street. The surrounding area is predominately developed with single-family and duplex residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**
Energy Considerations:	**N/A**

* Subject to conditions

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings.

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are

among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

        i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

        ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

    a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

    b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

21. the proposed development will meet the following:

    a. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.

    b. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;

    c. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;

    d. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

    e. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(e) A lot coverage ratio for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying district regulations; and

2. the proposed alternative development will not result in the destruction or removal of mature trees on the lot with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the lot; and

3. the increase in lot coverage will not result in a principal building with an architectural design, scale, mass or building materials that are not aesthetically harmonious with that of other existing or proposed structures in the immediate vicinity; and

4. the proposed alternative development will not result in an obvious departure from the aesthetic character of in the immediate vicinity.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development,

including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts;

B. and the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311(A)(4)(b) Non-use Variance Standard. 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.

Section 33-311(A)(4)(c) Alternative Non-use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The approval of the requests would allow the applicant the maintenance and continued use of the duplex residence with the covered terrace addition. The subject property is designated as **Low-Medium Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Because the existing

buildings will not add additional units to the property, the RU-2 zoned subject property is **consistent** with the LUP Map designation of the CDMP.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. The Miami-Dade Fire Rescue Department **(MDFRD)** also has **no objections** to this application and they indicate that the estimated response time is **5:30 minutes.** The **Public Works Department (PWD)** also has **no objections** to this application.

In analyzing requests #1 and #2 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that these requests will not affect the stability and appearance of the area, nor are they intensive or burdensome to the area. These requests, individually or combined, would not in staff's opinion generate a negative impact on the aesthetic character of the surrounding properties nor would approval of these requests be out of character with the surrounding area. In addition, the non-conforming additions have been designed to match the architectural style of the duplex residence. Research indicates that there have been similar approvals within a 1/2 mile radius of the subject property. For example, a property 3 blocks southwest of the subject property located at 9279 SW 38 Street, was approved for a variance for a front setback of 12.5' for a carport addition pursuant to Administrative Variance #V93000553, in August 1993. Similarly, in June 1992, pursuant to Administrative Variance #V92000179, a property located to the east of the subject property at 9396 SW 37 Street, was approved for a rear setback variance of 15.5' to permit an addition to the duplex residence. Further, staff's research of the surrounding area located a property at 9255 SW 37 Street that, in addition to a rear setback variance of 18.42' to 20.7', the property was also approved for a more intensive lot coverage variance of 46% pursuant to Resolution #CZAB10-9-03, in 2003. As indicated on the plans submitted by the applicant, there is an existing 6' high concrete wall along the rear (north) property line that mitigates the negative visual impact of the encroachment on the abutting property to the north. However, staff recommends as a condition for approval that the covered terrace addition remains open sided and thus, not enclosed in any manner except for approved insect screen materials, and that the applicant submit a Declaration of Use Agreement in recordable form which is acceptable to the Director that restricts this property to a two-family duplex use only. Further, staff also recommends that the applicant remove the shed in the rear yard as well as a second shed and a canopy along the interior side (west) property line prior to the issuance of a building permit for the requested den and covered terrace addition. Based on the aforementioned, staff opines that approval of requests #1 and #2 will not affect the appearance and stability of the area, would be **compatible** with the surrounding area, and should be approved with conditions under the NUV Standards.

When requests #1 and #2 are analyzed under the Alternative Non-use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that the requests are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. Staff is of the opinion that this application does not comply with the standards of said section since the property can be utilized in accordance with the RU-2 zoning regulations. Therefore, staff

recommends denial without prejudice of the application under the Alternative Non-use Variance (ANUV) Standards.

The Alternative Site Development Option (ASDO) Standards under Section 33-311(A)(14) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis of the application under said Standards. As such, the requests cannot be approved under the ASDO Standards and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

Accordingly, staff recommends approval with conditions of requests #1and #2 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV) and under Section 33-311(A)(14) (ASDO).

I. RECOMMENDATION:

Approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV) and under Section 33-311(A)(14) (ASDO).

J. 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 Completion; 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, "Addition Legalization (Den and Terrace) for owner: Mrs. Leticia Landrian," as prepared by Remberto Contreras, 2 sheets, dated stamped received 4/6/09 and 1 sheet dated stamped received 7/8/09 for a total of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

4. That the covered terrace addition remains open sided on 2 sides and thus, not enclosed in any manner except for approved insect screen materials.

5. That the applicant remove the shed in the rear yard as well as the shed and canopy along the interior side (west) property line prior to the issuance of a building permit for the requested additions

6. That the applicant submit a Declaration of Use Agreement in recordable form which is acceptable to the Director that restricts this property to a two-family duplex use only.

7. That the applicants apply for and secure building permits for all non-permitted structures on the property from the Building Department within 120 days of the expiration of the appeal period for this public hearing application, unless a time extension is granted by the Director of the Department of Planning and Zoning, for good cause shown.

DATE INSPECTED: 09/10/09
DATE TYPED: 09/10/09
DATE REVISED: 09/14/09
DATE FINALIZED: 10/11/09
MCL:NN:AA:CH

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: April 22, 2009

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

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

Subject: C10 #Z2009000048
Leticia Landrian
9645 S.W. 37 Street
Request to Permit an Existing Addition to a Duplex Residence with a Setback less than Required from the Rear Property Line
(RU-2) (0.161 Acres)
15-54-40

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.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum

MIAMI-DADE COUNTY

Date: November 26, 2008

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

From: Esther 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: 23-APR-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2009000048

Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand:

Development for the above Z2009000048
located at 9645 S.W. 37 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1525 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:30 minutes

Existing services:

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

Station 47 - Westchester - 9361 Coral Way
Rescue, ALS Engine

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.

DATE: 10/05/09

TEAM METRO

ENFORCEMENT HISTORY

LETICIA J. LANDRIAN

APPLICANT

9645 S.W. 37 STREET, MIAMI-DADE COUNTY, FLORIDA.

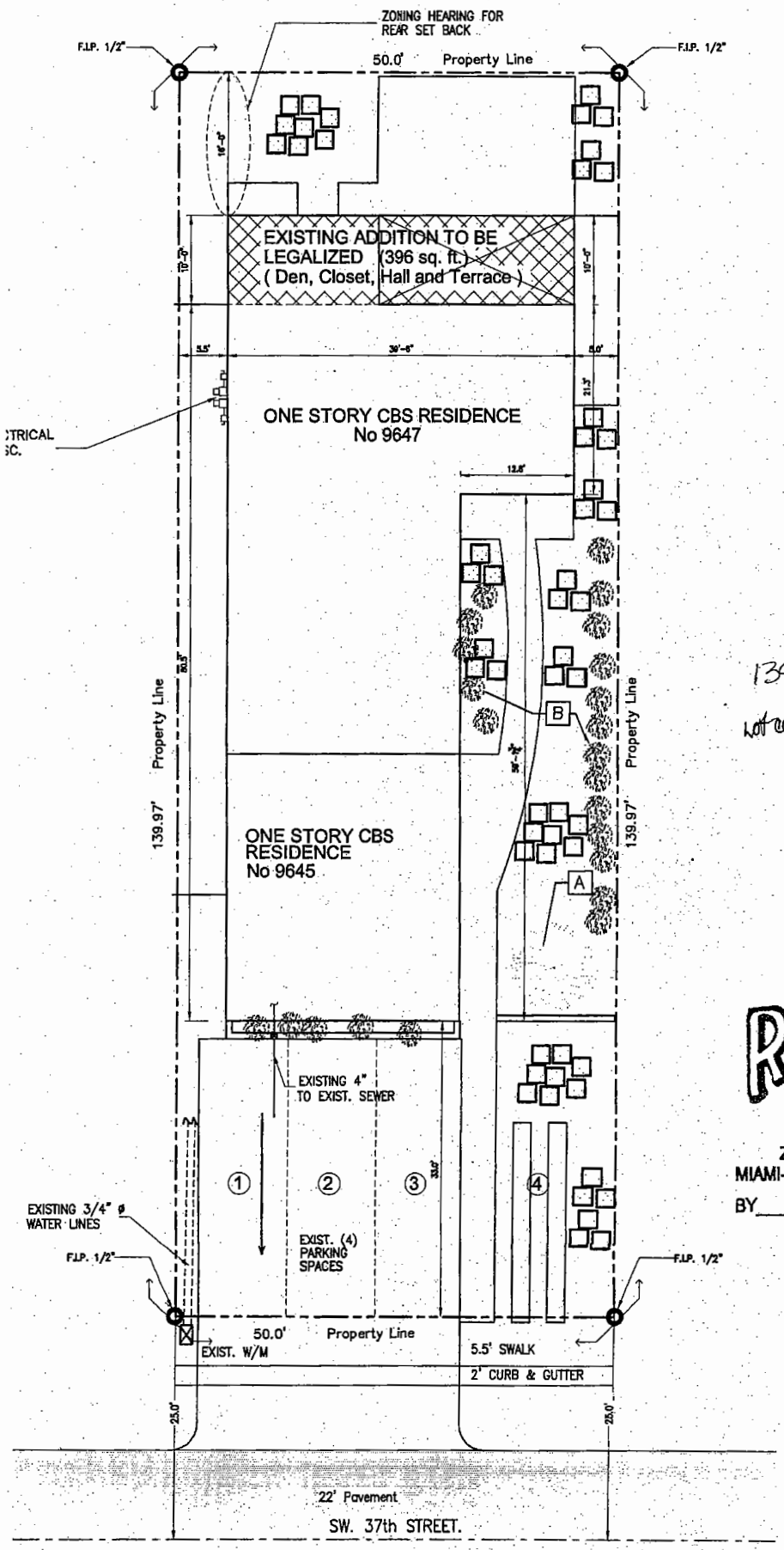
ADDRESS

Z2009000048

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Currect case history:
Case 200903008920 was opened based on enforcement history request. and inspected on 10/05/09. No violations were observed and case was closed



139.1
Lot area

RECEIVED
209048
JUL 08 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

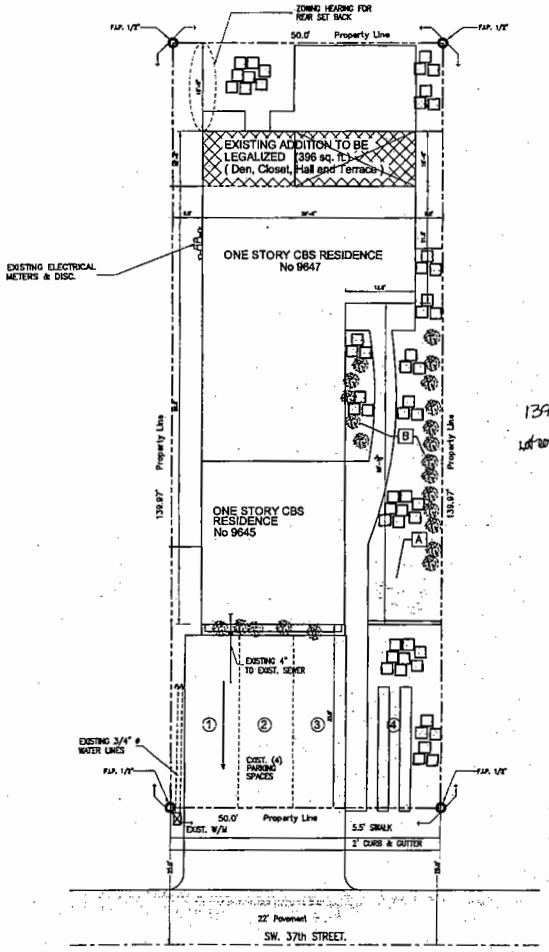
ENLARGE SITE PLAN

SITE PLAN
SCALE 3/32"=1'-0"

16

LEGAL DESCRIPTION:

LOT 17 , BLOCK 1, SUBDIVISION "CENTRAL HEIGHTS", PLAT BOOK 14, PAGE 22, OF MIAMI DADE COUNTY, FLORIDA



SITE PLAN
SCALE 3/32"=1'-0"

139.97x50= 6998.5 Lotarea
2,849.53 / 6998.5
40.7%
over X
Lot cover
30% permitted.

WE THE NEIGHBORS, HAVE NO OBJECTION TO THESE PLANS, WHICH ARE BEING SUBMITTED FOR A PUBLIC HEARING APPLICATION.	
9637 SW 37 ST.	MARCO A. LOPEZ , OLGA LOPEZ. & EIDA M. FUENTES. SIGNATURE AND DATE 4/4/09
9580 SW 36 ST	OTTO I. COUTO & ZORAIDA SIGNATURE AND DATE 4/5/09.
9640 SW 36 ST.	EVERALDO M. PEREZ & ELSIE SIGNATURE AND DATE 4/5/09.
3621 SW 97 AVE	ANDRES PELAYO SIGNATURE AND DATE 4/5/09.
3645 SW 97 AVE	GREGORY J. PHELAN & OLGA J. PHELAN SIGNATURE AND DATE 4/5/09
3655 SW 97 AVE	JOSE A. BECERRA & MARIA SIGNATURE AND DATE 4-4-09
3725 SW 37 ST	RAFAEL MEDINA & EDENIA SIGNATURE AND DATE 4/4/09

PLANT SCHEDULE

	SYMB.	QTY.	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
				TREES			
A		1	NO EXIST	FICUS BENJAMINA	WEEPING FIG		11' HGT. x 10' SPRD.
B		15	NO EXIST	FICUS HEDGE			9'-0"
				9" LAYER MULCH MINIMUM			

*Irrigation system required pursuant to chapter 93 will be Hose bib.

Zoning Legend

Zoning Classification	R-2
Existing residence	2,824.7 Sq. Ft.
Existing Addition to be Legalized	396 Sq.Ft.
Net Lot Area	6,998.5 Sq.Ft.
Lot Covered Area Req. 30 %	40.4% 2,824.7 Sq.Ft.
	(ZONING HEARING FOR LOT COVERED AREA)

SETBACKS	REQUIRED	PROVIDED
Front	25.00 Ft.	34.4' Ft.
Rear	25.00 Ft.	16.0' Ft.
	ZONING HEARING FOR REAR SETBACK	
Side	10% lot width 5' min.-7.5' max.	5.0' Ft.

RECEIVED
209.048
JUL 08 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

RC
REMBERTO CONTRERAS
Registered Engineer
30 NW. 87 Th. Avenue
Miami, Florida 33172
Ph: (305) 979-9612

Seal: Date: 6/1/09

6/1/09

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEALED, & APPROVED BY THE CITY

REMBERTO CONTRERAS
R.E.# 21522

ADDITION LEGALIZATION(DEN AND TERRACE) FOR:
Owner: MRS. LETICIA LANDRIAN
9645-47 SW 37 ST.
MIAMI, FL. 33165

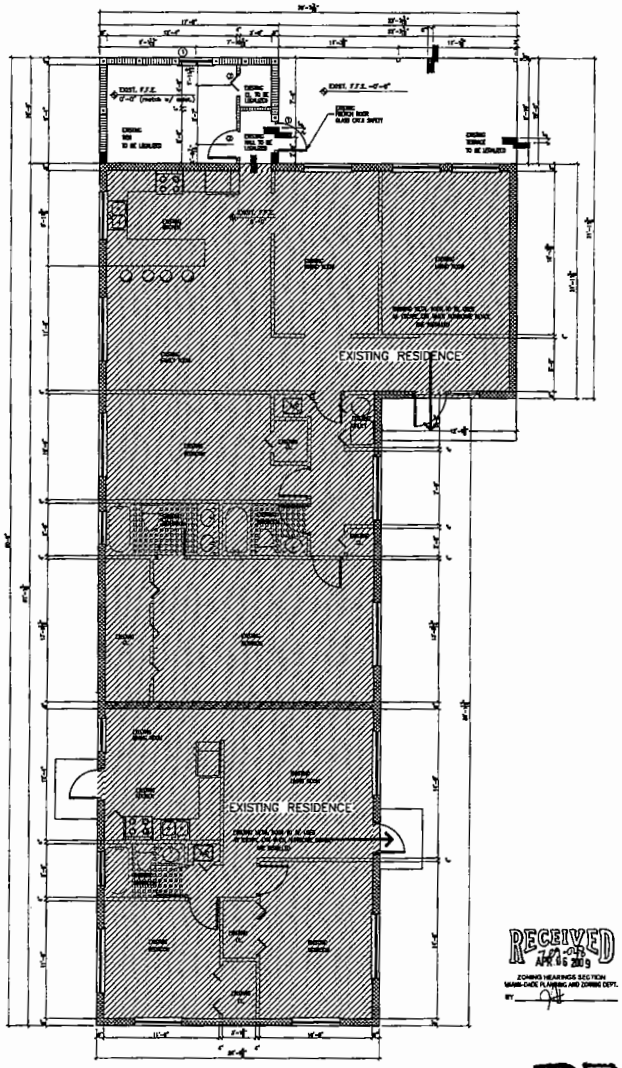
Drawn by: M.V. | Checked by: R.C.
Project No. | Scale: AS NOTED
Dwg. File Name: Add. Leg. Zoning Hearing 09-01

Revisions:

Title: SITE PLAN & NOTES.

Sheet Number: 1
SP-1

Date: 6/1/09



FLOOR PLAN

DOOR SCHEDULE										
NO	QTY	TYPE	DOOR SIZE		MATERIAL DOOR	FRAME		TYPE	JAMB TYPE	HDWR SET	REMARK
					GLASS	METAL					
(1)	1		36" X 80" X 1"					FRENCH DOOR			SAFETY GLASS CAT. II
(2)	1		32" X 80" X 1"		WOOD	WOOD					
(3)	1		36" X 80" X 1"		WOOD	WOOD					BIFOLD

WINDOW SCHEDULE					
MARK	QTY.	MATERIAL		MATERIAL	REMARK
		WIDTH	HIGH		
(1)	1	36"	36"	ALUMINUM AND GLASS	EGRESS TYPE

LEGEND

- EXIST. CMU WALL
- EXIST. INTERIOR PARTITION
- NEW 8" CONC. BLOCK WALL W/ 1 NO.5 IN CONC. FILLED BLOCK CELL W/ 1/2" GYP. BD. ON P.T. WD. FURRING AT 16" D.C. AND R-5 INSULATION BETWEEN FURRING.
- NEW INTERIOR PARTITION W/ 2X4 WD. STUDS AT 24" D.C. W/ 1/2" GYP. BD. EACH SIDE.

NEW HURRICANE SHUTTERS TO BE INSTALLED IN THE NEW WINDOW & DOOR UNDER SEPARATE PERMIT

WINDOW AND DOOR NOTE:

ALL EXTERIOR WINDOWS & DOORS TO BE DADE COUNTY APPROVED TYPE. TO BE UNDER SEPERATE PERMIT.

SECURITY AND FORCED ENTRY PREVENT BURGLARY SECURITY NOTES

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB., APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARD SET FORTH.
2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE LOCK TO BE THE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERT.
3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS. SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR DOOR S. THE INACTIVE LEAF OF THIS PAIRS OF DOOR SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUM THROW BOLT WITH INSERTS.
4. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A BOLT OR PIN NO REMOVABLE OR OPERABLE FROM EXTERIOR AT THE JAMB. HEAD. SILL OR AT MEETING MULLIONS, THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN BOLT STRENGTH EFFECTIVENESS, IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM OUTSIDE WHICH WOULD FACILITATE READY ENTRY FORM OUTSIDE.
5. NOT APPLICABLE.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
7. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWING DOORS BE REBATED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
8. SINGLE, SWINGING, EXTERIOR DOORS, IF WODD SHALL BE SOLID CORE OF NOT LESS THAN 1-3/8" THICK.
9. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.
10. VISION PANELS IN EXTERIOR DDORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.
11. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IT THE LOCKED POSITION AND SO AS TO COMPLY THE ARCHITECTURAL ALUMINUM MFG.. ASSOCIATES STANDARDS FOR FORCED ENTRY RESISTANCE. AAMA 1303.3.
14. FRONT AND MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.
15. DOORS AND WINDOWS BY YALE OGRON PRODUCTS (OR EQUAL) SLIDING DOOR NO. 5657.AWNING WINDOW NO.5704 HORIZONTAL ROLLING NO.5713.

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Miami, Florida 33172
Ph: (305) 970-8812

Seal: Date: 3/11/09

REMBERTO CONTRERAS
R.E.# 21622

ADDITION LEGALIZATION(DEN AND TERRACE) FOR:
Owner: MRS. LETICIA LANDRIAN
9645-47 SW 37 ST.
MIAMI, FL. 33165

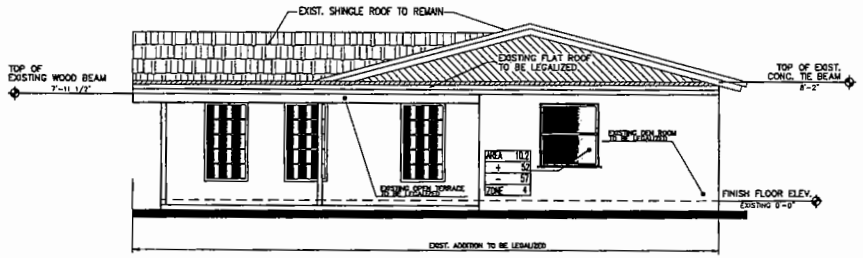
Drawn by: M.K. | Checked by: R.C.
Project No. | Scale: As noted
Dwg. File Name: Add. Leg. Zoning Hearing 09-01

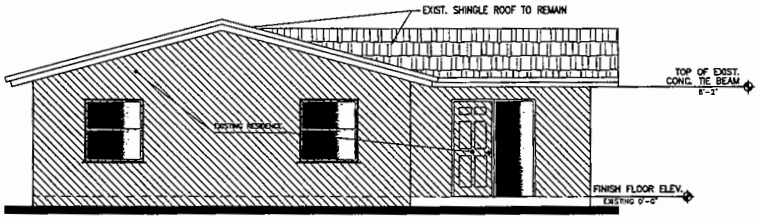
Revisions:

Title: FLOOR PLAN & NOTES.

Sheet Number: 2
A-1

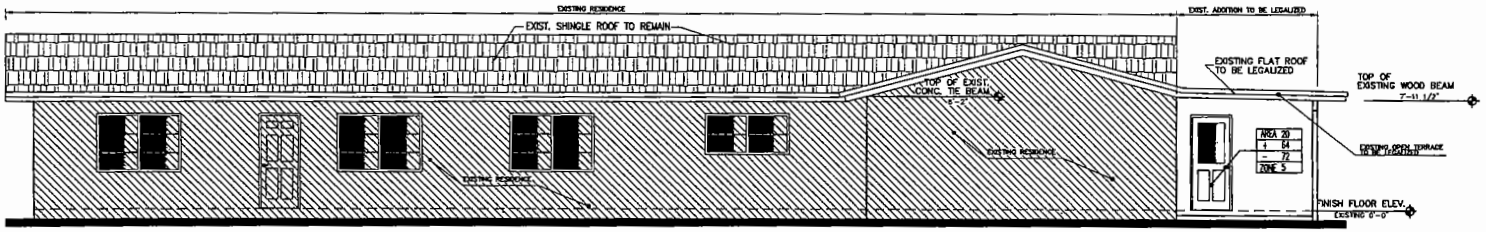
Date: 3/11/09





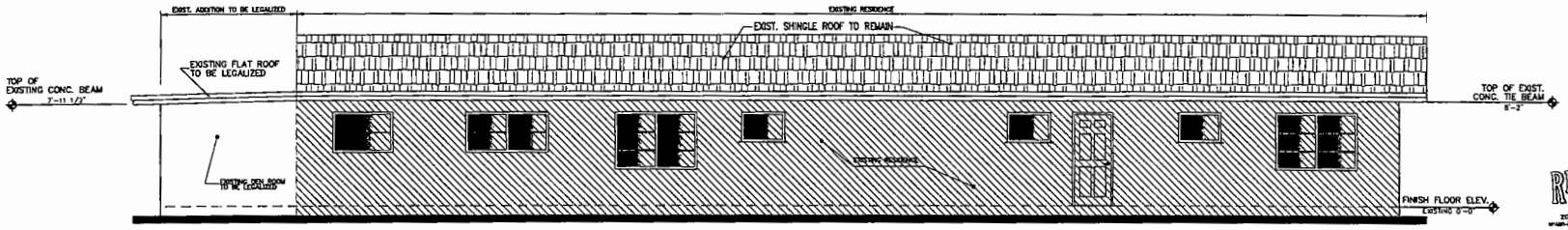
EXISTING FRONT ELEVATION (SOUTH)

SCALE:1/4" = 1'-0"



EXISTING SIDE ELEVATION (EAST)

SCALE:1/4" = 1'-0"



EXISTING SIDE ELEVATION (WEST)

SCALE:1/4" = 1'-0"

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REMBERTO CONTRERAS
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30 NW. 87 Th. Avenue
Miami, Florida 33172
Ph: (305) 976-8812

Seal: Date 3/31/09

REMBERTO CONTRERAS
R.E.# 21522

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Owner: MRS. LETICIA LANDRIAN
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MIAMI, FL. 33165

Drawn by: M.V.
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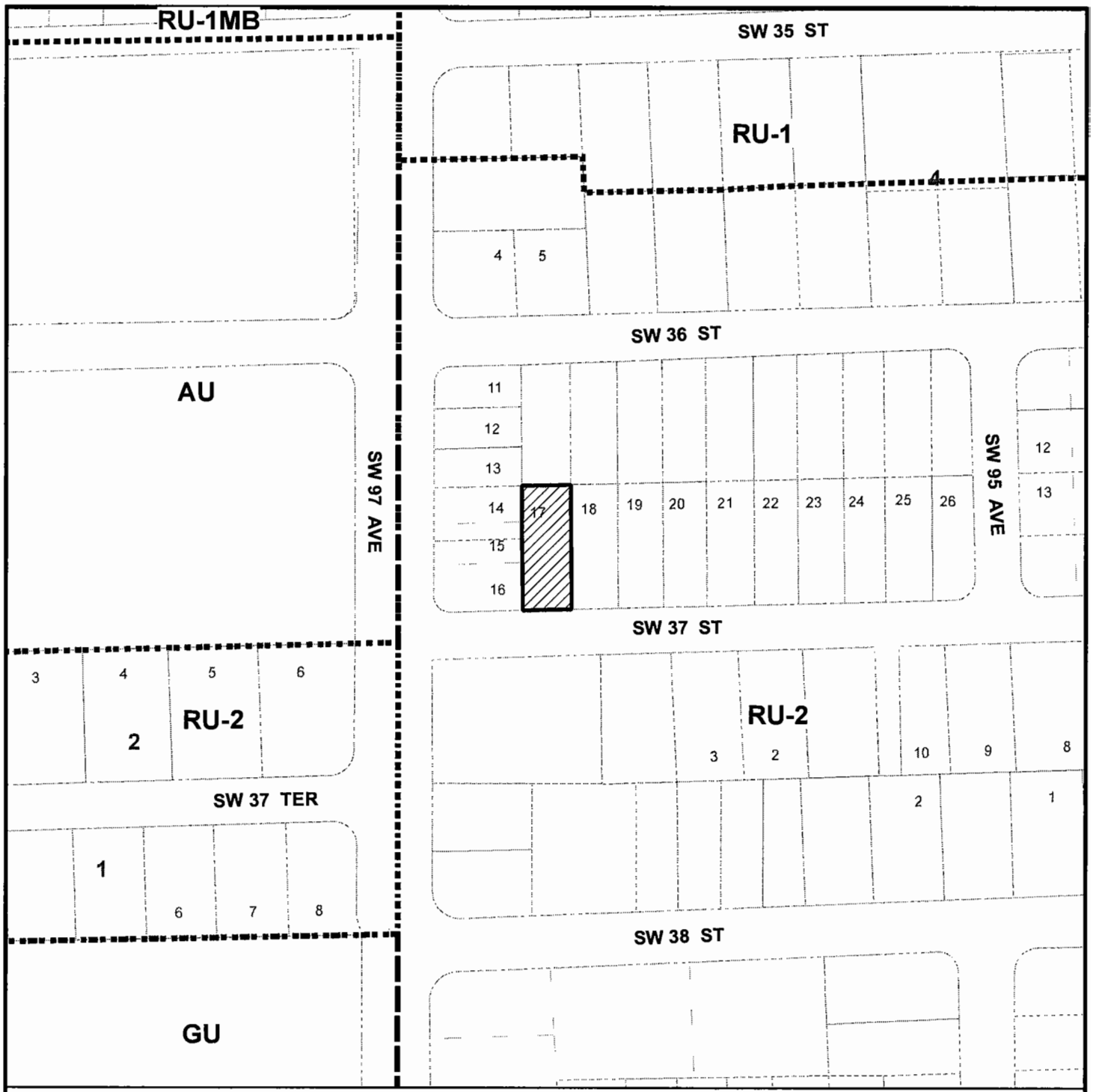
Revisions:

Title: ELEVATIONS

Sheet Number: 8
A-2

Date: 3/31/09



MIAMI-DADE COUNTY
HEARING MAP

Process Number
09-048

Section: 16 Township: 54 Range: 40
Applicant: LETICIA J. LANDRIAN
Zoning Board: C10
Commission District: 10
Drafter ID: ALFREDO
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 04/08/09

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY

AERIAL YEAR 2008

Process Number
09-048

Section: 16 Township: 54 Range: 40
Applicant: LETICIA J. LANDRIAN
Zoning Board: C10
Commission District: 10
Drafter ID: ALFREDO
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 04/08/09

REVISION	DATE	BY

3. ISABELLE R. DIAZ & CHRISTIAN VILLASECA (Applicant)

09-11-CZ10-3 (09-074)
Area 10/District 10
Hearing Date: 11/10/09

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 ☑

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1947	Sophie Birgbauer	- Zone change from AU to RU-3 - Special permit for a private school.	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. 10

APPLICANTS: Isabelle R. Diaz and Christian Villaseca **PH:** Z09-074 (09-11-CZ10-3)

SECTION: 18-54-40 **DATE:** November 10, 2009

COMMISSION DISTRICT: 10 **ITEM NO.:** 3

==========

A. INTRODUCTION:

- **REQUEST:**

  Applicants are requesting to permit an accessory structure for a single-family residence setback 6.7' (7.5' required) from the interior side (south) property line and spaced 5' (10' required) from the residence.

  Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Isabelle Diaz," as prepared by MDS Engineering Corp., dated stamped received 5/18/09 and consisting of 3 pages. Plans may be modified at public hearing.

- **SUMMARY OF REQUEST:** The applicants are requesting to permit an existing accessory structure setback closer to the interior side (south) property line and spaced closer to the principal residence than permitted by the Zoning Code.

- **LOCATION:** 3213 S.W. 107 Court, Miami-Dade County, Florida.

- **SIZE:** 88.3' x 159'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: RU-1; Single-family residences	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
EAST: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
WEST: RU-1; Single-family residences	Low Density Residential, 2.5 to 6 dua

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable***
Landscape Treatment:	**N/A**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**Acceptable**
Urban Design:	**N/A**

* Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings. The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) **Setbacks** for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

        i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

        ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

    a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

    b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

21. the proposed development will meet the following:

    A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.
    B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;
    C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;
    D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;
    E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(g) **Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a

manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

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.

H. ANALYSIS:

Approval of the application would allow the applicants the maintenance and continued use of the existing accessory structure to the single-family residence in its current location. The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Because the will not add additional dwelling units to the property, the RU-1 zoned subject property is **consistent** with the LUP Map designation of the CDMP.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** and the **Miami-Dade Fire Rescue Department (MDFRD)** also have **no objections** to this application and MDFRD indicates in their memorandum that the estimated average response travel time is **7:05** minutes.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of the request would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. The approval of the request to permit the existing 706.87 sq. ft. accessory structure setback 6.7' (7.5' required) from the interior side (south) property line and spaced 5' (10' required) from the principal residence, will provide shelter from the elements to the residents while enjoying the rear yard area. Staff's research of properties in the surrounding area indicated that a property located to the north of the subject property at 10731 SW 28 Street was, among other things, approved to permit an existing porch addition setback 4' 4" (7.5' required) from the interior side (east) property line, pursuant to Administrative Variance #88-AV-89, in May 1988. Similarly, in July 2009, a property located at 10840 SW 29 Terrace, approximately 1,200' northwest of the subject property, was approved to permit a detached trellis and barbecue structure setback 0.54' to 2.3' from the interior side (east) and 3.4' (7.5' required for both) from the interior side (south) property lines, pursuant to Resolution #CZAB10-26-09. Although staff's research of the surrounding properties did not indicate any similar approvals of requests for spacing of accessory structures from the principal residence, staff opines that the requested 5' (10' required) spacing is internal to the site, not easily visible from the surrounding properties and therefore not likely to have a negative visual impact on the surrounding area. Staff also notes that the submitted plans indicate the applicants' intent to place a 6' high wood fence surrounding

the entire rear yard of the residence that would also mitigate any negative visual impact of the encroachment along the interior side (south) property line. However, staff recommends as a condition for approval that the existing accessory structure remains open-sided and not be enclosed except by approved insect screening materials. As such, staff opines that the approval of the application would not be out of character with the surrounding area and recommends approval with conditions of the application under Section 33-311(A)(4)(b) (NUV).

When analyzed under the Alternative Non-Use Variance (ANUV) Standard, Section 33-311(A)(4)(c), the applicants would have to prove that the request is due to an unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with RU-1 zoning regulations, this application cannot be approved under the ANUV Standard and should be denied without prejudice under §33-311(A)(4)(c) (ANUV).

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicants have not provided staff with the documentation required for analysis under the ASDO standards. As such, the application cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

Based on all of the foregoing, staff opines that the approval of the application would not be out of character with the area and is **compatible** with same. Accordingly, staff recommends approval with conditions under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV) and under Section 33-311(A)(14) (ASDO).

I. RECOMMENDATION:

Approval with conditions under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV) and under Section 33-311(A)(14) (ASDO).

J. 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 Completion; said plan to include among other things 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 "Isabelle Diaz," as prepared by MDS Engineering Corp., dated stamped received 5/18/09 and consisting of 3 pages. Except as may be specified by any zoning resolution applicable to the subject property, any future

additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicants apply for and secure a building permit for all of the existing non-permitted additions to the single-family residence from the Building Department within 120 days of the expiration of the appeal period for this public hearing, unless a time extension is granted by the Director of the Department of Planning and Zoning, for good cause shown.

5. That the accessory structure remains open-sided and not be enclosed in any manner except for approved insect screening materials.

DATE INSPECTED: 10/20/09
DATE TYPED: 09/10/09
DATE REVISED: 09/11/09, 10/14/09
DATE FINALIZED: 10/14/09
MCL:NN:AA:CH

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: June 2, 2009

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

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

Subject: C-10 #Z2009000074
Isabelle Diaz
3213 S.W. 107 Court
Request to Permit an Addition with Setbacks Greater than Required from Property Line and Rear Yard Area that Exceeds Lot Coverage
(RU-1) (0.32 Acres)
54-40-18

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.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum

MIAMI-DADE COUNTY

Date: November 26, 2008

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

From: Esther 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: 10-JUN-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2009000074

Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand

Development for the above Z2009000074
located at 3213 S.W. 107 COURT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1522 is proposed as the following:

N/A (residential)	dwelling units	N/A (industrial)	square feet
N/A (Office)	square feet	N/A (institutional)	square feet
N/A (Retail)	square feet	N/A (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:05 minutes

Existing services

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

Station 47 - Westchester - 9361 Coral Way
Rescue, ALS Engine

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.

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

DATE: 11/04/09

TEAM METRO

ENFORCEMENT HISTORY

ISABELLE R. DIAZ & CHRISTIAN VILLASECA

APPLICANT

3213 SW 107 COURT, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2009000074

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

ENFORCEMENT HISTORY; On 10-16-09 NCO Gilbert Rosales did inspection for enforcement history 09-74. Case number 200903-9164, no violation found.

NCO Rosales

5

SPR 3003.

142.5'

5' HIGH ALUMINUM METAL FENCE WITH SLIDING GATES TO BE LEGALIZE BY CONTRACTOR.

EXISTING ORIGINAL 4' HIGH C.L. FENSE

4" DRAIN LINE AT 1/8" SLOPED FROM LAUNDRY ROOM TO CONNECTED TO SEPTIC TANK.

PROVIDE 6'HIGH WOOD FENSE (SEE WOOD FENCE DETAIL IN SHEET S-5)

4" PVC SCH.40

2 WAY 4" C/O

167.25'

EXISITING HOUSE DRAIN LINE TIE-IN

ONE STORY C.B.S. RESIDENCE No. 3213

F.F.E. = + 9.27

EXISTING 900 GLS SEPTIC TANK TO REMAIN

NEW MASONRY BLOCK UTILITY ROOM

F.F.E.=+9.28

POOL

POOL PUMP EQUIPMENT

EXISTING GAZEBO TO BE LEGALIZE

F.F.E.=+9.10'

A/C

EXISTING CONCRETE DRIVEWAY TO BE REMOVE

ELEVATION=+8.60'

SOIL PROFILE LOCATION

571 SQ/F DRAIN FIELD

493 SQ/F DRAIN FIELD RESERVE

RESERVE 82 SQ/F

EXISTING HOUSE WATER TIE-IN W/ 1" MAIN WATER VALVE

1" MAIN WATER LINE FROM WATER METER TO EXISTING HOUSE TIE-IN

11' SLIDING GATE

6' UTILITY EASEMENT

EXIST. NEIGHBOR 3' IRON FENCE ON TOP OF 3' C.B.S. WALL

WATER METER

PROVIDE 6'HIGH WOOD FENSE (SEE WOOD FENCE DETAIL IN SHEET S-5)

PROVIDE 6'H WOOD FENS (SEE WOOD FENCE DETA IN SHEET S

S.W. 107th CT.

20' ASPHALT PAVEMENT

89.58'

88.30'

81'-1"

150.77'

25.30'

25.07'

88.60'

40.83'

46.5'

25.42'

40.75'

37.0'

19.92'

16.1'

6.66'

6.58'

16.0'

16.00'

33.96'

30.00'

22.20'

10.33'

26.7'

14'-6"

6.7'

9.4'

6.5'

6.4'

6.1'

6'

5'

2'

3'

+8.14'

+8.12'

+8.08'

+8.02'

+8.07'

+8.10'

+8.60'

+9.00'

16x22=352

41x52.5

21525

31x16=496

355.2

30

10' Req.

7.5 Req.

6'-5 9/16"

SITE PLAN

ENLARGED SITE PLAN

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209.074

MAY 1 8 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

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DATA =

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FROM 2

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LEGALIZATION OF ATTACHAD ADDITIONS FOR ISABELLE DIAZ

BUILDING ADDRESS:

3213 SW 107 CT
MIAMI, FLORIDA 33165

LEGAL DESCRIPTION:

LOT 7, IN BLOCK 1, OF BELLO MONTE ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA

SCOPE OF WORK

- EXISTING FAMILY ROOM ADDITION TO BE LEGALIZE
- EXISTING MASTER BATHROOM ADDITION TO BE LEGALIZE
- EXISTING GAZEBO ADDITION TO BE LEGALIZE
- EXISTING UTILITY ROOM ADDITION TO BE DEMOLISHED
- NEW MASONRY BLOCK UTILITY ROOM
- EXISTING GARAGE CONVERTED INTO LIVING AREA TO BE LEGALIZE
- RELOCATE EXISTING ELECTRICAL PANEL
- MECHANICAL PLAN AND CALCULATION
- ELECTRICAL PLAN AND CALCULATIONS
- PLUMBING PLAN

PROJECT INFORMATION

ZONING INFORMATION:

AREA AND ZONING: R-1 (SINGLE FAMILY RESIDENCE)

LOT AREA: .... 14040.00 SQF

BUILDING AREA: EXIST. BUILT AREA: .... 2090.30 SQF
FAMILY ADDITION ...... 482.34 SQF
BATHROOM ADDITION:... 436.75 SQF
GAZEBO ADDITION.... 757.00 SQF
UTILITY ADDITION..... 259.71 SQF
TOTAL .... 3930.30 SQF

3980.30 / 14040.00 = 28.35% LOT COVERAGE < 35% MAX. REQUIRED

GREEN AREA: 5146/14040 = 36.6% > 4212 (30%) REQUIRED

BUILDING HEIGHT: 13'-8" < 25'-0" MAX. PERMITED.

NUMBERS OF STORIES: ONE 25.0'

SET BACK (MAIN HOUSE):	REQUIRED	PROPOSED
FRONT	25.0'	29.5'
REAR	25.0'	37.00'
SIDE	7.5'	20.7'(SOUTH-RIGHT) 9.1'(NORTH-LEFT)

SET BACK (GAZEBO):	REQUIRED	PROPOSED
FRONT	75.0'	81.0'
REAR	6.0'	19.92'
SIDE	5.0'	7.25'
TO MAIN HOUSE	10.0'	5.00

SET BACK (UTILITY):	REQUIRED	PROPOSED
FRONT	75.0'	142.5'
REAR	5.0'	6.66'
SIDE	5.0	10.75'(SOUTH-RIGHT) 8.55'(NORTH-LEFT)

LOCATION MAP
N.T.S

FIELD COORDINATION NOTE

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ ENGINEERS IF ANY CONFLICT OCCUR PRIOR ITS INSTALATION. NO ADDITIONAL COST TO OWNER CAN BE APPLIED.

SEPTIC TANK NOTE:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION

RU1
Rear Yard Area
37 X 88.30 = 3,267 X 30% = 980.13 (permitted)
SFR 3003.7 / 14040 = 21.3% ok ✓

16 X 16 = 256 (utility room)
47.75 x 14.50 = 706.87 (gazebo)
962.87 rear yard area (proposed)

GENERAL NOTES:

1.- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE, STATE & NATIONAL LAWS AND CODES. ANY DISCREPANCIES BETWEEN THE PLANS AND ABOVE REQUIREMENTS MUST BE CALLED TO THE A/E'S ATTENTION BEFORE PROCEEDING WITH THE WORK.

2.- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE PLANS. HE MUST FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK AND REPORT TO A/E TO CLARIFY ANY DISCREPANCIES: CONTRACTOR MUST COORDINATE THE WORK OF ALL TRADES AND ENSURE THAT ALL WORK CAN BE COMPLETED AS INTENDED BY THE PLANS.

3.- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING SUBCONTRACTOR'S PERMITS, INSPECTIONS AND APPROVALS FROM GOVERNING AGENCIES WITH JURISDICTION OVER THE PROJECT BEFORE BEGINNING WORK

4.- ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE REQUIREMENTS OF THE UTILITY COMPANIES INCLUDING THE CITY OF MIAMI COUNTY PUBLIC WORKS DEPARTMENT, WHOSE SERVICES SHALL BE USED

5.- ALL MANUFACTURERS SHALL SUBMIT SHOP DRAWINGS TO THE A/E FOR APPROVAL PRIOR TO FABRICATION.

6.- THE A/E WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

7.- ALL MATERIAL AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE APPLICABLE STANDARD SPECIFICATION OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS

8.- THE GENERAL CONTRACTOR MAY SUBSTITUTE EQUIPMENT AND/OR MATERIALS AS LONG AS SUCH CHANGES MEET ALL F.B. CODE REQUIREMENTS ARE EQUAL TO THOSE SPECIFIED ON PLANS AND OBTAIN A/E'S APPROVAL IN WRITING.

9.- CONTRACTOR SHALL SUBMIT DADE COUNTY PRODUCT CONTROL APPROVAL FOR WINDOWS, ROOFING & WATER PROOFING COMPONENTS AND ALL OTHER PRODUCTS REQUIRING SAID APPROVAL.

10.- WORKMANSHIP: ALL WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE BEST PRACTICES FOR THE RESPECTIVE TRADES AND QUALITY SPECIFIED. WORK NOT CONSISTENT WITH THE TRADE HIGHEST LEVEL OF WORKMANSHIP WILL BE REJECTED. ANY WORK REJECTED SHALL BE REDONE AT CONTRACTOR'S EXPENSE. CORRECTION OF DEFECTIVE WORK SHALL BE STARTED NO LATER THAN FIVE DAYS AFTER NOTICE IS GIVEN TO THE CONTRACTOR, AND SHALL PROCEED WITHOUT DELAY UNTIL WORK IS COMPLETED.

11.- CLEANUP: THE CONTRACTOR AND ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES CLEAN OF DEBRIS ARISING OUT OF THE WORK AND FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OTHER TRADES. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES A TRASH CONTAINER ADEQUATE FOR THIS JOB. THE CONTRACTOR SHALL DELIVER ALL WORK UPON COMPLETION OF THE JOB IN A CLEAN, READY-TO-USE CONDITION. ALL FINISHED SURFACES SHALL HAVE PROTECTIVE COVERINGS REMOVED, AND SURFACES CLEANED OF ALL MARKS, STAINS, SOIL, PAINT, OR ADHESIONS OF OTHER MATERIALS AND LEFT IN ITS ORIGINAL CONDITION.

FLOOD LEGEND
ADDITIONS, REMODELING, REPAIRS & COMBINATION

FOLIO: 30-4018-014-0070 ADDRESS: 3213 SW 107 CT MIAMI, FLORIDA 33165

BLOCK/BLDG: 1 SUBDIVISION: BELLO MONTE ESTATES

PLAT BOOK: 100 PAGE: 66

COST OF CONSTRUCTION- NEW ADDITION

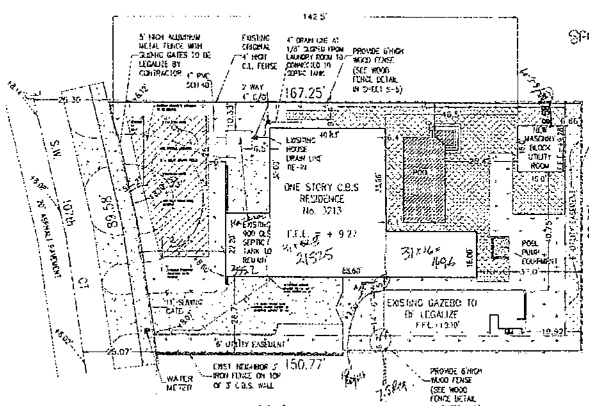
INTERIOR RENOVATION: .... $ -

ADDITION- COST OF WORK- 889.00 SQ.FT. OF CONST. X (57 SQ.FT. LIVING SPACE): $ 50,678.00
1011.21 SQ.FT. OF CONST. X (40 SQ.FT. STORAGE, GARAGE, TERRACE): $ 40,448.00
TOTAL COST OF WORK: $ 91,126.00

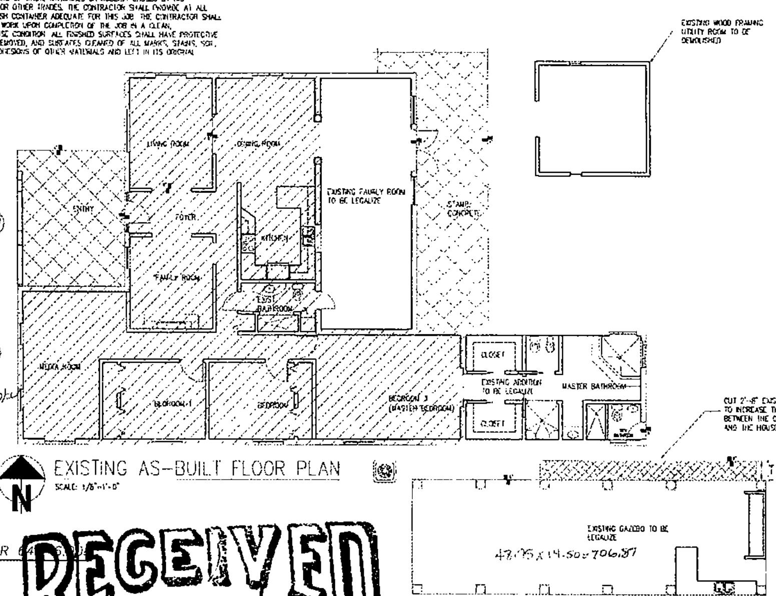
	Lowest Floor Elev.(including basement/sunken areas)	Garage/ Storage Floor Elevation	Adjacent Grade Elevation (next to the wall of the structure)
EXISTING	9.27	-	6.60
PROPOSED	9.27	9.28	6.60

THE OWNER OF THIS PROPERTY UNDERSTANDS THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL, REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATE OF COMPLETION IS ISSUED, OR WITHIN THE TRACKING PERIOD, IT WILL BE CONSIDERED A CONTINUANCE OF THE ABOVE WORK. IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE, THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 11C OF THE MIAMI-DADE COUNTY CODE.

0' - 0" = 0' NGVD



SITE PLAN
SCALE: 1"=20'



EXISTING AS-BUILT FLOOR PLAN
SCALE: 1/8"=1'-0"

ON SITE SEWAGE SYSTEM CALCULATION PER 64E-6.008

DATA = TOTAL SF OR LIVING AREA = 2748 SF
TOTAL BEDROOMS------3 BED.
USE AN FLOW OF 400 G.P.D.

PER TABLE N° I (RESIDENCIAL)

FROM 2250 SF TO 3300 SF=400 G.P.D. AVERAGE SEWAGE FLOW=3 BEDROOMS

PER TABLE N° II (SEPTIC TANK CAPACITY)

FROM 301 SF TO 400 G.P.D. A 900 GAL. CAPACITY OF SEPTIC TANK REQUIRED

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

REVISIONS:
No./DATE:
No./DATE:

THESE DRAWING & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF MDS ENGINEERING CORP. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO MDS ENGINEERING CORP. IS PERMITTED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITION PRIOR TO PROCEEDING WITH WORK

M D S ENGINEERING CORP.
FLORIDA C.A. # 28051
MARIO DUANY P.E. # 67340
13928 SW 279 LANE
MIAMI, FLORIDA 33032
PHONE: (786) 436-7062

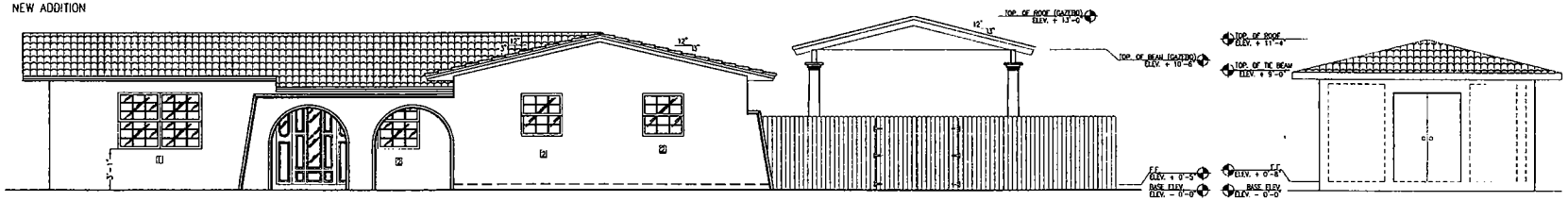
OWNER INFORMATION:
ISABELLE DIAZ
3213 SW 107 CT
MIAMI, FL. 33165
TEL: (305) 389-7018

JOB No.: 487
DRAWN BY: I.B.S.
SCALE: AS SHOW
DATE: 04-15-2009
SITE PLAN
A-1
SHEET 1 OF 11
MDS ENGINEERING CORPORATION

16

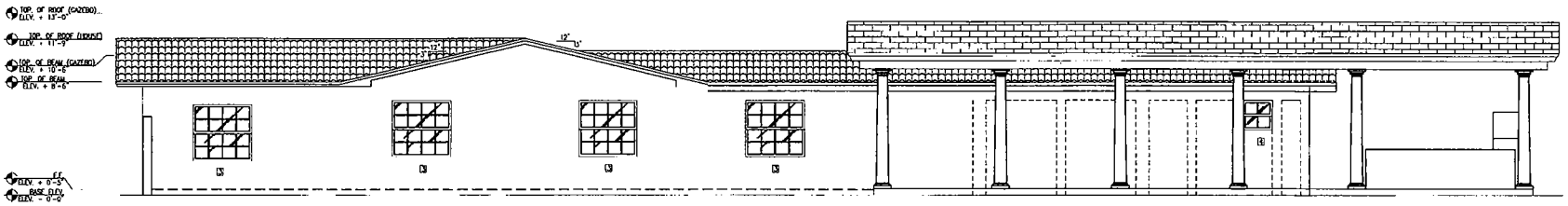
EXIST. HOUSE

NEW ADDITION

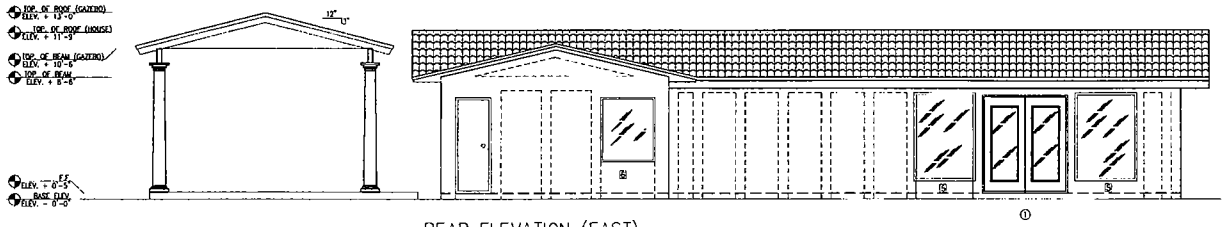


FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"

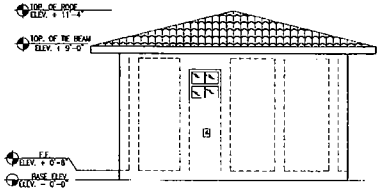
FRONT ELEVATION (WEST)
UTILY ROOM
SCALE: 1/4"=1'-0"



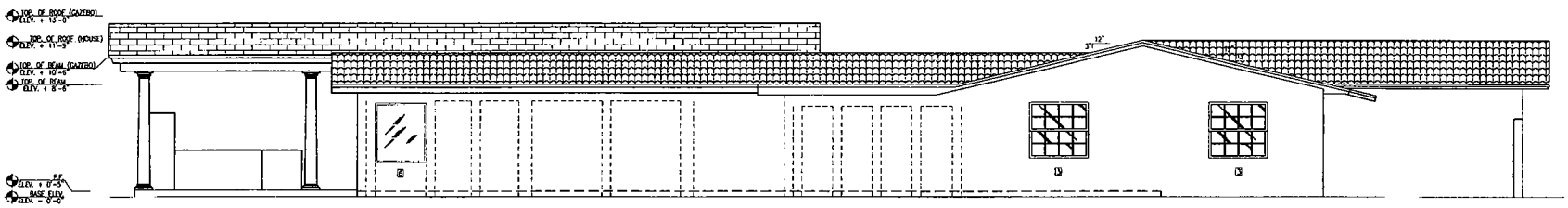
RIGHT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION (SOUTH)
UTILY ROOM
SCALE: 1/4"=1'-0"



LEFT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

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RECEIVED 269-074 MAY 1 8 2009 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY

5/18/09

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REVISIONS:

No./DATE:

No./DATE:

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JOB No.: 487
DRAWN BY: T.B.S.
SCALE: AS SHOW
DATE: 04-15-2009
SHEET NAME: ELEVATIONS
A-3
SHEET 3 OF 11
MDS ENGINEERING CORPORATION

DOOR SCHEDULE

MARK	SIZE	WITH	TYPE	MATERIAL	FRAME	REMARKS	ZONE: 4	ZONE: 5
1	(2) 3'-0"X6'-8"	1-3/4"	FLUSH	METAL-GLASS	METAL	EXTERIOR FRENCH DOOR	52.44 -57.23	52.44 -68.52
2	3'-0"X6'-8"	1-3/4"	FLUSH	WOOD-GLASS	WOOD	EXTERIOR DOOR	60.03 -68.36	N/A
3	2'-10"X6'-8"	1-1/8"	FLUSH	WOOD	WOOD	INTERIOR DOOR	N/A	N/A
4	2'-2"X6'-8"	1-1/8"	FLUSH	WOOD	WOOD	INTERIOR DOOR	N/A	N/A
5	1'-8"X6'-8"	1-3/4"	FIXED	WOOD-GLASS	WOOD	SIDE LIGHT	61.26 -66.59	N/A
6	2'-2"X6'-8"	1-3/4"	FLUSH	WOOD	WOOD	EXTERIOR DOOR	N/A	N/A
7	(2) 1'-8"X6'-8"	1-1/8"	BI-FOLD	WOOD	N/A	CLOSET DOOR	N/A	N/A
8	(2) 2'-0"X6'-8"	1-1/8"	BI-FOLD	WOOD	N/A	CLOSET DOOR	N/A	N/A
9	2'-8"X6'-8"	1-1/8"	SLIDING	WOOD	N/A	INTERIOR POCKET DOOR	N/A	N/A
10	2)2'-6"X6'-8"	1-3/4"	FLUSH	WOOD	WOOD	EXTERIOR DOOR	57.24 -62.56	57.24 -72.92

DOOR SAFETY NOTES NFPA_101 21-2.4.3,4

1- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
2- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

SECURITY AND FORCED ENTRY PREVENTION

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN CHAPTER 36 OF THE
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE.
3. ALL SINGLES EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. FLORIDA BUILDING CODE.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE REBATED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1
8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOCKS AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARD 207.1.
9. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFGS ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE, AAMA 1303.3 PROVIDE LOCKS AS PER FBC 3603.2(A) (B) 2(AA) AND (C) EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS. APPLIED IN AN OPERABLE DIRECTION.
10. EXTERIOR WINDOW USED AS A MEANS OF ESCAPE SHALL ALSO COMPLY WITH N.F.P.A. 101
11. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDE WITH A DOOR SCOPE OR VISION PANELS.
12. ALL OUTSIDE FIXED GLASS SHALL COMPLY W/SECTION 2506-2 OF THE F.B.C.

SCOPE OF WORK

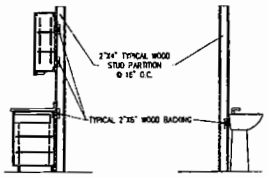
- EXISTING FAMILY ROOM ADDITION TO BE LEGALIZE
- EXISTING MASTER BATHROOM ADDITION TO BE LEGALIZE
- EXISTING GAZEBO ADDITION TO BE LEGALIZE
- EXISTING UTILITY ROOM ADDITION TO BE DEMOLISHED
- NEW MASONRY BLOCK UTILITY ROOM
- EXISTING GARAGE CONVERTED INTO LIVING AREA TO BE LEGALIZE
- RELOCATE EXISTING ELECTRICAL PANEL
- MECHANICAL PLAN AND CALCULATION
- ELECTRICAL PLAN AND CALCULATIONS
- PLUMBING PLAN

EGRESS WINDOW NOTE:

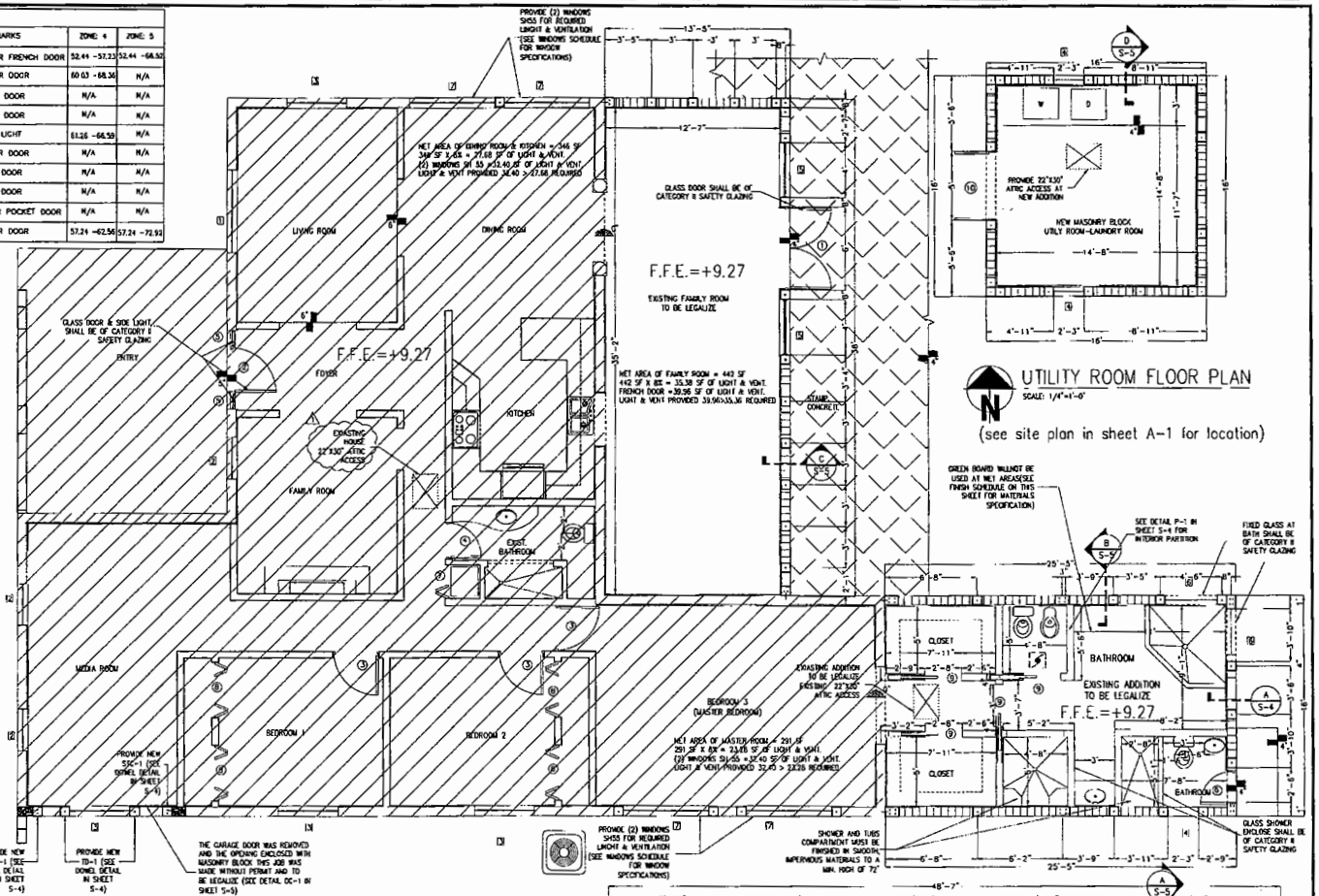
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. (SEE WINDOW SCHEDULE FOR EGRESS WINDOW)

TERMITES PROTECTION NOTE

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSE PEST CONTROL COMPANY THAT CONTAIN THE FOLLOWING STATEMENT. THE BUILDING HAS RECEIVE A COMPLETED TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULE & LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE OF CONSUMER SERVICE.

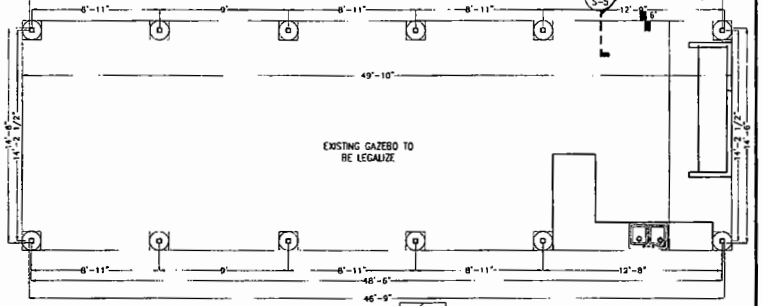


TYP. WOOD BACKING DETAILS
N.T.S.



UTILITY ROOM FLOOR PLAN
SCALE: 1/4"=1'-0"

(see site plan in sheet A-1 for location)



FLOOR PLAN
SCALE: 1/4"=1'-0"

EXIST. HOUSE

ADDITIONS TO BE LEGALIZE

WINDOWS SCHEDULE

MARK	TYPE	SF	WINDOW	OPENING	MATERIAL	ZONE: 4	ZONE: 5	HURRICANE SHUTTERS	EGRESS OPENING
1	SINGLE HUNG (2) 24	26.00	74.25" X 50.625"	75" X 51.375"	ALUMINUM-GLASS	58.97 -64.23	58.97 -76.38	REQUIRED	N/A
2	SINGLE HUNG 23	9.88	37.00" X 38.375"	37.75"X39.125"	ALUMINUM-GLASS	62.86 -68.19	62.86 -84.17	REQUIRED	N/A
3	SINGLE HUNG 34	18.67	53.125 X 50.625"	53.875" X 51.375"	ALUMINUM-GLASS	60.31 -65.64	65.31 -79.07	REQUIRED	51.3W X 24.5H 87.9 SF NET OPENING
4	SINGLE HUNG 1/2 32	4.78	28.50" X 26	27.25"X26.75"	ALUMINUM-GLASS	57.53 -62.33	57.53 -76.71	REQUIRED	N/A
5	FIXED GLASS 74X52	26.72	74" X 52"	74.75"X 52.75"	ALUMINUM-GLASS	52.93 -58.72	52.93 -69.50	REQUIRED	N/A
6	FIXED GLASS 46X54	26.72	46" X 54"	46.75"X 54.75"	ALUMINUM-GLASS	55.53 -62.33	55.53 -72.71	REQUIRED	N/A
7	SINGLE HUNG 55	32.48	74.25 X 63"	75" X 63.75"	ALUMINUM-GLASS	52.93 -58.72	52.93 -69.50	REQUIRED	72.2W X 30.3H 37.9 SF NET OPENING

FINISH SCHEDULE

AREA	FLOOR	BASE	WALLS	CEILING
BEDROOMS	CERAMIC TILE	CERAMIC TILE	DRYWALL	DRYWALL
FAMILY ROOM	CERAMIC TILE	CERAMIC TILE	DRYWALL	DRYWALL
BATHROOMS	CERAMIC TILE	CERAMIC TILE	DURODOR TILE	DRYWALL
LAUNDRY	CERAMIC TILE	CERAMIC TILE	DRYWALL	DRYWALL

* NOTES
CONTRACTOR SHALL VERIFY ALL FINISHES W/OWNER PRIOR TO PURCHASING MATERIALS
CONTRACTOR SHALL VERIFY ALL COLORS W/ OWNER PRIOR TO COMMENCEMENT OF WORK

RECEIVED 209-074 MAY 18 2009

RECEIVED 209-074 MAY 18 2009 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

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

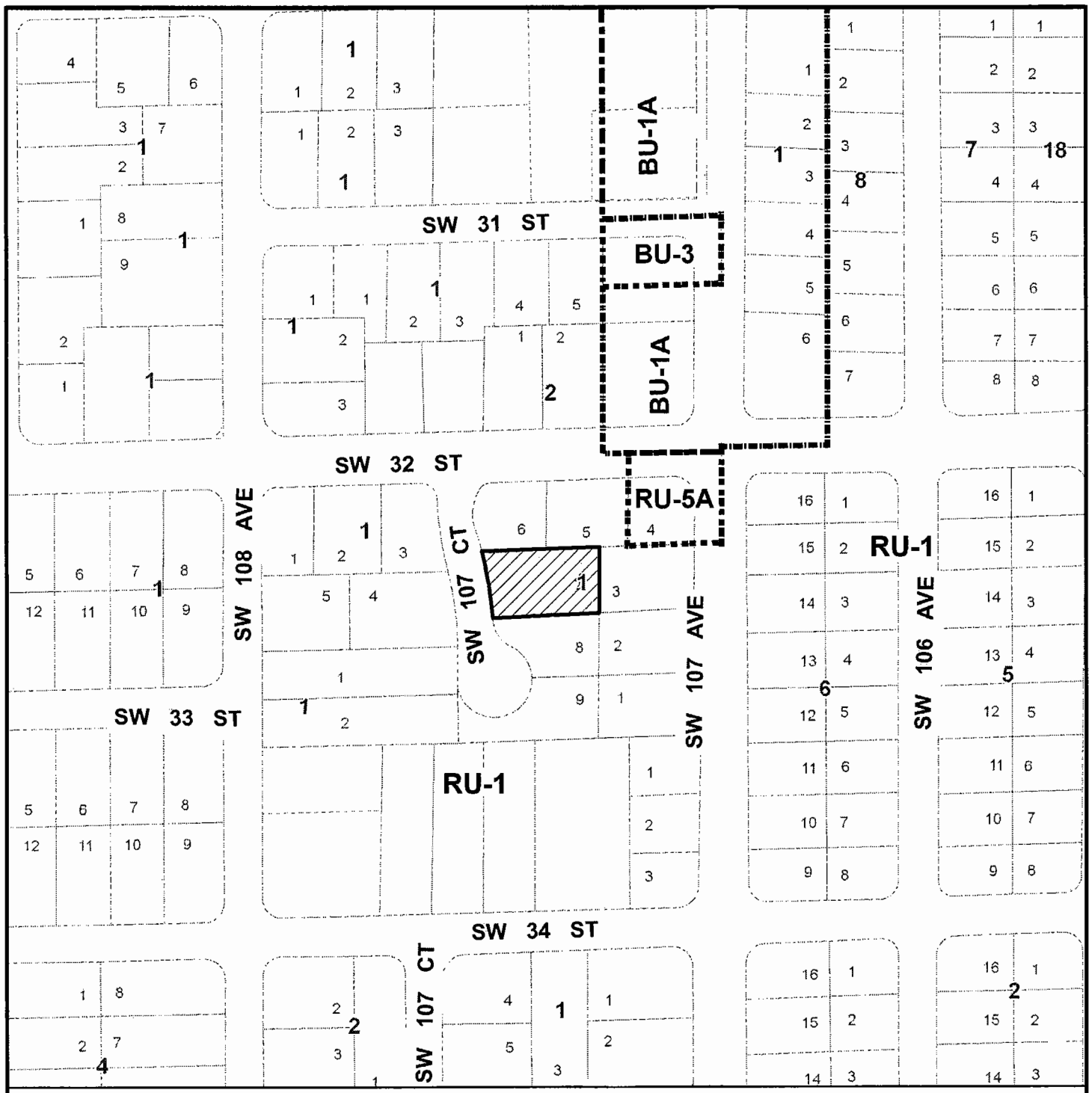
REVISIONS:
No./DATE:
No./DATE:

THESE DRAWING & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF MDS ENGINEERING CORP. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER OR OWNER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO MDS ENGINEERING CORP. IS PROHIBITED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITION PRIOR TO PROCEEDING WITH WORK.

M D S ENGINEERING CORP.
C.A.# 28051
MARIO DUANY P.E. # 67340
13928 SW 279 LANE
MIAMI, FLORIDA 33032
PHONE: (786) 436-7062

OWNER INFORMATION:
ISABELLE DIAZ
3213 SW 107 CT.
MIAMI, FL. 33165
TEL: (305) 389-7018

JOB No.: 487
DRAWN BY: T.B.S.
SCALE: AS SHOW
DATE: 04-15-2009
SHEET NAME: FLOOR PLAN
A-2
SHEET 2 OF 11
MDS ENGINEERING CORPORATION



MIAMI-DADE COUNTY

HEARING MAP

Process Number

09-074

Section: 18 Township: 54 Range: 40
Applicant: ISABELLE R. DIAZ.
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

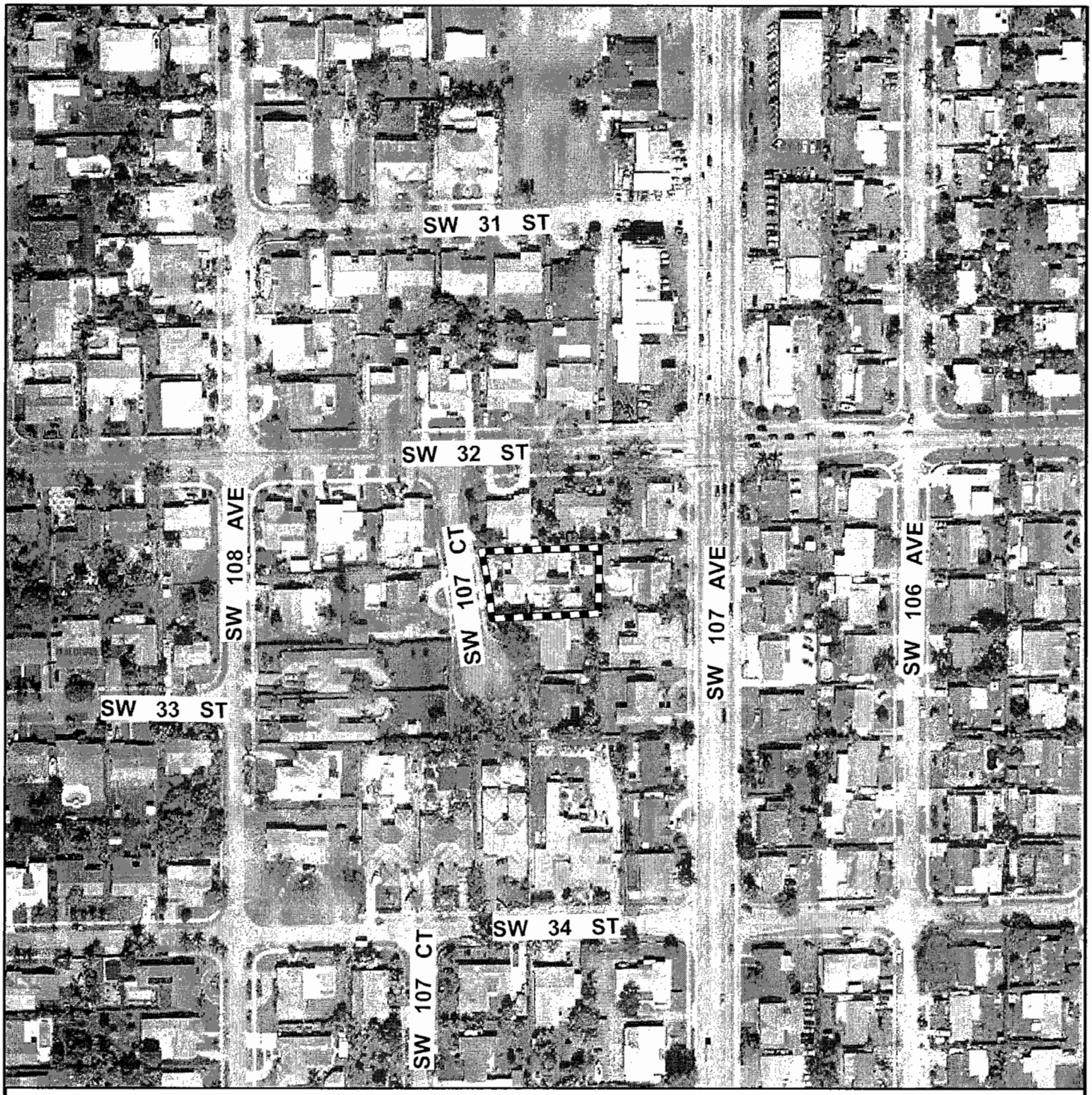
SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 05/29/09

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 18 Township: 54 Range: 40
Applicant: ISABELLE R. DIAZ.
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

Process Number

09-074

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 05/29/09

REVISION	DATE	BY

4. JORGE & SANDRA PEREZ
(Applicant)

09-11-CZ10-4 (09-090)
Area 10/District 10
Hearing Date: 11/10/09

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 ☑

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1952	Randall Corporation	- Multiple Zone Changes	BCC	Approved in Part 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. 10

APPLICANT: Jorge & Sandra Perez **PH:** Z09-090 (09-4-CZ10-4)

SECTION: 10-54-40 **DATE:** November 10, 2009

COMMISSION DISTRICT: 10 **ITEM NO.:** 4

==========

A. INTRODUCTION:

o REQUESTS:

(1) Applicants are requesting to permit a garage addition to a single-family residence setback 16' (25' required) from the front (east) property line and setback 7'5" (7'6" required) from the interior side (north) property line.

(2) Applicants are requesting to permit a study room/terrace addition to the single-family residence setback 20'4" (25' required) from the rear (west) property line and setback 7'2" (7'6" required) from the interior (south) property line.

(3) Applicants are requesting to permit the single-family residence setback 7'2" from the interior side (south) property line and setback 7'5" from the interior side (north) property line (7'6" required for both).

(4) Applicant is requesting to permit the single-family residence with a lot coverage of 38.7% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Addition for: Mr. & Mrs. Perez Residence," as prepared by Kelly & Menendez, dated stamped received 8/24/09 and consisting of 3 pages. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The applicants are seeking approval to allow a garage addition to a single-family residence setback less than the required distance from the front and interior side property lines, to permit a study and covered terrace addition setback less than the required distance from the rear and interior side property lines, to permit an existing single-family residence setback less than the required distance from the interior sides property lines and to permit a lot coverage which exceeds the permitted lot coverage in the RU-1 zoning district.

- **LOCATION:**

  1330 SW 85 Court, Miami-Dade County, Florida.

- **SIZE:** 75' x 100'

B. ZONING HEARINGS HISTORY: None

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is -not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
SUBJECT PROPERTY:	
RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
SURROUNDING PROPERTY:	
NORTH: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
EAST: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
WEST: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua

This property is an interior lot located at 1330 SW 85 Court. The surrounding area is developed with single-family residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**

Parking Layout/Circulation: **N/A**
Visibility/Visual Screening: **N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings.

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

        i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

        ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

    a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

    b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

21. the proposed development will meet the following:

    A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.

    B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;

    C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;

    D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

    E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

e) A lot coverage ratio for a single family or duplex dwelling shall be approved upon demonstration of the following:

1. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying district regulations; and

2. the proposed alternative development will not result in the destruction or removal of mature trees on the lot with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in Section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the lot; and

3. the increase in lot coverage will not result in a principal building with an architectural design, scale, mass or building materials that are not aesthetically harmonious with that of other existing or proposed structures in the immediate vicinity; and

4. the proposed alternative development will not result in an obvious departure from the aesthetic character of in the immediate vicinity.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311(A)(4)(b) Non-Use Variance Standard.
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.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard.
Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is an interior platted lot with dimensions of 75' by 100' and is located at 1330 SW 85 Court in an established RU-1, Single Family Residential Zoning District. The subject property is designated for **Low Density Residential** use on the Land Use

Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which allows a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Since the requests will not add additional dwelling units to the community, the RU-1 zoned, single-family residence is **consistent** with the Low Density Residential designation as shown in the LUP map of the CDMP.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department does not object** to this application. The Miami-Dade Fire Rescue Department **(MDFRD)** also has **no objections** to this application and has indicated that the average response travel time for this site is **6:30** minutes.

The plans submitted by the applicant depict an existing single-family residence with a total lot coverage of 38.7% which includes a proposed garage addition to the front (north) side of the existing single-family residence and a proposed study room and covered terrace addition to the rear (south) side of the existing residence.

When requests #1, #2, #3 and #4 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval ofthese requests would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. Staff notes that the proposed garage addition will provide additional indoor storage space, protect the applicants vehicles from the environment and will add "depth and curb appeal" to the home's façade and, as shown on the submitted elevations, has been architecturally designed to match the existing residence and delineate the main entrance to the residence. Additionally, staff notes that the photographs submitted by the applicant show an existing 6' high wood fence along the rear (west) property line and along the interior side (north) property line and an existing 6' high opaque metal fence along the interior side (south) property line which in staff's opinion diminish the visual and aural impact of the proposed study room and covered terrace addition on the abutting properties. Staff is also of the opinion that the existing 4" encroachment into the interior side (south) setback area and 1" encroachment into the interior side (north) setback of the existing residence is minor and is probably due to an inadvertent construction error when the residence was originally built. Moreover, staff opines that the 3.7% overage in lot coverage is a result of the proposed garage addition and covered terrace to which staff has no objections. However, staff recommends that the covered terrace remains open sided. As such, staff recommends approval with conditions of requests #1 through #4 under Section 33-311(A)(4)(b).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicants would be required to prove that the requests are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. This application does not comply with the standards of said section since the property can be utilized in accordance with the RU-1 zoning regulations. Therefore, staff recommends denial without prejudice of this application under the Alternative Non-Use Variance (ANUV) Standards.

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing

that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicants have not provided staff with the documentation required for analysis under the ASDO standards. As such, this application cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

Accordingly, staff opines that approval of the application would be **compatible** with the surrounding properties and **consistent** with the LUP map of the CDMP and, therefore, recommends approval with conditions of requests #1 through #4 under Section 33-311 (A)(4)(b) (Non-Use Variance) and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of requests #1 thorugh #4 under Section 33-311 (A)(4)(b) (Non-Use Variance) and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

J. 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 Completion; 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 "Proposed Addition for: Mr. & Mrs. Perez Residence," as prepared by Kelly & Menendez, dated stamped received 8/24/09 and consisting of 3 pages. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

4. That the covered terrace addition remains open sided and not be enclosed in any manner except for approved insect screen material.

DATE INSPECTED: 09/15/09
DATE TYPED: 09/15/09
DATE REVISED: 10/13/09
DATE FINALIZED: 10/11/09
MCL:NN:CH:TA

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: June 25, 2009

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

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

Subject: C-10 #Z2009000090
Jorge and Sandra Perez
1330 SW 85 CT Miami
To Permit a Garage, Study Room and Terrace Addition to a Single Family Residence with setbacks less than required from property line.
(RU-1) (.172 Acres)
10-54-40

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.

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

The subject property contains tree resources. Section 24-49 of Chapter 24, the Code of Miami-Dade County provides for the preservation and protection of tree resources. 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 Chapter 24. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking system and has found no open or closed enforcement records for the subject property(s) identified on the Miami-Dade County Department of Planning and Zoning, Zoning Hearing preliminary notice.

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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum

Date: November 26, 2008

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

From: Esther 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: 30-JUN-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2009000090

Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand

Development for the above Z2009000090
located at 1330 S.W. 85 COURT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1396 is proposed as the following:

N/A (residential)	dwelling units	N/A (industrial)	square feet
N/A (Office)	square feet	N/A (institutional)	square feet
N/A (Retail)	square feet	N/A (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:30 minutes

Existing services

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

Station 47 - Westchester - 9361 Coral Way
Rescue, ALS Engine

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.

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

DATE: 11/04/09
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

JORGE & SANDRA PEREZ

APPLICANT

1330 S.W. 85 COURT, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2009000090

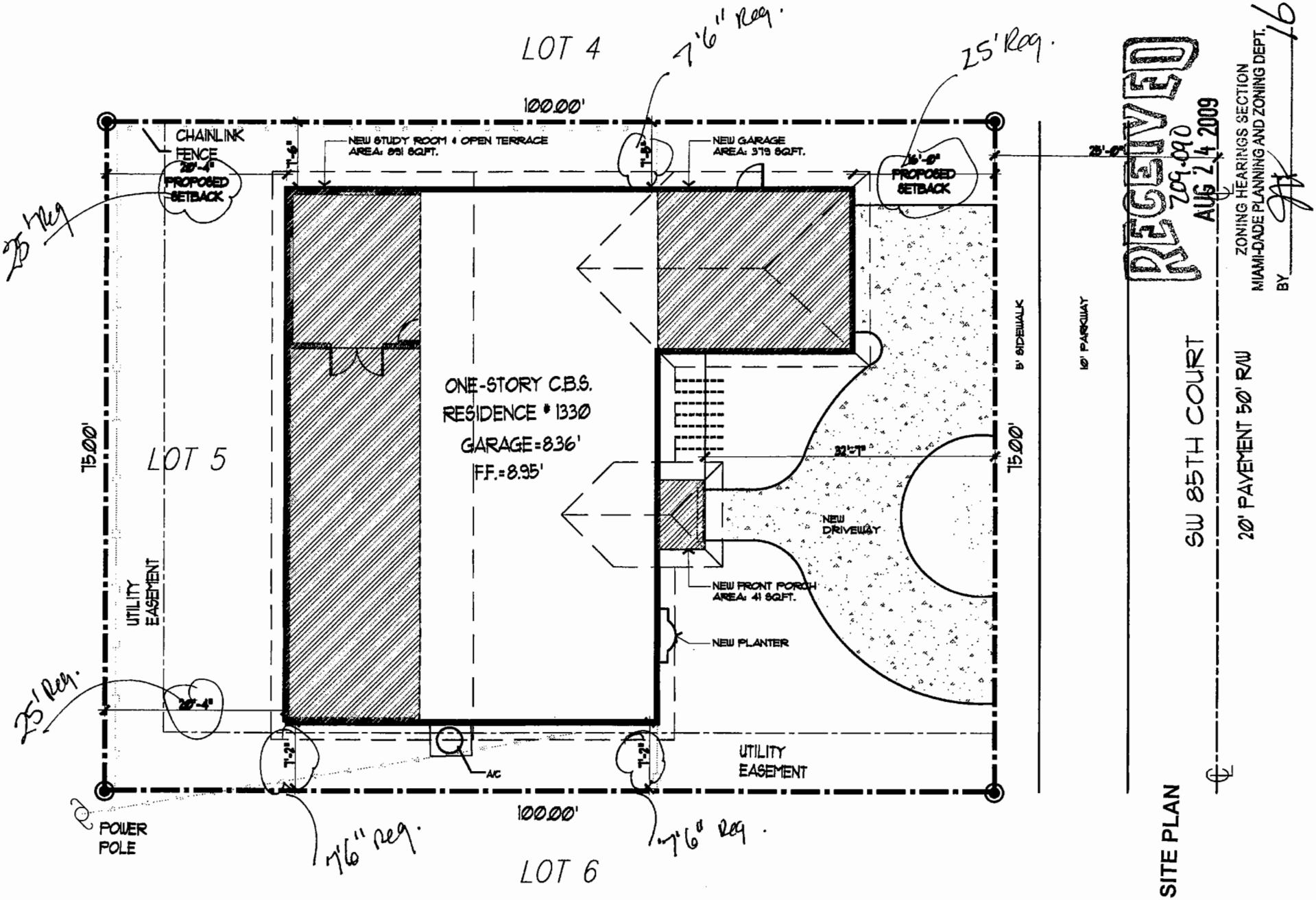
HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

NO CURRENT ZONING VIOLATIONS OBSERVED

JORGE AND SANDRA PEREZ

LUIS CUELLAR



SITE PLAN SCALE: 1/10" = 1'-0"

NORTH

Lotsize 75X100=7,500

59.66 X 41.67 = 2,486

21 X 18.08 = 379

ENLARGED SITE PLAN

GENERAL NOTES

1. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOT HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.
3. ALL WORK MATERIAL SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE CODES AND ORDINANCES.
4. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR LEAR UNLESS SPECIFIED OTHERWISE.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECTS REVIEW.
6. DO NOT SCALE DRAWING; USE DIMENSION INDICATED ON DRAWINGS DIMENSIONS OF LARGER SCALE DRAWING AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FEILD.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS , OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT , THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNERS NOTICE TO PROCEED.
8. INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
9. ALL WINDOW AND DOOR SIZES ARE NORMAL, VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.
10. ALL REQUIRED TESTS SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
11. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOOD SHALL BE PAINTED OR STAINED . COLOR TO BE SELECTED BY OWNER.
12. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL PROVIDE THE MOST GENEROUS ITEM.
13. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENING TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
14. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN THE WORK.
15. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL. COMPLETION ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED. AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COSTS.
16. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE STANDARD BUILDING CODE.
17. FIXED GLASS, GLASS DOOR PANEL AND / OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
18. CONTRACTOR TO PROVIDE SHORING (RESHORING) DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL FOR THE CITY OF MIAMI DADE.
19. GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, GRILLES / EGG CRATES AND WINDOWS FOR APPROVAL BY THE CITY OF CORAL GABLES. (ALL THE ABOVE WERE NOT INCLUDED IN THIS PERMIT).
20. COMPLETION: CONTRACTOR TO NOTIFY OWNER AND/OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTING GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".

LEGAL DESCRIPTION:

Lot 5 Block 24 of "WESTCHESTER PART 4", according to the plat thereof, as recorded in Plat Book 70, Page 2, of the Public Records of Miami-Dade County, Florida.

ZONING INFORMATION

PROPERTY SETBACKS:	REQUIRED	PROPOSED
FRONT	25'-0"	17'-0"
REAR	25'-0"	24'-4"
SIDE	10% OF THE WIDTH OF THE LOT, UP TO A MAXIMUM OF 7'-6" FEET	LOT WIDTH = 75' EXIST. 7'-4" EXIST. 7'-2"
	SETBACK TOTAL = 15'-0" REQUIRED	SETBACK = 14'-6"
PROPERTY AREAS:	REQUIRED	PROPOSED
HEIGHT	MAX. 2-1/2 STORIES	
GROUND AREA COVERAGE	MAX. 35% OF LOT AREA (9,375 SF) = 3,281 SQ.FT.	2,867 SQ.FT.
ZONING DISTRICT: R-1		

LIST OF DRAWINGS

ARCHITECTURE

A 1 SITE PLAN/PROJECT DATA
A 2 FLOOR PLAN
A 3 EXTERIOR ELEVATIONS

FLOOD LEGEND

ADDITIONS, REMODELING, REPAIRS AND COMBINATION

FOLIO: 30-4090-073-0630 ADDRESS: 1330 SW 85 CT MIAMI, FL 33144

LOT / UNIT: 5 BLOCK / BLDG: 24

SUBDIVISION: WESTCHESTER PART 4 PLAT BOOK: 70 PAGE: 2

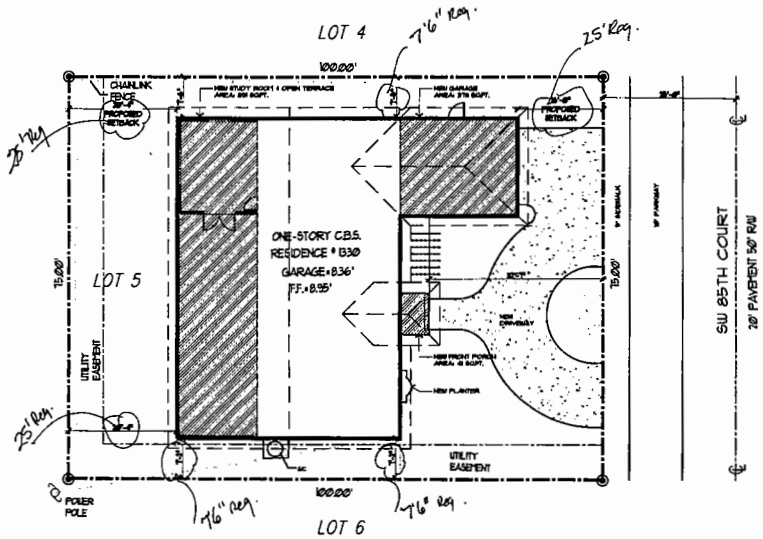
COST OF CONSTRUCTION:

INTERIOR RENOVATION: _____ SQ.FT. OF CONST. x (55 SQ.FT. LIVING SPACE): $ _____
ADDITION - COST OF WORK 133 SQ.FT. OF CONST. x (55 SQ.FT. LIVING SPACE): $ 12,105
EXTERIOR- _____ SQ.FT. OF CONST. x (65 SQ.FT. STORAGE, GARAGE, TERRACE): $ _____
TOTAL COST OF WORK: $ 12,105

	LOWEST FLOOR ELEVATION (including basement, sunken)	GARAGE / TERRACE FLOOR ELEVATION	ADJACENT GRADE ELEVATION (next to the wall of the structure)
EXISTING	8.95' ft. n.g.v.d.	8.36' ft. n.g.v.d.	7.4' ft. n.g.v.d.

THE OWNER OF THIS PROPERTY UNDERSTAND THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATE OF COMPLETION IS ISSUED, OR WITHIN THE TRACKING PERIOD, IT WILL BE CONSIDERED A CONTINUANCE OF THE ABOVE WORK. IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE, THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 11D OF THE MIAMI-DADE COUNTY CODE.

0'-0" = 8.95' N.G.V.D.



SITE PLAN SCALE: 1/16" = 1'-0"

NORTH

Lotsize 75X100=7,500
59.66 X 41.67 = 2,486
21 X 18.08 = 379
7.75 X 5.42 = 42
2,907

38.7% Lot max

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

17

Kelly & Menendez
Design Associates
Architects Home Designers
Construction Administration Consultants
AA 26000294
1400 Ponce de Leon Blvd.
Coral Gables
Miami-Dade: 305 444 4142
Fax: 305 443 9127
Broward: 954 475 0777

PROPOSED ADDITION FOR:
MR. & MRS. PEREZ RESIDENCE
1330 SW 85 COURT
MIAMI, FL 33144

SEAL

8/17/09

ISSUE	DATE
PRELIMINARY SET	01-05-2009
REVISION SET	01-24-2009
ZONING SUBMITTAL	07-24-2009

DRAWING TITLE
SITE PLAN

PROJECT NO. 01-29-09

SHEET
A1

FINISH SCHEDULE

LOCATION		FLOOR						BASE		WALLS							CEILING				
ROOM NUMBER	SPACE NAME	CARPET AS SPECIFIED	CERAMIC TILE	SEALED CONCRETE	EXPOSED CONCRETE	VINYL COMP. TILE	WOOD	CONCRETE PAVING BLOCK	WOOD TRIM	VINYL B*	CERAMIC TILE	NONE	PAINT EXISTING	PAINTED GYPSUM BOARD	BLOCK FILLER-PAINT ON CTR	STUCCO	EXPOSED C.F.U.	EXPOSED CONCRETE	CERAMIC TILE	TAPED & PTD. GYP. BOARD	WOOD ENGLEBERTHS
1	FAMILY ROOM		●						●				●								
2	DINING ROOM		●						●				●								
3	MASTER BEDROOM		●						●				●								
4	BATHROOM		●						●				●								
5	STORAGE		●						●				●								
6	COVERED PATIO		●								●					●					

CEILING				
WOOD	PLASTER	PAINTED DRYWALL	BAS. GYP. BD.	PAINT	EXPOSED STRUCTURE
		●			
		●			
		●			
		●			
		●			
		●			

NOTE: INDICATES WALL WHERE FINISHES APPLY

REMARKS

* ABRASIVE FINISH

** SPRAYED ACOUSTICAL CEILING

DOOR SCHEDULE

MARK	MODEL	SIZE (W x H)	QUANTITY	TYPE	FRAME	FINISH	THRESHOLD	HARDWARE	N.O.A.	REMARKS
(D)	FD-101	3'1½" x 7'9½"	3	FRENCH	ALUM	GLASS	YES	IMPACT RESISTANT	07-0612.18	NANO

NOTES:
1. PRIOR TO ORDERING, ALL SIZES & CLEARANCES SHALL BE FIELD VERIFIED BY CONTRACTOR
2. ALL FRAMES SHALL BE SEALED WITH CONTINUOUS EXTERIOR CAULKING TO FRAMING BUCKS & MASONRY OPENING.
3. PROVIDE PRODUCT APPROVALS FOR ALL EXTERIOR DOORS.
4. ALL DOORS NOTED AS "IMPACT-RESISTANT" SHALL NOT REQUIRE THE INSTALLATION OF HURRICANE SHUTTERS
6. ALL EXTERIOR DOORS SPECIFIED SHALL BE INSTALLED UNDER SEPARATE PERMIT.
7. ALL INTERIOR DOORS, FRAMES, AND CASINGS SHALL BE PAINT GRADE WOOD, (UNLESS OTHERWISE SPECIFIED)
8. ALL DOOR HARDWARE SHALL BE SELECTED BY THE OWNER

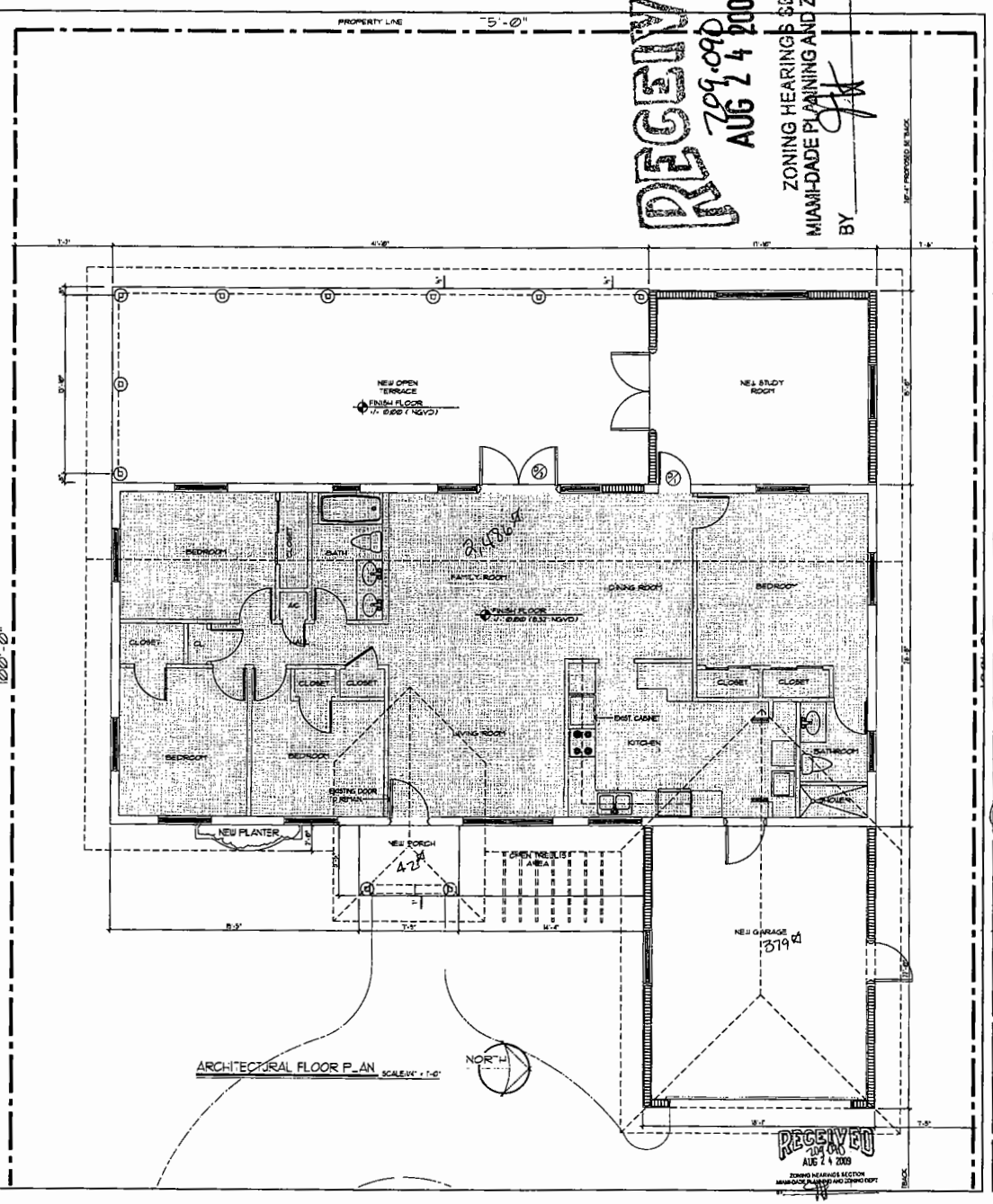
DOOR WIND PRESSURE

NO.	PANEL	W	H	ZONE	POST. P	NEG. P
(D)	FD-101	3'1½"	7'9½"	4	.48#	-54#

WALL LEGEND:

- EXISTING INTERIOR PARTITION
- NEW CBS CONSTRUCTION W/ 5/8" PAINTED DRYWALL FINISH ON INTERIOR
- NEW DRYWALL INTERIOR PARTITION
- EXISTING MASONRY WALL (TO REMAIN, REFINISH AS REQUIRED)

TYPICAL NOTES FOR NEW BEDROOM WINDOWS
THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS & MODIFY EXISTING OPENINGS AS REQUIRED.



ARCHITECTURAL FLOOR PLAN SCALE: 1/4" = 1'-0"

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BY

Kelly & Menendez
Partner Associates

PROPOSED ADDITION FOR:
MR. & MRS. PEREZ RESIDENCE
1330 SW 85 COURT
MIAMI, FL. 33144

SEAL
10641
8/17/09

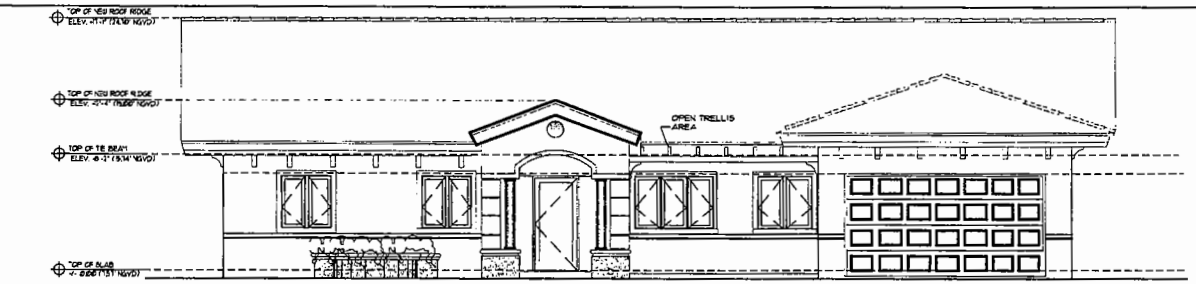
ISSUE	DATE
PRELIMINARY SET	01-05-2009
SCHEMATIC SET	01-24-2009
ZONING SUBMITTAL	07-24-2009

DRAWING TITLE
FLOOR PLAN
FINISH, WINDOW, DOOR SCHEDULES

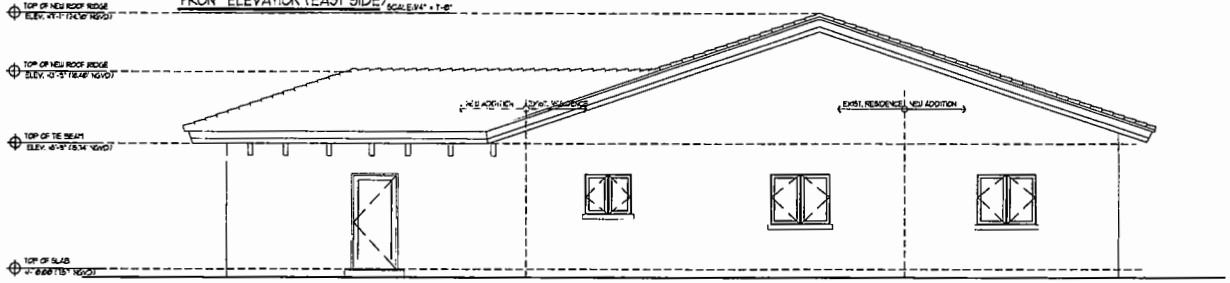
PROJECT NO. 01-26-08

SHEET
A-2

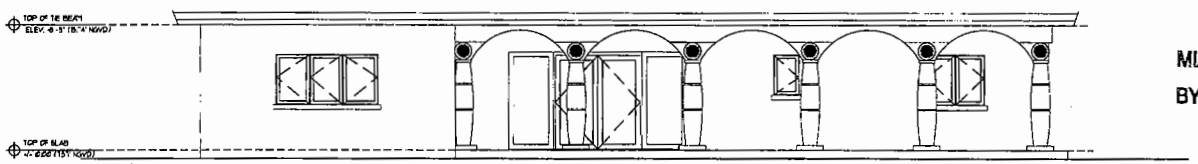
18



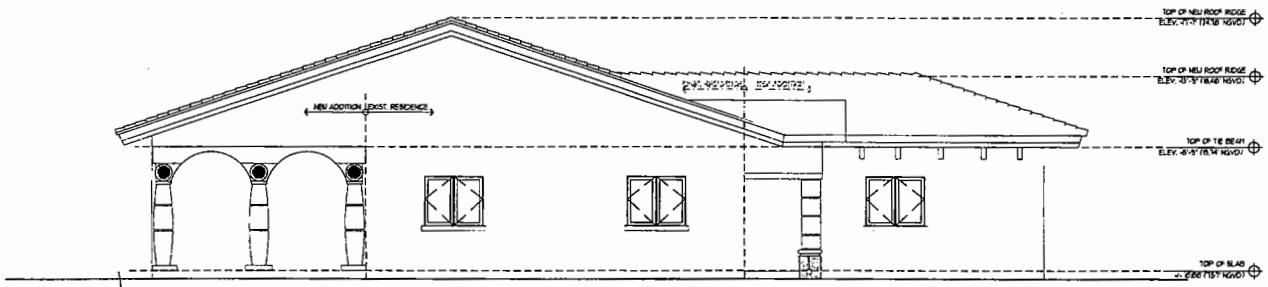
"FRONT" ELEVATION (EAST SIDE) SCALE: 1/4" = 1'-0"



SIDE ELEVATION (NORTH SIDE) SCALE: 1/4" = 1'-0"



REAR ELEVATION (WEST SIDE) SCALE: 1/4" = 1'-0"



SIDE ELEVATION (SOUTH SIDE) SCALE: 1/4" = 1'-0"

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RECEIVED
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AUG 24 2009
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BY

Kelly & Menendez
Design Associates
Architects Inc. / Plan &
Construction Services
AR 93 ARCOOPTA
9400 Calderone
Suite 5-1
Miami, Dade FL 33147
Tel 305-757-9977
Fax 305-757-9982

PROPOSED ADDITION FOR:
MR. & MRS. PEREZ RESIDENCE
1330 SW 85 COURT
MIAMI, FL 33144

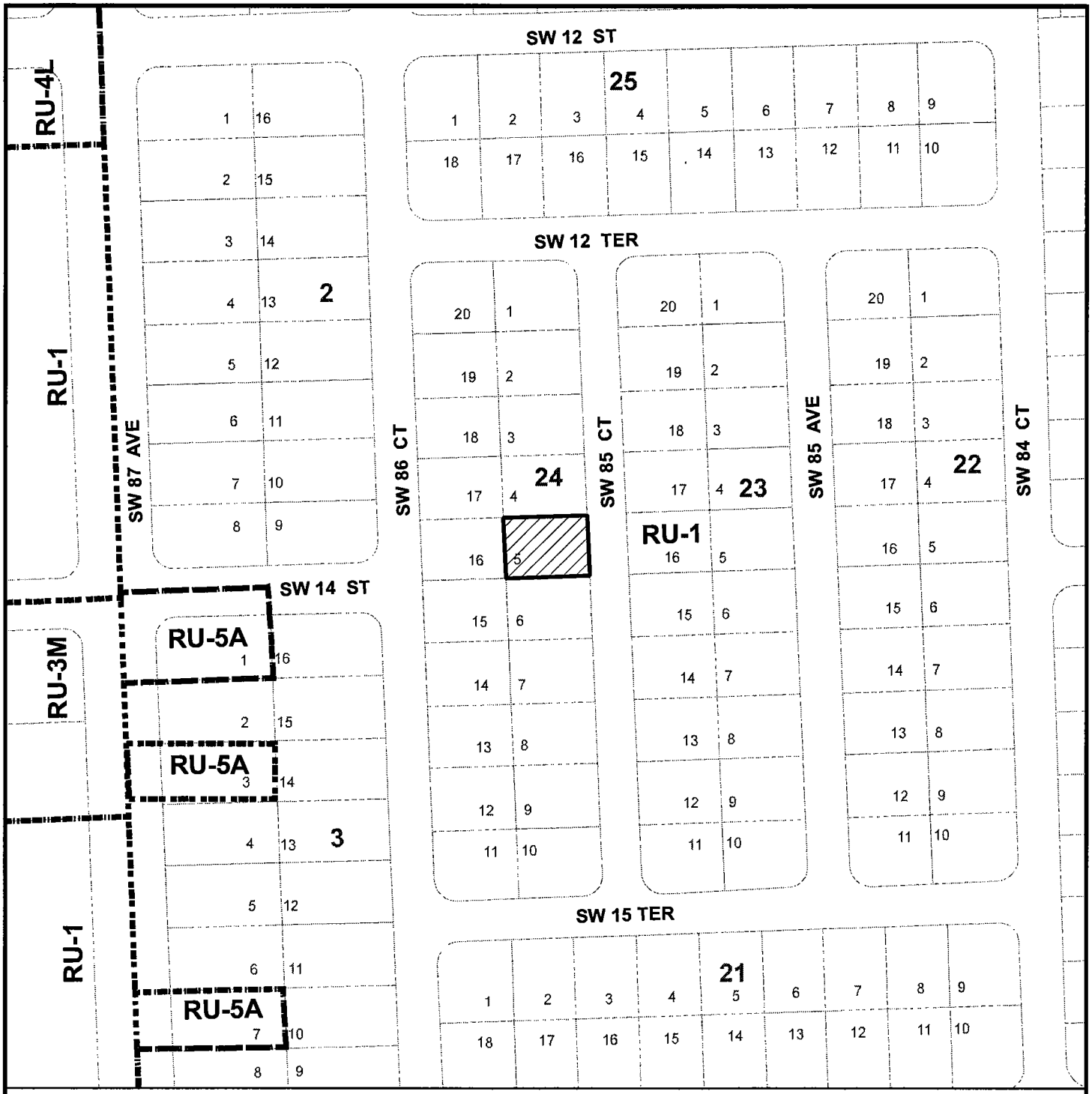
SEAL

ISSUE	DATE
PRELIMINARY SET	01-05-2009
SCHEMATIC SET	01-24-2009
ZONING SUBMITTAL	07-24-2009

DRAWING TITLE
ELEVATIONS

PROJECT NO. 01-2009

SHEET
A-3



MIAMI-DADE COUNTY
HEARING MAP

Process Number
09-090

Section: 10 Township: 54 Range: 40
Applicant: JORGE & SANDRA PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: KEELING
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 06/17/09

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number
09-090

Section: 10 Township: 54 Range: 40
Applicant: JORGE & SANDRA PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: KEELING
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 06/17/09

REVISION	DATE	BY

5. CONSOLIDATED REAL ESTATE INVESTMENTS **09-11-CZ10-5 (09-098)**
(Applicant) **Area 10/District 12**
Hearing Date: 11/10/09

Property Owner (if different from applicant) **Consolidated Real Est Investments.**

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:

Year	Applicant	Request	Board	Decision
1968	JOAB, INC.	- Unusual Use kindergarten, day camp, after school day camp. - Unusual Use trailer park, office on non-contiguous property.	ZAB	Approved w/conds.
1993	Adriana H. Vann & Consolidated Real Estate Investment	- Modification of Conditions of resolution.	ZAB	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. 10

APPLICANTS: Consolidated Real Estate Investment **PH:** Z09-098 (09-11-CZ10-5)

SECTION: 6-54-40 **DATE:** November 10, 2009

COMMISSION DISTRICT: 10 **ITEM NO.:** 5

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) GU to RU-4L

  (2) UNUSUAL USE to permit a private playground and recreational area facility; to wit: a swimming pool, cabana, gazebos, park benches, tot lot and a vita-course trail.

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Lil Abner Apartments for Consolidated Real Estate Investments," as prepared by Burgos Lanza Architects & Planners and landscape plans as prepared by JFS Design, Inc., Sheets "A0.02," "A0.03," "L-1," "L-2" and "TD-1" all dated stamped received 9/28/09 and the remaining sheets dated stamped received 7/6/09, for a total of 19 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:** The applicant is seeking to rezone the subject property from GU, Interim District, to RU-4L, Limited Apartment House District. Further, the applicants seek an unusual use to permit a private recreational facility.

- **LOCATION:** Lying east of NW 114 Avenue, approximately 598' south of NW 7 Street, Miami-Dade County, Florida.

- **SIZE:** 4.65 Acres

B. ZONING HEARINGS HISTORY:

In June 1968, the subject property was a part of a larger parcel of land which was granted approval by the Zoning Appeals Board pursuant to Resolution # 3-ZAB-67-68 for an Unusual Use to permit a kindergarten, day camp and after school day camp and an Unusual Use to permit a trailer park office in connection with a trailer park on non-contiguous property. In 1993, the subject property was also part of a larger parcel of land which was granted a modification of Resolution # 3-ZAB-67-68, by the Zoning Appeals Board pursuant to Resolution # 4-ZAB-278-93 to expand the age group of the previously approved private school and day camp.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. **Medium Density.** This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.

2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such 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 zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Other Land Uses Not Addressed.** Certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
GU; kindergarten, day camp, after school care, office for non-contiguous trailer park.	Medium Density Residential, 13-25 dua
Surrounding Properties:	
NORTH: GU; Trailer Park	Medium Density Residential, 13-25 dua
SOUTH: GU; Trailer Park	Medium Density Residential, 13-25 dua
EAST: GU; kindergarten, day camp after school care, office for non-contiguous trailer park	Medium Density Residential, 13-25 dua
WEST: RU-3M; Townhouses	Medium Density Residential, 13-25 dua

The subject property is a 4.65-acre parcel of land lying east of NW 114 Avenue and approximately 598' south of NW 7 Street in an area characterized by trailer parks, apartments and townhouse developments.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:

(1) 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;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade 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;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) 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.

(4) 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.

Section 33-311(A)(3) Special Exceptions, Unusual And New Uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided 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 which are planned and budgeted for construction, are 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 and its development.

Sec. 33-317. Limitation on issuance of permits.

The Department shall not issue any type of permit or certificate based upon any action of the Community Zoning Appeals Board which the County Commission has jurisdiction to review until a final decision has been rendered on the application by the County Commission as provided by this chapter; provided, however, a temporary conditional permit or certificate may be issued prior to such final decision if the Director should first determine that the withholding of the same would cause imminent peril to life or property and then only upon such conditions and limitations, including the furnishing of an appropriate bond, as may be deemed proper by the Director.

Upon application of the Director, any variance, special exception, new use, special permit or unusual use heretofore or hereafter granted that is not utilized within the three-year period following the date of its grant or approval, may be terminated by the Board of County Commissioners after the required noticed public hearing or hearings, if it is determined that there have been sufficient changes in circumstances in the neighborhood and area concerned that to permit the same to be used would be detrimental to the area and incompatible therewith; provided, a variance shall not be terminated if the guidelines for granting the same exist. The foregoing provision shall not apply if the resolution granting the variance, special exception, new use, special permit or unusual use establishes a specific time limitation for utilizing the same. In such instances, the time limitation established by such resolution shall prevail.

<u>In the event application is made for a change of zoning on property which possesses any variance, special exception, new use, special permit or unusual use not yet utilized, no permits or certificates shall be issued for such variance, special exception, new use, special permit or unusual use until the hearing has been concluded. If the application for change of zoning is approved, the variance, special exception, new use, special permit or unusual use shall terminate, unless continued by the rezoning resolution; otherwise such variance, special exception, new use, special permit or unusual use shall remain in full force and effect, unless terminated by other provisions in this section.</u>

A variance, special exception, new use, special permit or unusual use shall be deemed to have been utilized if the use pursuant thereto shall have been established, or if a building permit has been issued, acted upon, and the development to which such variance, special exception, new use, special permit or unusual use is an integral part is progressively and continuously carried to conclusion.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is comprised of a 4.65-acre parcel of land located lying east of NW 114 Avenue and approximately 598' south of NW 7 Street, in an area characterized by trailer parks, apartments and townhouse developments. The subject property is currently a part of a previously approved kindergarten, day camp and after school day camp including an office for the trailer park on non-contiguous property. The applicant is requesting a zone change from GU, Interim District, to RU-4L, Limited Apartment House District (request #1). The applicant is also seeking an unusual use to permit a private playground and recreational facility in conjunction with the proposed apartment development. The submitted plans illustrate a proposed five (5) story building located towards the westerly portion of the subject parcel and centrally located on the site. The plans depict a total of 53 one (1) bedroom and one (1) bath units and 34 two (2) bedrooms and one (1) bath units for a total of 87 proposed units. Additionally, the plans depict a proposed private recreational facility located towards the easterly portion of the subject 4.65-acre parcel of land. Such proposed private recreational facility will be located behind the proposed five (5) story apartment building. As indicated on the plans the proposed recreational facility will consist of a swimming pool, cabana, gazebos, vita-course trail, park benches and other ancillary recreational amenities. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Medium Density Residential** use. This designation authorizes apartment buildings ranging from 13 to 25 dwelling units per gross acre, yielding a minimum density of 60 to a maximum density of 117 dwelling units permitted on the 4.65-acre subject site. The RU-4L zoning district allows a maximum of 23 dwelling units per net acre for a maximum of 107 units on the subject property. Therefore, the proposed 87 unit senior residential development yields a density of 18.59 units per acre which complies with the density restrictions in the RU-4L zoning district. As such, the proposed RU-4L zoning is therefore, **consistent** with the Medium Density Residential LUP Map designation of the Master Plan.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. Additionally, the Miami-Dade Fire Rescue Department (MDFR) **does not object** to this application and has indicated that the estimated average travel time to this site is approximately **6:10** minutes. The Public Works Department **does not object** to this application. Their memorandum indicates that the subject property will require platting in accordance with Chapter 28 and that the proposed development will generate an additional **9** PM daily peak hour **vehicle trips**. However, the addition of said trips does not exceed the acceptable level of service of the adjacent roadways, which are

operating at LOS "D." Miami-Dade County Public Schools **(MDCPS)** has indicated that since the proposed project is for elderly housing no students will be generated by this application.

Further, the interpretative text of the CDMP states that in this designation, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas. DERM's memorandum indicates that public water and sewer can be made available to the subject property. Additionally, the subject site fronts on NW 114 Avenue, located approximately 598' south of NW 7 Street which is a well-traveled section line roadway which, staff opines, will facilitate access to the site. Plans submitted with this application illustrate compliance with Section 33-124 (O)(2) indicating a total of 91 parking spaces at the time of development and a designated area for 48 future parking spaces, which complies with the required number of parking spaces for the subject site. Further, as illustrated in the submitted plans, the maximum height of the proposed five-story residential building is approximately 48'7", which is below the permitted 75' height (six-stories) in the RU-4L, Limited Apartment House district. Staff also notes that the plans submitted for this application indicate emergency vehicle driveway connections and pedestrian walkway connections onto the existing trailer park to the south which is necessary in order to provide accessibility to the residents of the trailer park to the proposed private recreational facility. Staff notes, that the applicant has submitted a covenant which restricts the development of the subject parcel to the proposed apartment development and private recreational facility and which further restricts that a cross access agreement will be proffered between the subject property and the neighboring property to the south prior to the approval of the plat or building permit whichever comes first. Staff will also condition the approval that the land be platted in accordance with Chapter 28 of the Miami Dade County code and that the road dedications and improvements will be accomplished thru the recording of a plat as indicated in the Public Works Department memorandum for this application. Staff, therefore, opines that the proposed rezoning to RU-4L, subject to the Board's acceptance of the proffered covenant, is **consistent** with the interpretative text of the CDMP, and is **consistent** with the density threshold of the Medium Density Residential designation of the LUP map of the CDMP. As such, staff is of the opinion that the approval of the requested district boundary change would not have an unfavorable effect on the surrounding area and would not be contrary to the public interest. Therefore, staff recommends approval of the district boundary change from GU to RU-4L with the acceptance of the proffered covenant.

The CDMP further indicates that many of the uses listed as "unusual uses" in the Zoning Code may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use provided that the use would be compatible and would not have an unfavorable effect on the surrounding area by causing an undue burden on transportation facilities including roadways. Staff is of the opinion that the proposed private playground and recreational facility (request #2) in conjunction with an apartment development use will provide outdoor amenities and amusement to the future residents of the proposed apartment development and to the residents of the existing neighboring trailer parks. Staff notes that the proposed private playground and recreational facility in conjunction with the apartment development will provide a community service to the residents of the existing trailer parks, apartments and townhouse developments in the surrounding area. As previously mentioned, staff is of the opinion that the proposed use provides additional open space area and park environment, mitigates any negative visual impacts, and would be compatible with the area. Therefore, staff notes that the proposal would not have an unfavorable effect on the

surrounding area by causing an undue burden on transportation facilities including roadways and mass transit, by providing inadequate off-street parking, service or loading areas, by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood, or by creating traffic, noise, odor, dust or glare that would be out of character with the neighborhood. As such, staff is of the opinion that the proposed utilization of the site for a private recreational facility along with an apartment development is **compatible** with the area and **consistent** with the interpretative text of the CDMP.

Although, the applicant has requested a zone change from GU to RU-4L (request #1) and a private recreational facility (request #2) on the 4.65-acre subject parcel, the applicant has indicated that, as per Section 33-317 of the Zoning Code, he would like to preserve and carry forward the approvals for a kindergarten, day camp and after school day camp and the unusual use to permit a trailer park office in connection with trailer park on non-contiguous property in order to make some improvements to some of the recreational facility structures to which, staff has no objection. As such, staff recommends that the conditions of Resolutions 3-ZAB-67-68 and 4-ZAB-278-93 remain in effect.

I. RECOMMENDATION:

Approval of the zone change request to RU-4L (request #1), subject to the Board's acceptance of the proffered covenant; approval with conditions of request #2, and that the previous approvals pursuant to Resolutions 3-ZAB-67-68 and 4-ZAB-278-93 be carried forward and remain in full force and effect on the subject property.

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 "Lil Abner Apartments for Consolidated Real Estate Investments," as prepared by Burgos Lanza Architects & Planners and landscape plans as prepared by JFS Design, Inc., Sheets "A0.02," "A0.03," "L-1," "L-2" and "TD-1" all dated stamped received 9/28/09 and the remaining sheets dated stamped received 7/6/09, for a total of 19 sheets.

3. That prior to issuance of a building permit, the applicants submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material in accordance with Chapter 18-A of the Landscape Code, said landscaping to be installed prior to final zoning inspection.

4. That the use be established and maintained in accordance with the approved plan.

5. That the applicants comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained within this report.

6. That the use of the property be restricted for the sole purpose of providing two senior residential buildings, limited to housing for older/elderly persons, as that term may be construed pursuant to Section 202 of the Housing Act of 1959 (12 USC 1701) and Chapter 11A of the Miami-Dade County Code, and a recreation building for the residents thereof.

7. That the maximum number of units permitted within the proposed senior residential facility shall be 87.

8. That the applicants develop, sell and operate the property with affordable housing units. For the purposes of this condition, "affordable housing" shall be defined in Florida Affordable Housing Act of 1986, Section 420.602 of Florida Statutes.

9. That on-site professional management for the proposed senior residential development be provided.

10. That the senior residential buildings be equipped with commercial grade backup generators.

11. That the property be developed and the dwelling units be constructed in accordance with the "Florida Water Star Basic Qualification Checklist".

12. That the land be platted in accordance with Chapter 28 of the Miami Dade County Code and that the road dedications and improvements will be accomplished thru the recording of a plat as indicated in the Public Works Department memorandum for this application.

13. That the prior approvals and conditions of Resolutions 3-ZAB-67-68 and 4-ZAB-278-93 be carried forward and remain in full force and effect.

DATE INSPECTED: 10/05/09
DATE TYPED: 10/05/09
DATE REVISED: 10/06/09; 10/13/09; 10/14/09, 10/16/09
DATE FINALIZED: 10/16/09
MCL:NN:CH:TA

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

NDW.

Memorandum

MIAMI-DADE COUNTY

Date: October 19, 2009

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

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

Subject: C-10 #Z2009000098-2nd Revision
Consolidated Real Estate Investment
11239 N.W. 4th Terrace
District Boundary Change from GU to RU-4L and Unusual Use to Permit a Private Recreational Facility, to Wit a Pool, Gazebo, tennis, Park Benches, and Vital-Course Trail
(GU) (6.65 Acres)
06-54-40

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

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and/or site development, or public works approval of paving and drainage plans. The applicant

is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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
The subject property contains two specimen-sized (trunk diameter 18 inches or greater) trees (# 2 black olive tree and # 4 pongam tree). Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. The applicant is aware of DERM preservation requirements and has submitted a landscape plan of record entitled "Lil Abner Apartments", sheet TD-1,prepared by JFS Design Inc, and dated July 6, 2009 (revised September 28, 2009), that provides for the preservation of these specimen sized trees, however non specimen trees will be removed. 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. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

REVISION 1

PH# Z2009000098
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CONSOLIDATED REAL ESTATE INVESTMENTS

This Department has no objections to this application.

A cross access agreement may be required for access to the private road adjacent to the south.

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

Additional improvements may be required at time of platting/permitting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 9 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9158	Flagler St. w/o SW 107 Ave.	D	D
9160	Flagler St. w/o HEFT	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A Pino, P.L.S.
05-OCT-09

REVISION 1

Memorandum

Date: 28-JUL-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2009000098

Fire Prevention Unit:

APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped July 6, 2009. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand

Development for the above Z2009000098
located at 11239 NW 4 TERR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1289 is proposed as the following:

87 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 24.41 alarms-annually.
The estimated average travel time is: 6:10 minutes

Existing services

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

Station 29 - Sweetwater - 351 SW 107 Avenue
ALS 75' Ladder, Squad, Battalion

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 July 6, 2009. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 11/04/09

TEAM METRO

ENFORCEMENT HISTORY

CONSOLIDATED REAL ESTATE INVESTMENTS

APPLICANT

LYING EAST OF NW 114 AVE APPROXIMATELY 598' SOUTH OF NW 7 ST.

ADDRESS

Z2009000098

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

NO CURRENT ZONING VIOLATIONS OBSERVED

CONSOLIDATED REAL ESTATE INVESTMENTS

CHERYL DAVIDSON

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Consolidated Real Estate Inv. Ptr.

NAME AND ADDRESS	Percent of Ownership
Raul Rodriguez 300 SW 124 Avenue Miami, FL 33184	33.33%
Moises Egozi 4525 Sabal Palm Road Miami, FL 33137	5.55%
Mario Egozi 3300 North 29 Avenue #102 Hollywood, FL 33020	5.56%
Blanca Davis 17971 Biscayne Blvd. #104 Aventura, FL 33160	5.56%
Victor Camji 625 Biltmore Way #1202 Coral Gables, FL 33134	8.33%

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MIAMI-DADE PLANNING AND ZONING DEPT.

16

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Consolidated Real Estate Inv. Ptr.

NAME AND ADDRESS	Percent of Ownership
Andres Campillo P.O.Box 398056 Miami Beach, FL 33139	16.67%
Casanova Family Ptr. P.O. Box 650856 Miami, FL 33265	16.67%
ROK Security Trust 48 E. Flagler St. PH Miami, Fl 33131	8.33%

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and 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: ROK Security Trust

NAME AND ADDRESS	Percentage of Interest
Sergio Rok 48 E. Flagler St.PH. Miami, FL 33131	33.34%
Elizabeth Morgin 48 E. Flagler St.PH. Miami, FL 33131	33.33%
Evelyn Mosaovitz 48 E. Flagler St.PH. Miami, FL 33131	33.33%

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Casanova Family Ptr.

NAME AND ADDRESS	Percent of Ownership
Marta Casanova Revocable Trust	
8932 SW 80 Terrace Miami, FL 33173	52.72%
Marta Casanova 8932 SW 80 Terrace Miami, FL 33173	1.00%
* Cruz Family Trust U/T/D 09/07/01	
P.O. Box 650856 Miami, FL 33265	46.28%

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MIAMI-DADE PLANNING AND ZONING DEPT.
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18

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: CRUZ FAMILY TRUST

NAME AND ADDRESS	Percentage of Interest
EMILIO CRUZ III 8011 S.W. 89th AVENUE MIAMI FLORIDA 33173	50%
AILEEN CRUZ 8035 S.W. 89th AVENUE MIAMI FLORIDA 33173	50%

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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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 similar entities, further disclosure shall be made to identify natural persons having 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 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: Raul Rodriguez
(Applicant)

Sworn to and subscribed before me this 2 day of July 2009. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires 4/12/2011

MAYRA MARRERO
Comm# DD0647929
Expires 4/12/2011
Florida Notary Assn., Inc

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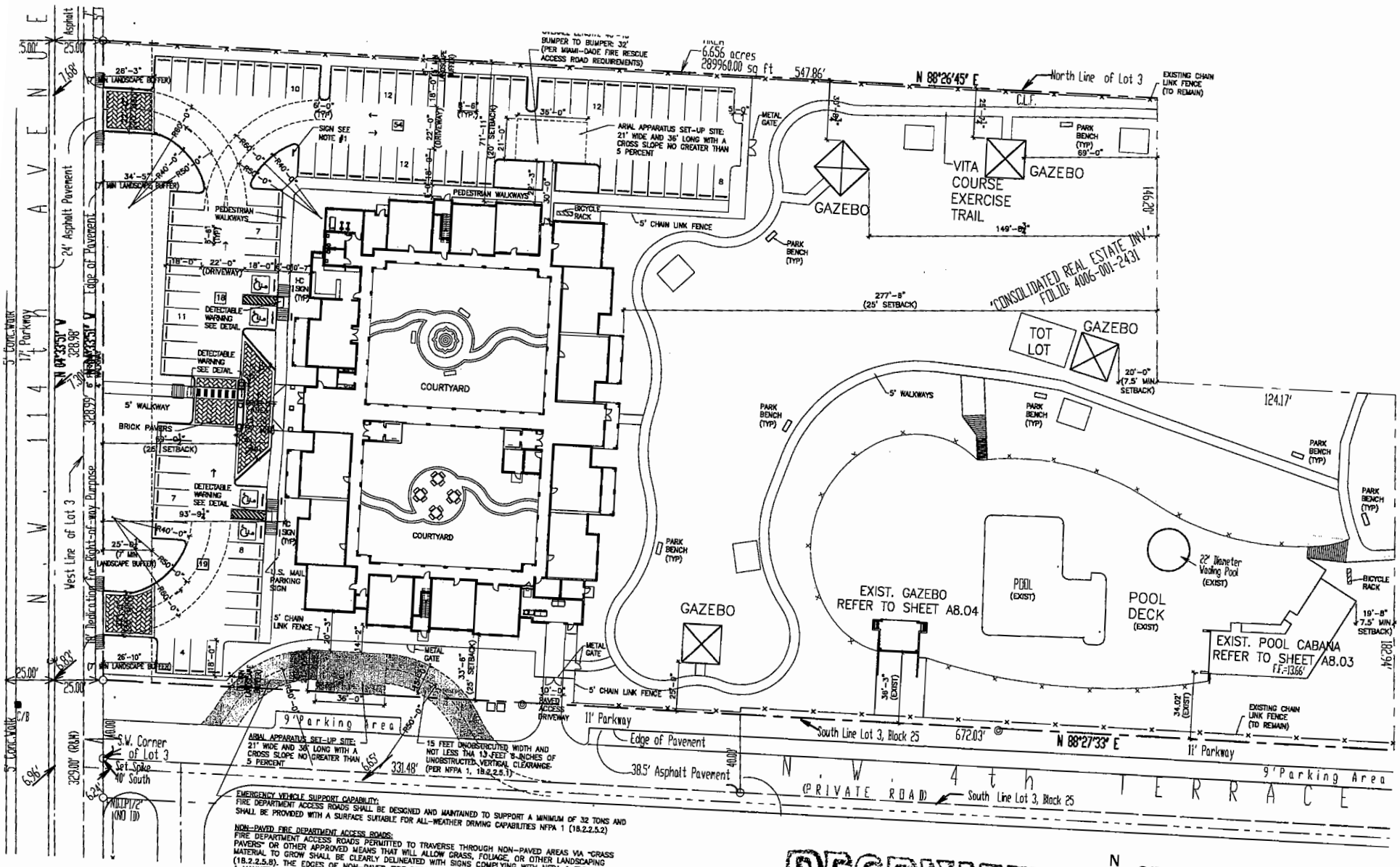
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.



ENLARGED SITE PLAN

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N SITE PLAN

SCALE 1/30" = 1'-0"

LIL ABNER APARTMENTS - ZONING DATA

ARTICLE XVIIA. RU-4L, LIMITED APARTMENT HOUSE DISTRICT*

SEC. 33-207.2. USES PERMITTED.

(8) MULTIPLE FAMILY APARTMENT

REQUIRED / ALLOWED	PROVIDED
(1) MINIMUM LOT WIDTH AND AREA. THE MINIMUM LOT WIDTH SHALL BE ONE HUNDRED (100) FEET AND THE MINIMUM LOT AREA SHALL BE TEN THOUSAND (10,000) SQUARE FEET.	LOT WIDTH: 328.99' LOT AREA: 202,707 SQ.FT.
2) LOT COVERAGE. THE MAXIMUM AREA COVERED BY ALL BUILDINGS SHALL NOT EXCEED THIRTY (30) PERCENT OF THE LOT. (202,707 SF X 30% = 60,812 SF)	RESIDENTIAL BUILDING: 21,633 SF GAZEBOS (4): 2,040 SF EXISTING POOL GAZEBO: 368 SF EXISTING POOL CABANA: 2,065 SF TOTAL: 26,124 SF (12.88%)
(3) SETBACK REQUIREMENTS. THE SETBACKS SHALL BE AS FOLLOWS: (A) MINIMUM SETBACK FROM FRONT PROPERTY LINE SHALL BE TWENTY-FIVE (25) FEET. (B) MINIMUM SETBACK FROM INTERIOR SIDE PROPERTY LINE SHALL BE FIFTEEN (15) FEET FOR STRUCTURES OF NOT MORE THAN TWO (2) STORIES AND TWENTY (20) FEET FOR STRUCTURES OVER TWO (2) STORIES. (C) MINIMUM SETBACK FROM SIDE STREET PROPERTY LINE SHALL BE TWENTY-FIVE (25) FEET. (D) MINIMUM SETBACK FROM A REAR PROPERTY LINE SHALL BE TWENTY-FIVE (25) FEET. (E) WHERE DOORS, WINDOWS OR OTHER OPENINGS IN THE BUILDING WALL OF A LIVING UNIT FACE A WALL OF THE SAME BUILDING AND/OR A WALL OF ANOTHER BUILDING (ACCESSORY) ON THE SAME SITE, THERE SHALL BE PROVIDED A MINIMUM CLEAR DISTANCE OF NOT LESS THAN THIRTY (30) FEET. SAID DISTANCE TO BE MEASURED ON A LINE PROJECTED AT RIGHT ANGLES AT THE OPENING FROM THE WALL CONTAINING THE OPENING TO THE OPPOSITE WALL. CANTILEVERS AND OPEN PORCHES MAY PROJECT FROM THE BUILDING WALL INTO THE REQUIRED OPEN SPACE (COURT ONLY) NOT MORE THAN FOUR (4) FEET AND THAT STAIRWAYS MAY PROJECT FROM THE BUILDING WALL INTO THE REQUIRED OPEN SPACE (COURT ONLY) NOT MORE THAN SEVEN AND ONE-HALF (7 1/2) FEET. STAIRWAYS WHEN LOCATED IN THE REQUIRED OPEN SPACE (COURT) SHALL BE SUPPORTED BY THE NECESSARY COLUMNS ONLY; SUPPORT BY A WALL IS STRICTLY PROHIBITED.	(A) FRONT: 69.04' (B) INTERIOR SIDE (NORTH P.L.) (TWENTY (20) FEET FOR STRUCTURES OVER TWO (2) STORIES): 71.91' (C) SIDE STREET (PRIVATE STREET / SOUTH P.L.): 33.50' (D) REAR: 277.50' (E) N/A
(4) HEIGHT. NO BUILDING OR STRUCTURE, OR PART THEREOF SHALL BE ERECTED OR ALTERED TO A HEIGHT EXCEEDING SIX (6) STORIES, AND SHALL NOT EXCEED SEVENTY-FIVE (75) FEET. SECTION 33-1(99)(C) IN ANY RESIDENTIAL BUILDING IN WHICH THE AREA OF THE UPPER FLOOR DOES NOT EXCEED TWO-THIRDS OF THE AREA OF THE FLOOR IMMEDIATELY BELOW IT, SUCH UPPER FLOOR SHALL NOT BE CONSIDERED A STORY.	HEIGHT: FOUR (4) STORIES / 44'-7" + 8" = 45'-3" (ROOF SLAB ELEVATION FROM FINISH GRADE). 58'-0" (HIGHEST PARAPET FROM FINISH GRADE) NOTE: FIFTH LEVEL OF THE BUILDING DOES NOT COUNT AS A "STORY" PURSUANT TO SECTION 33-1 (99)(C) OF THE CODE OF MIAMI DADE COUNTY.
(5) FLOOR AREA RATIO. THE FLOOR AREA RATIO SHALL NOT EXCEED THE FOLLOWING: HEIGHT OF BUILDING: 4-STORY FLOOR AREA RATIO: 0.80 (202,707 SF X 0.80 = 162,168 SF)	RESIDENTIAL BUILDING: 104,393 SF EXISTING POOL CABANA: 2,065 SF TOTAL FLOOR AREA RATIO: 106,458 SF (52.5%)
(6) MAXIMUM NUMBER OF UNITS. THE MAXIMUM NUMBER OF DWELLING UNITS SHALL BE DETERMINED ON THE BASIS OF A TOTAL OF TWENTY-THREE (23) DWELLING UNITS PER NET ACRE. (4.65 ACRE X 23 U/A = 106.95 UNITS)	87 UNITS
(7) OPEN SPACE. ON EACH LOT WITH STRUCTURES NOT EXCEEDING FOUR (4) STORIES, THERE SHALL BE PROVIDED AN OPEN SPACE EQUAL TO AT LEAST TWENTY-FIVE (25) PERCENT OF THE TOTAL LOT AREA. ON LOTS WITH STRUCTURES OVER FOUR (4) STORIES, THERE SHALL BE PROVIDED AN OPEN SPACE EQUAL TO AT LEAST THIRTY-FIVE (35) PERCENT OF THE TOTAL LOT AREA; AND SAID SPACE SHALL BE UNENCUMBERED WITH ANY STRUCTURE OR OFF-STREET PARKING, AND SHALL BE LANDSCAPED AND WELL MAINTAINED WITH GRASS, TREES AND SHRUBBERY, EXCEPTING ONLY AREAS USED AS PEDESTRIAN WALKS AND INGRESS AND EGRESS DRIVES; SAID INGRESS AND EGRESS DRIVES SHALL NOT EXCEED A MAXIMUM WIDTH REQUIRED TO SERVE THE PARKING AREA. (202,707 SF X 25% = 50,676 SF. MIN.)	OPEN SPACE: (NET LAND AREA) - (PAVED AREA + C/U & SIDEWALKS + PROPOSED BUILDING LOT COVERAGE + PROPOSED GAZEBOS + EXISTING POOL & POOL DECK) OPEN SPACE: 202,707 SF - 98,747 SF= 103,960 SF * 103,960 SF - [48 PARKING SPACES / PARKING= 14,485 SF] = 89,475 SF (44.14%)

LIL ABNER APARTMENTS - SITE DATA

1) LAND AREA:		
1. GROSS LAND AREA=	210,932 SQ.FT. OR	4.84 ACRES
2. LESS ROW (NW 114 AV, 50' RW)=	8,225 SQ.FT. OR	0.19 ACRES
3. TOTAL NET LAND AREA=	202,707 SQ.FT. OR	4.65 ACRES
2) PAVED AREA:	34,118 SQ.FT.	
3) C/U & SIDEWALKS:	15,438 SQ.FT.	
4) PROPOSED BUILDING LOT COVERAGE:	21,633 SQ.FT.	
5) PROPOSED GAZEBOS:	2,040 SQ.FT.	
6) EXISTING POOL & POOL DECK:	23,067 SQ.FT.	
7) EXISTING POOL CABANA & GAZEBO:	2,451 SQ.FT.	

UNIT MIX CHART & PARKING TABLE

	1BR 1B	2BR 1B	
	UNIT A & A1	UNIT B & B1	TOTAL
GROUND FLOOR	6	8	14
SECOND FLOOR	12	8	20
THIRD FLOOR	12	8	20
FOURTH FLOOR	12	8	20
FIFTH FLOOR	9	4	13
TOTAL	53	34	87
PARKING RATIO PER SEC. 33-124 (SEE ZONING DATA ON THIS SHEET)	1	1	
SUB-TOTAL PARKING REQUIRED	53	34	87
TOTAL PARKING REQUIRED:			87
PARKING PROVIDED:		STANDARD	87
		HANDICAP	4
		TOTAL	91

UNITS AREAS

MODEL	A/C TOTAL
UNIT-A & A1	610 SQ. FT.
UNIT-B & B1	639 SQ. FT.

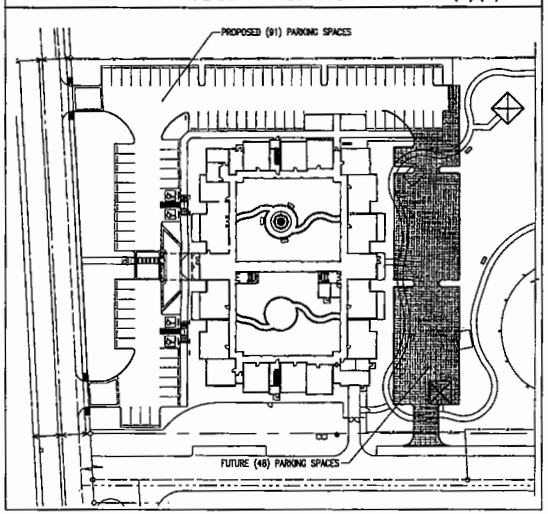
MIAMI-DADE COUNTY ZONING
SEC. 33-124. STANDARDS. (PARKING)

SEC. 33-124. STANDARDS. (PARKING)
OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
(0) HOUSING FOR LOW AND/OR MODERATE INCOME FOR OLDER PERSONS AND/OR PERSONS WITH DISABILITIES.
(2) FOR ANY OTHER APARTMENT BUILDING EXCEEDING FOUR (4) UNITS PROVIDING LOW AND/OR MODERATE INCOME HOUSING FOR OLDER PERSONS AS DEFINED BY THE FAIR HOUSING ACT, 42 U.S.C. § 3607, ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT IN THE APARTMENT BUILDING.
(3) PROVISIONS OF CHAPTER 33 OF THE CODE OF MIAMI-DADE COUNTY CONCERNED WITH THE REQUIREMENTS FOR LOT COVERAGE AND OPEN SPACE SHALL REMAIN ENFORCED UNDER THIS SECTION. THE LOT AREA NOT USED AS A RESULT OF THE DECREASE IN PARKING SPACES AS REQUIRED UNDER SECTION 33-124(A) SHALL REMAIN AS OPEN SPACE AND SHALL BE LANDSCAPED OR USED FOR RECREATIONAL PURPOSES. SAID OPEN SPACE SHALL BE IN ADDITION TO THE OPEN SPACE REQUIREMENTS OF THE CODE. THE SITE PLAN SUBMITTED TO THE DEPARTMENT SHALL ILLUSTRATE FUTURE PARKING SPACES IF THE PRESENT PARKING REQUIREMENTS ARE INADEQUATE PURSUANT TO SUBDIVISION (4) HEREIN.
(4) IF IT IS DETERMINED BY THE DEPARTMENT AT THE TIME OF ANNUAL RENEWAL OF CERTIFICATE OF OCCUPANCY THAT THE PARKING REDUCTION PERMITTED PURSUANT TO SUBSECTIONS (1) OR (2) ABOVE DOES NOT ALLOW ADEQUATE PARKING FOR THE APARTMENT BUILDING, THE OWNER MUST INCREASE THE NUMBER OF PARKING SPACES TO FULFILL THE NEEDS AS DETERMINED BY THE DIRECTOR.

PARKING TABLE PROVISIONS
PER MIAMI-DADE COUNTY ZONING SEC. 33-124 (0) (2)

UNITS		
(53)	(1 BD) X 1.50 =	79.5
(34)	(2 BD) X 1.75 =	59.5
	TOTAL =	139
PROPOSED SPACES =		91
FUTURE SPACES =		48
		139

PARTIAL SITE PLAN - PARKING PROVISIONS
PER MIAMI-DADE COUNTY ZONING SEC. 33-124 (0) (2)



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A	09/25/09

LIL ABNER APARTMENTS
FOR
CONSOLIDATED REAL ESTATE INVESTMENTS
LOCATED AT:
11239 NW 4TH TERRACE,
MIAMI, FLORIDA 33172-3547

BURGOS LANZA & ASSOCIATES
675 Ponce de Leon Blvd., Suite 554
Coral Gables, Florida 33134
(786) 564-9005

BURGOS LANZA
ARCHITECT & PLANNERS
AA 26001519

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87-UNITS

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23

SAFE SIGHT DISTANCE TRIANGLE TABLE PER SEC. 33-11 MIAMI-DADE COUNTY			
FUNCTIONAL CLASSIFICATION OF THROUGH STREET	REQUIRED VISIBILITY		
	LEFT (FT)	RIGHT (FT)	DEPTH ON MINOR STREET
LOCAL	9	9	9
(50 FOOT OR LESS RIGHT-OF-WAY)	(TRIANGLE LIES WITHIN PUBLIC RIGHT-OF-WAY)		

VISIBILITY DISTANCES MEASURED FROM CENTER LINE OF MINOR STREET, ALONG ROW DEPTH VISIBILITY ON MINOR STREET MEASURED FROM ROW LINE OF THROUGH STREET, ALONG CENTER LINE OF MINOR STREET (PUBLIC OR PRIVATE STREET).

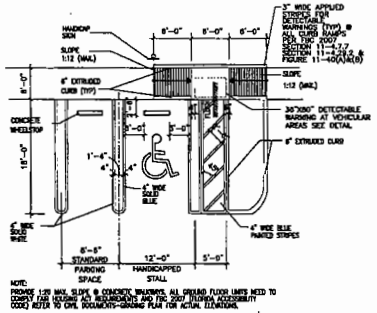
NOTE:
THE SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-MOBILITY AT A HEIGHT OF 2.5 FEET OF MORE ABOVE THE PAVEMENT. POTENTIAL OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO, STRUCTURES, GRASS, GROUND COVERS, SHRUBERY, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES. PER SEC 33-11 OF MIAMI DADE COUNTY ZONING CODE.

NOTE:
REFER TO CIVIL DRAWINGS FOR POST INDICATION VALVE AND HYDRANT LOCATIONS.

HANDICAP SIGN DETAIL N.T.S.

SIGN TO BE 1/8" ALUMINUM WITH YELLOW REFLECTIVE BACKGROUND AND BLUE TEXT MOUNTED TO U-CHANNEL POLE ENCASED IN SACKRETE

US MAIL PARKING SIGN N.T.S.



NOTE:
PROVIDE 1:20 MAX. SLOPE @ CONCRETE WALKWAYS. ALL GROUND FLOOR UNITS NEED TO COMPLY FAIR HOUSING ACT REQUIREMENTS AND FBC 2007 (FLORIDA ACCESSIBILITY CODE) REFER TO CIVIL DOCUMENTS-GRADING PLAN FOR ACTUAL ELEVATIONS.

HANDICAP & STANDARD PARKING SPACES DETAIL N.T.S.

PROPERTY ADDRESS

11239 NW 4TH TERRACE, MIAMI, FLORIDA 33172-3547
Folio# 30-4008-001-2431

LEGAL DESCRIPTION

LOT 3 LESS THE EAST 208.98 FEET THEREOF BLOCK 25, OF "SWEETWATER GROVES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

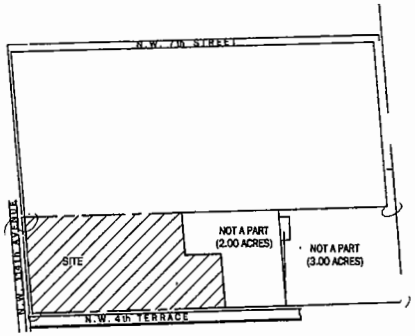
NOTE #1
SIGN
ALL PARKING SPACES BEYOND THIS POINT - ASSIGN PARKING SPACES ONLY

NOTE:
THE FIRE DEPT CONNECTION AND THE POST INDICATOR VALVE SHALL BE LOCATED NOT LESS THAN 40 FT FROM THE BUILDING - MAX DISTANCE TO HYDRANT 150 FEET (SEE CIVIL DRAWINGS)

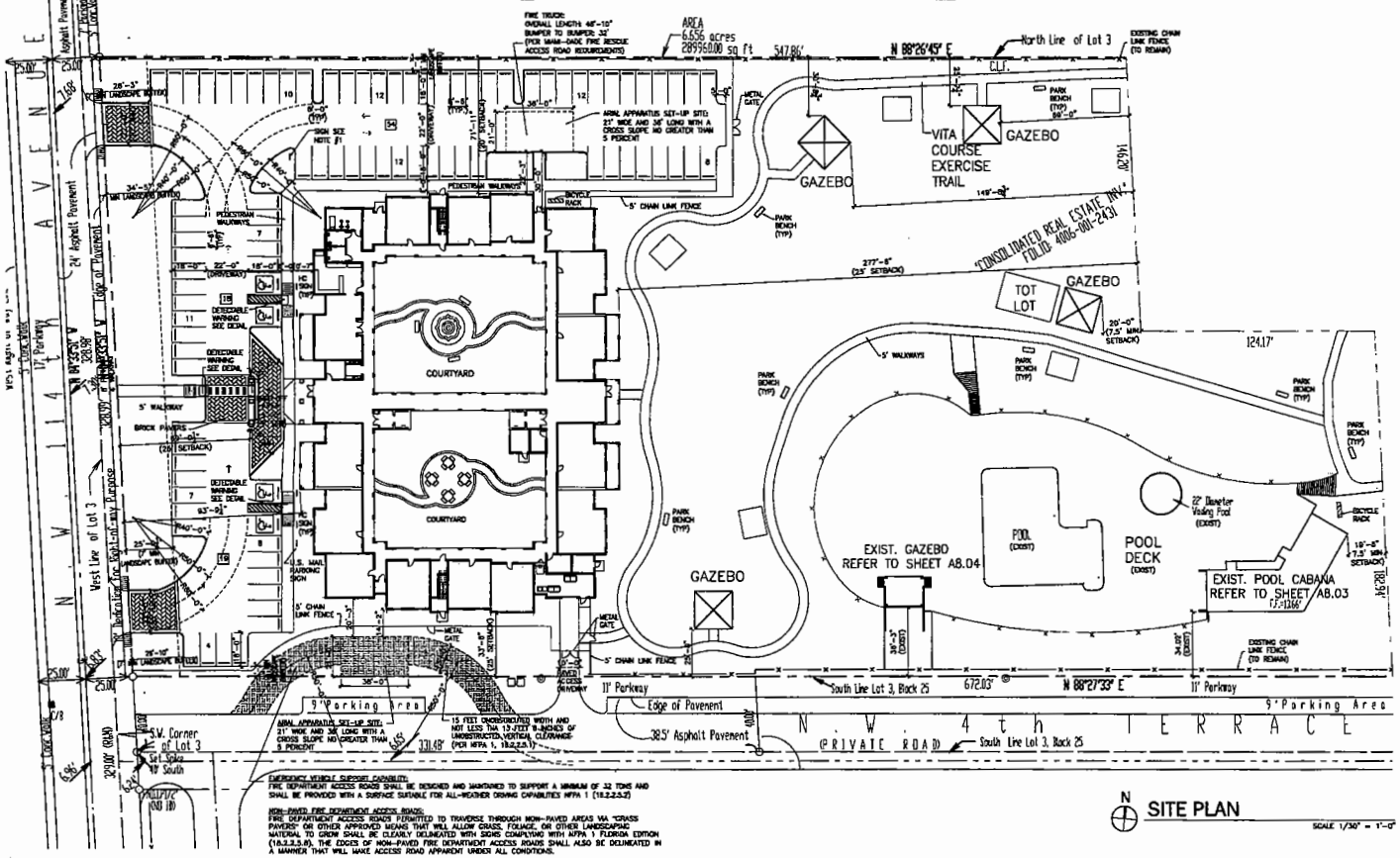
LEGEND

- FIRE HYDRANT (SEE CIVIL DWGS)
- ELECTRICAL TRANSFORMER (SEE ELECTRICAL DWGS)
- A/C COMPRESSOR UNITS (SEE MECHANICAL DWGS)
- 8 BICYCLE RACKS BY HUNTCO, (1800) 547-5809 INSTALLATION PER MANUF. SPECIFICATIONS.

SEE SITE DATA INFORMATION IN SHEET A0.02



N LOCATION MAP NOT TO SCALE



EMERGENCY VEHICLE SUPPORT CAPABILITY:
FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT A MINIMUM OF 32 TONS AND SHALL BE PROVIDED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES NFPA 1 (18.2.2.5.2)

NON-PAVED FIRE DEPARTMENT ACCESS ROADS:
FIRE DEPARTMENT ACCESS ROADS PERMITTED TO TRAVERSE THROUGH NON-PAVED AREAS VIA "GRASS PAVERS" OR OTHER APPROVED MEANS THAT WILL ALLOW GRASS, FOLIAGE, OR OTHER LANDSCAPING MATERIAL TO GROW SHALL BE CLEARLY DELINEATED WITH SIGNS COMPLYING WITH NFPA 1 FLORIDA EDITION (18.2.3.2.5.8). THE EDGES OF NON-PAVED FIRE DEPARTMENT ACCESS ROADS SHALL ALSO BE DELINEATED IN A MANNER THAT WILL MAKE ACCESS ROAD APPARENT UNDER ALL CONDITIONS.

N SITE PLAN SCALE 1/30" = 1'-0"

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A	09/25/09

LIL ABNER APARTMENTS
FOR
CONSOLIDATED REAL ESTATE INVESTMENTS
LOCATED AT:
11239 NW 4TH TERRACE,
MIAMI, FLORIDA 33172-3547

BURGOS LANZA & ASSOCIATES
678 Hillsboro Way, Suite 302
Coral Gables Florida, 33134
(786) 864-9058
AA 26001610

BURGOS LANZA
ARCHITECT & PLANNERS

DATE	07/08/09
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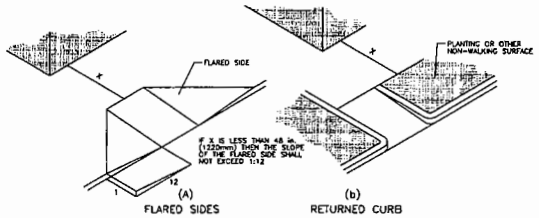
FBC 2007 – CHAPTER 11

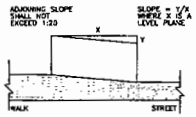
11-4.29 DETECTABLE WARNINGS.

11-4.29.2 DETECTABLE WARNINGS ON WALKING SURFACES.
(1) ALL DETECTABLE WARNING SURFACES REQUIRED BY THE CODE SHALL BE COVERED BY THE REQUIREMENTS OF ANSI A117.1-1986.
(2) DETECTABLE WARNING TEXTURED ON WALKING SURFACES SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, RAISED STRIPS, OR GROOVES. TEXTURED SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE. RAISED STRIPS OR GROOVES SHALL COMPLY WITH FIGURE 40 (A) AND FIGURE 40 (B). GROOVES MAY BE USED INDOORS ONLY.

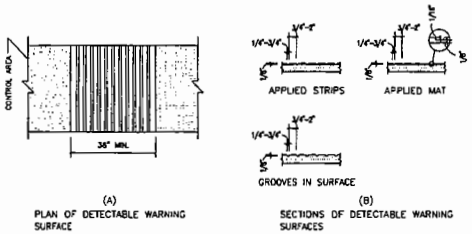
11-4.29.5 DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS.
IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 INCHES (915 MM) WIDE, COMPLYING WITH SECTION 11-4.29.2 .



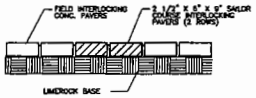
SIDES CURB RAMPS
(FIG-12)



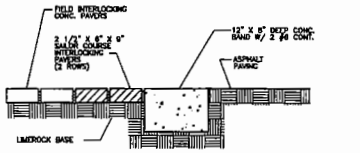
MEASUREMENT OF
CURB RAMP SLOPES
(FIG-11)



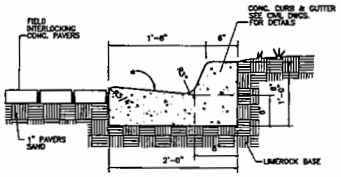
STRIPS AND GROOVES USED AS DETECTABLE
WARNINGS ON WALKING SURFACES
(FIG-40)



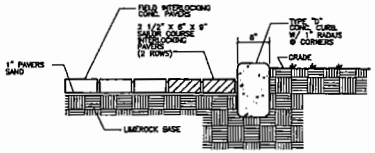
⑨ PAVER DETAIL
SCALE: 1 1/2" = 1'-0"



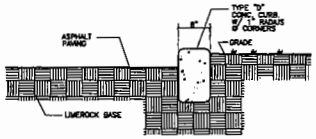
⑧ PAVER DETAIL
SCALE: 1 1/2" = 1'-0"



⑦ CURB & GUTTER DETAIL
SCALE: 1 1/2" = 1'-0"



PAVER
⑥ DETAIL (TYPE "D")
SCALE: 1 1/2" = 1'-0"



⑤ TYPE "D" CURB
SCALE: 1 1/2" = 1'-0"

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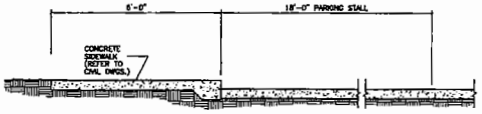
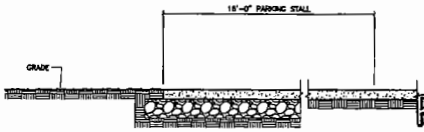
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

④ NOT USED

③ NOT USED



② SECTION THRU TYP. PARKING STALL
ADJACENT TO SIDEWALK
N.T.S.



① SECTION THRU TYP. PARKING STALL
ADJACENT TO LANDSCAPING
N.T.S.

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JUL - 6 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____
07/06/09

REVISIONS:	
REV.	REV. ISSUE

LIL ABNER APARTMENTS
FOR
CONSOLIDATED REAL ESTATE INVESTMENTS
LOCATED AT:
11239 NW 4TH TERRACE,
MIAMI, FLORIDA 33172-3547

BURGOS LANZA
ARCHITECT & PLANNERS
AA 26001519
BURGOS LANZA & ASSOCIATES
475 Biscayne Blvd., Suite 303
Miami-Dade County, Florida, 33134
(786) 554-9025
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DATE	07/06/09
DRAWN	PM
PROJECT No.	08-217
SCALE	AS-SHOWN

A0.04

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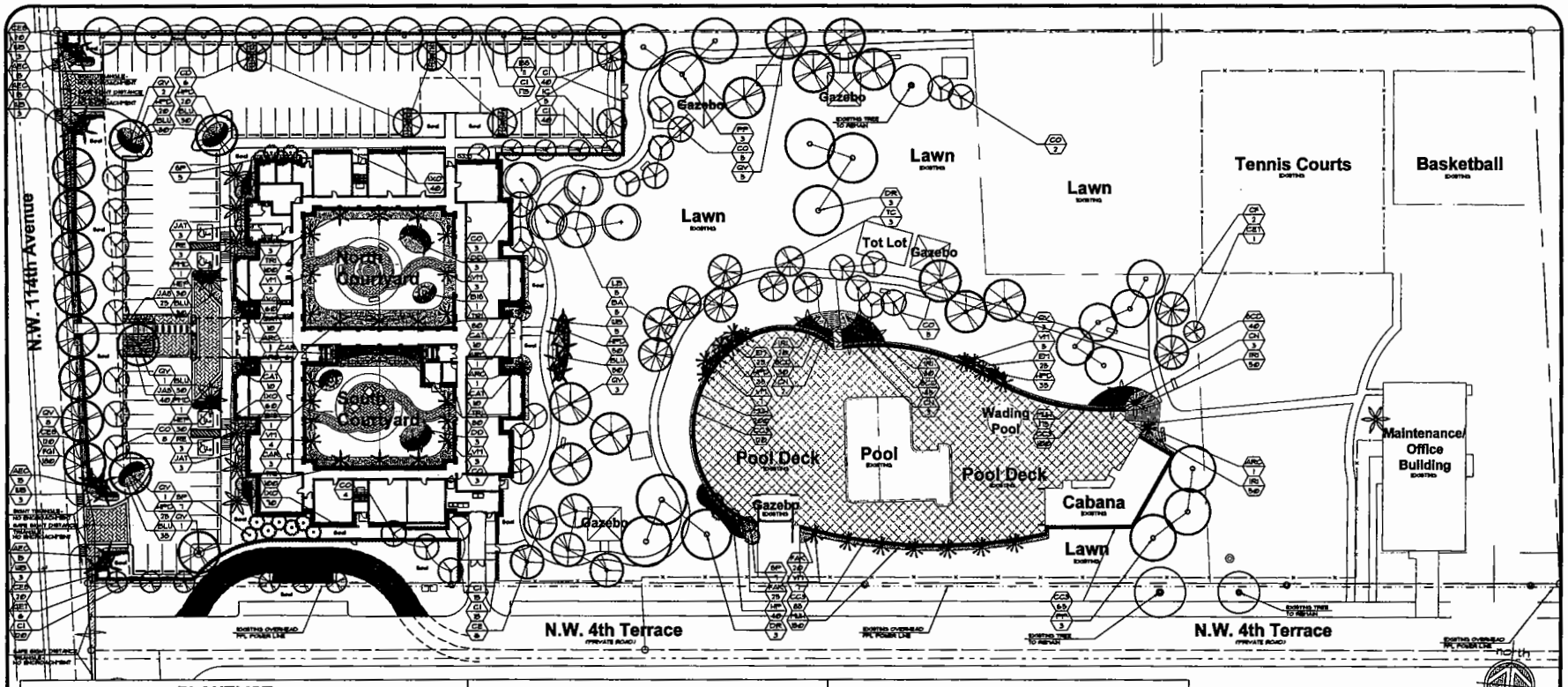

PLANTLIST

SYM	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
BA		5	YELLOW VERAWOOD	Bulnesia arborea	12' x 6'spr, 3 1/2" cal.
BG	YES	11	GUMBO LIMBO	Bursera simaruba	12' x 6'spr, 3 1/2" cal.
CF		2	GOLDEN SHOWER	Cassia fistula	12' x 6'spr, 3 1/2" cal.
CO	YES	36	SATINLEAF	Chrysophyllum oliviforme	12' x 6'spr, 3 1/2" cal.
CD	YES	6	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr, 3 1/2" cal.
CE	YES	9	GREEN BUTTONWOOD	Conocarpus erectus	12' x 6'spr, 3 1/2" cal.
CET	YES	7	SILVER BUTTONWOOD	Conocarpus erec. "Sericeus"	10" x 6', STANDARD
DR		6	POINCIANA	Delonix regia	14' x 6'spr, 3" cal.
IC	YES	5	DAHOON HOLLY	Ilex cassine	10" x 5'spr, 3" cal.
LS	YES	5	WILD TAMARIND	Lysiloma latisiliqua	12' x 6'spr, 3 1/2" cal.
PP		6	YELLOW POINCIANA	Peltophorum pellatum	12' x 6'spr, 3 1/2" cal.
QV	YES	24	LIVE OAKS	Quercus virginiana	16" x 7' spr, 4" cal, 6' c.t.
TC		3	YELLOW TABEBUIA	Tabebuia caraiba	12' x 6'spr, 3 1/2" cal.
ARC		5	KING ALEXANDER PALMS	Archontophoenix alexandrae	16' o.a. TRIPLE, full head
BIS		2	BISMARK PALMS	Bissarkia nobilis "Silver"	4' x 4', full head, specimen
CAR		12	CARPENTERIA PALMS	Carpenteria acuelata	16'-18' o.a. double, full head
CN		8	GREEN MALAYAN COCONUTS	Cocos nucifera	28' o.a. 6' c.t., full head
DD		6	TRIANGLE PALMS	Dypsis decaryi	FG, 12' o.a.hvy UL, full hd
PHD		2	"HEDJOOL DATE" PALMS	Phoenix dactylifera "Hedjool"	12' c.t., full head, Specimen
RE	YES	6	ROYAL PALMS	Roystonea elata	6' GEL, 25' o.a. full head
SP	YES	15	SABAL PALMS	Sabal palmetto	STD, 16'-26' o.a.
VM		32	MONTGOMERY PALMS	Veitchia montgomeryana	FG, 14' o.a. full head
WB		11	FOXTAIL PALMS	Wodyetia bifurcata	14' o.a., 5" + dbh, full hd
AEC		640	AECHMEA BROMELIADS	Aechmea blanchetiana	3 gal, 18" x 18", BULLIS
CC3	YES	370	JAMAICA CAPER	Capparis cynophallophora	3 gal, 24" x 24", 24"o.c. full
CAT		40	CAT PALMS	Chamaedorea cataracarum	15 gal, 3' x 3', 36" o.c.
CI	YES	469	COCOPLUM	Chysobalanus icaco	3 gal, 24" x 24", 24"o.c. full
CE3	YES	160	SILVER BUTTONWOOD	Conocarpus erectus "Sericeus"	3 gal, 24" x 24", 24" o.c. full
DLU		265	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full

LANDSCAPE LEGEND - CHAPTER 18A SITE DATA-

ORDINANCE 58-13.

ZONING DISTRICT: RU-4L — 4.65 AC. — 202,601 SF.

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan. Net lot area= 202,601 x 75%	50,676	66,255
B. Square feet of parking lot open space required by Chapter 18A, on site plan. 48 PROVIDED SPACES X 10 SF/ SPACE	480	480
C. Total s.f. of open space required by Chapter 33: A + B =	51,156	66,735
LAWN AREA CALCULATION: 51,156 required by Chapter 33	51,156	66,735
B. Maximum lawn area (sod) permitted= required by Chapter 18A, on site plan: .6 x 51,156 s.f.=	30,694	30,694

drought tolerant grasses shown on plan

DROUGHT TOLERANT BAHIA SOD INDICATED ON PLAN

TREES: 25 per Acre

A. No. trees required per net lot area space. Less existing No. of trees meeting min required	131	103 trees + 18/2 palms = 143
B. % Palms Allowed: No. of trees provided 16% x 50% =	35	18/2 palms = 39
% Palms permitted to count as street trees in 51 basis x 50%	-	
C. % Natives Required: No. of trees provided x 50% =	40	does not include st. trees 83
D. Street Trees (Maximum average spacing of 25' o.c.) linear feet along street /25=	10	SEE TABULATIONS CHART 10
E. Street trees located directly beneath power lines, mtx. svc. spacing of 25' oc	N/A	N/A
F. Parking lot open space trees 1 tree/ 50 s.f. 48/ 50= 1 tree	1	1
TOTAL NUMBER OF TREES REQUIRED	142	154
SHRUBS: A. No. trees required x 10= No. of shrubs allowed	1420	1760
B. No. shrubs allowed x 50% = No. of Native shrubs required	426	1760 (64.2%)

STREET TREE TABULATIONS

	REQUIRED	PROVIDED
N.W. 114th Avenue 325 L.F. = 1 TREE / 30 L.F.= 10 TREES	10	10 8 QV+ 4/2 SB
N.W. 4th Terrace PRIVATE ROAD - NOT DEDICATED NO STREET TREE REQUIREMENT	-	-
TOTAL	10	10

PLANTLIST

SYM	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
EPT		540	DWARF CROWN OF THORNS	Euphorbia spp. CULTIVAR	1 gal, 8" x 8" full, 12" o.c.
FGI		160	"GREEN ISLAND" FICUS	Ficus "Green Island"	3 gal, 18" x 18", 18" o.c., full
HPD	YES	188	DWARF FIREBUSH	Hamelia nodosa	3 gal, 18" x 18", 18" o.c.
HP	YES	40	FIREBUSH	Hamelia patens	3 gal, 24" x 24", 24" o.c. full
HEP		60	PARROT'S BEAK HELICONIA	Heliconia psittacorum	3 gal, 18" x 18" full, 18" o.c.
IXO		330	IXORA "NORA GRANT"	Ixora spp.	3 gal, 24" x 24", 24"o.c., full
JAS		65	WAX JASMINE	Jasmine volubile	3 gal, 18" x 18", 18" o.c., full
JAT		6	RED JATROPHA	Jatropha spp.	15 GAL, 5'-6' o.a.
MUH	YES	525	MUHLY GRASS	Muhlenbergia capillaris	1 gal, 12" x 12", 18" o.c., full
TRI		360	"TRINETTE" ARBORICOLA	Schefflera "Trinette"	3 gal, 24" x 24", 24" o.c., full
SCD	YES	115	SAND CORDGRASS	Spartina bakerii	3 gal, 14" x 14", 18" o.c. full
TRI		150	YELLOW WALKING IRIS	Trimezia martinicensis	3 gal, 18" x 12", 18" o.c. full
PAK	YES	45	PAKAHATCHEE GRASS	Tripsacum dactyloides	3 gal, 24" x 24", 36" o.c., full

A WRITTEN "TREE REMOVAL PERMIT" IS REQUIRED FROM MIAMI-DADE CO. DERM PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.

SEE SHEET TD-1 FOR EXISTING TREE STATUS AND DISPOSITION.

SEE SHEET L-2, FOR LANDSCAPE NOTES, DETAILS, SPECIFICATIONS, ETC.

SCALE: 1" = 30'

SITE LANDSCAPE PLAN

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BY_____

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MIAMI-DADE PLANNING AND...
BY

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LIL ABNER APARTMENTS
CONSOLIDATED REAL ESTATE INVESTMENTS
11239 N.W. 4th TERRACE
MIAMI-DADE, FL. 33172-3547

No.	Date:	Revision
1.	09/28/09	Revised background from Proj. Architect per Miami-Dade Co.

designed: J. F. BOCASH
drawn: B. DIAZ
checked: G. CATLIN
approved: J. F. BOCASH
project #: 09-21
scale: 1"=30'
date: July 6, 2009
cad ref: 09-21-61

JAMES F. BOCASH
FLA # 000393

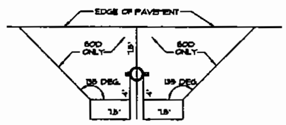
Drawing:
L-1

26

FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC -AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5730) RATE: 1.5 LBS/ INCH OF DIA. @ DBH PALMS: 12-04-12 (AFEC # 7216) RATE: 1.5 LBS/ INCH OF DIA. @ DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5730) RATE: 1.5 OZ/ FT. OF HEIGHT



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

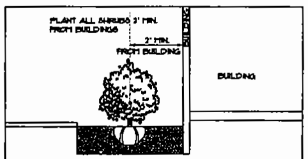
BY THE AUTHORITY OF THE FLORIDA BUILDING CODE.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE DETAIL

N.T.S.



SHRUB PLANTING ADJACENT TO BUILDINGS DETAIL

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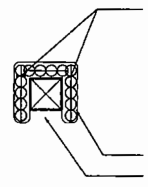


PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR UNCLE - TEL: 1 (800) 432-4770

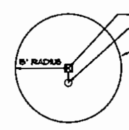
PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3" MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



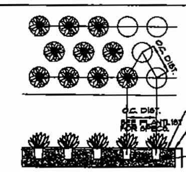
MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM CLEARANCE FOR ALL SMALL TREES AND PALMS IS 7.5 FEET. PER FPL GUIDELINES SEE FPL'S "PLANT THE RIGHT TREE IN THE RIGHT PLACE" FOR TREE AND PALM SIZES AND LIST.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

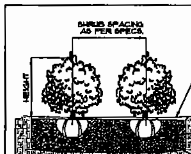
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

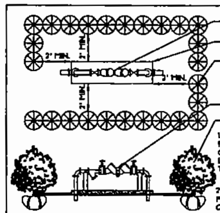
2" MIN. SAUCER COLLAR FOR WATER RETENTION

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR, COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.

PLANTING SOIL MIX - SEE LANDSCAPE NOTES, FOR MIX, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.



BACKFLOW PREVENTER

CONCRETE SLAB

PROPOSED HEDGE COCOPLUM: ADD SHRUBS AS NEEDED IF NOT SHOWN ON PLAN, 3 GAL., 24" X 24", 2' O.C

BACKFLOW PREVENTER

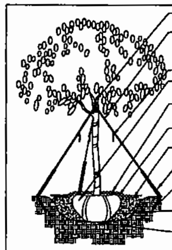
PROPOSED HEDGE

1.) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2.) LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-157(d) OF THE MIAMI-DADE COUNTY CODE.

TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.

"BLACK WELLINGTON" TAPE OR APPROVED EQUAL, GUYS, 3/ TREE, SPACED EQUALLY AND LOCATED ABOVE THE FIRST LATERAL BRANCHES

FLAGGING RIBBON ON ALL GUY WIRES

REMOVE BURLAP FROM THE TOP ⅓ OF THE ROOTBALL.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

PROTECT STAKED END OF WELLINGTON TAPE W/ A 12" LONG SECTION OF PVC PIPE (TYP.)

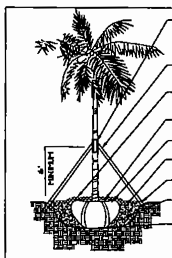
IRON REBAR (#4) OR WOODEN STAKES (TYP.) BURIED BELOW GROUND LEVEL.

BACKFILL AROUND THE ROOTBALL WITH 50/50 TOPSOIL:SAND MIX.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL

N.T.S.



3 - 2" x 4" WOOD BATTENS SECURED TO PALM W/ STEEL BANDING-DO NOT NAIL INTO PALM. TOE NAIL 2" X 4" BRACE TO BATTENS. MINIMUM 5 LAYERS OF BURLAP

2" x 4" WOOD BRACES -MIN. 3 PER PALM SPACED EQUALLY AROUND PALM

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

REMOVE BURLAP FROM TOP ⅓ OF THE ROOTBALL.

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

2" X 4" BRACE BURIED AND TIED W/ #4 REBAR.

BACKFILL AROUND THE ROOTBALL WITH 50/50 TOPSOIL:SAND MIX

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

PALM PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR ALL LANDSCAPE AREAS.

   SODDED-LAWN AREAS:
   2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   GROUNDCOVER PLANTING BEDS:
   6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   SHRUB AND HEDGE PLANTING AREAS:
   12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   TREES, PALMS, SPECIMEN PLANT MATERIAL:
   24" DEPTH PLANTING SOIL SPREAD IN PLACE -OR- TO THE DEPTH OF THE ROOTBALL OR CONTAINER, WHICHEVER IS GREATEST, THROUGHOUT.
   LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
   EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME FOR A WIDTH OF 36" FROM THE BUILDING BASE.

THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND SOIL APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS, AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

5. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.

6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, ETC. ARE TO BE CONTAINED IN THE MULCH, THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

7. SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON PLAN, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. CONTRACTOR SHALL BE PAID BY THE TOTAL SODDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).

8. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 3-MONTH WARRANTY.

9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A 1-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

10. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

11. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

12. IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 100% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED.

13. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

14. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

15. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

16. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST TO INSURE QUALITY WORK.

17. ALL EXISTING TREES SHALL BE 'LIFTED AND THINNED' TO PROVIDE AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS AND ALL VEHICULAR USE AREAS.

18. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS "PROHIBITED" TREES MAY BE EXEMPT FROM THE PERMIT.

Rev
RECEIVED
SEP 28 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

NOTES, DETAILS, SPECIFICATIONS, ETC.

RECEIVED
SEP 28 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY ________

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
Landscape Design
Irrigation Design
jimmy@jfsdesignfl.com
J F S
1533 NW 140th Terr.
Pembroke Pines, FL 33028
TEL: (954) 441-1852
FAX: (954) 442-8225

LIL ABNER APARTMENTS
CONSOLIDATED REAL ESTATE INVESTMENTS

11239 N.W. 4th TERRACE
MIAMI-DADE, FL. 33172-3547

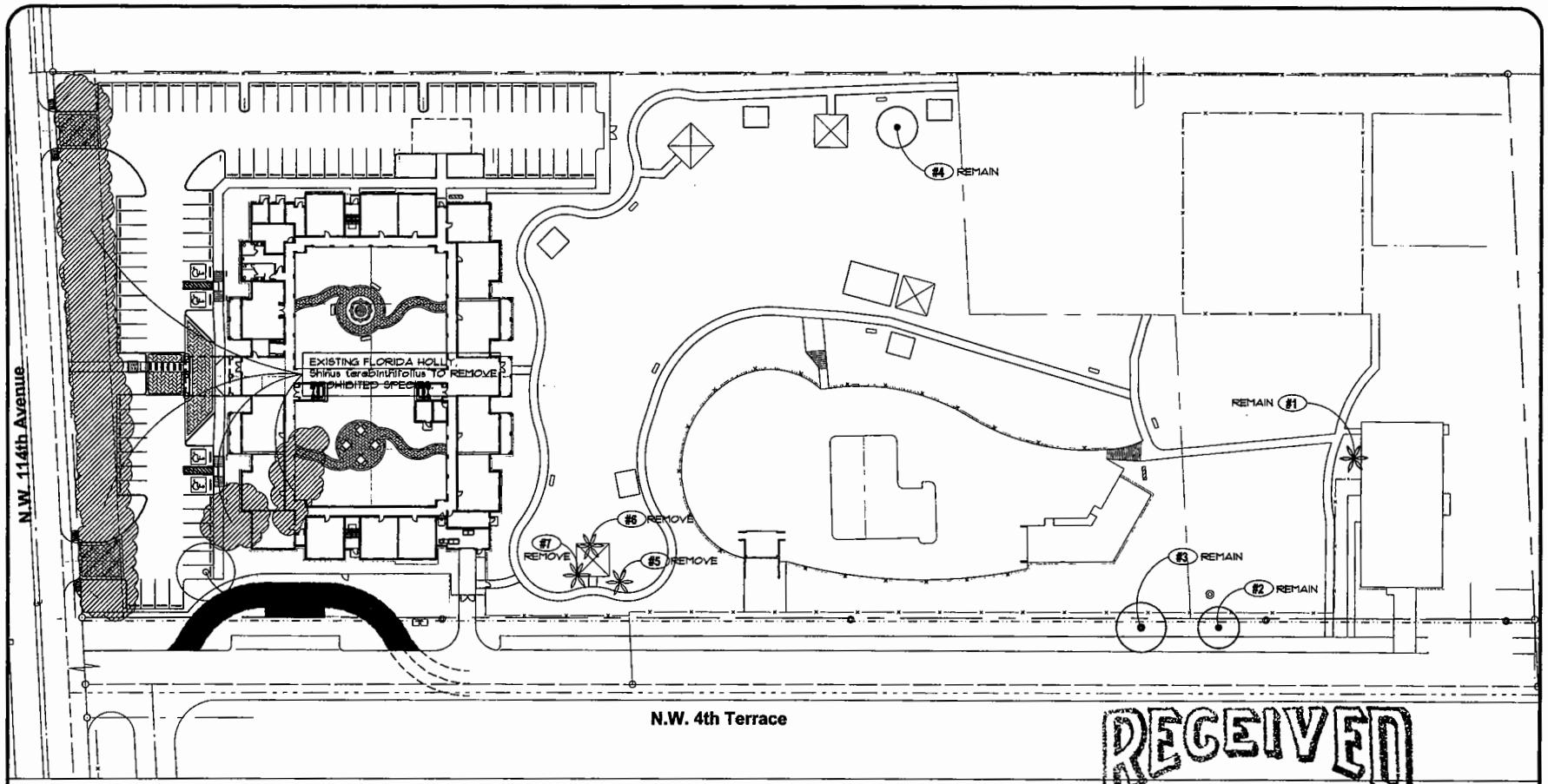
No.:	Date:	Revision
1.	09/28/09	Revised background from Proj. Architect per Miami-Dade Co.

designed:	J. F. SOCASH
drawn:	B. DIAZ
checked:	G. CATLIN
approved:	J. F. SOCASH
project #:	09-21
scale:	AS SHOWN
date:	July 6, 2009
cad ref:	09-21-62

JAMES F. SOCASH
RLA # 0000932

Drawing:
L-2

27



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SEP 28 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

north

SCALE: 1" = 30'

TREE NUM	SYM	5/26/2009 COMMON NAME	LIL ABNER, 11239 N.W. 4th Terrace, Sweetwater, FL 33172 BOTANICAL NAME	HEIGHT	SPREAD	DBH	CONDITION %	STATUS	CANOPY	CANOPY LOSS	REMARKS
1	CN	COCONUT PALM	*Cocos nucifera*	30	20	12	60	REMAIN	314		
2	BS	BLACK OLIVE	*Bucida buceras*	28	25	22	50	REMAIN	491		Under powerline
3	BS	BLACK OLIVE	*Bucida buceras*	24	32	16	50	REMAIN	804		Under powerline
4	PP	PONGAM	*Pongamia pinnata*	18	25	43	50	REMAIN	491		
5	RE	ROYAL PALM	*Roystonea elata*	35	15	18	45	REMOVE	177	177	Declining Head
6	SR	QUEEN PALM	*Syagrus romanzoffiana*	20	20	10	45	REMOVE	314	314	
7	SR	QUEEN PALM	*Syagrus romanzoffiana*	30	20	10	45	REMOVE	314	314	
8	CA	CARROTWOOD	*Cupaniopsis anacardoides*	25	35	16	50	REMOVE	962	962	PROHIBITED SPECIES
									3,867	1,767	

CALCULATIONS ARE APPROXIMATE PER FIELD OBSERVATION AND INVENTORY ON JUNE 25, 2009.
LOCATIONS ARE PER FIELD NOTES AND ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE SURVEY LOCATED, PRIOR TO ANY WORK TO DETERMINE EXACT LOCATIONS OF ALL TREES AND PALMS.
PROHIBITED SPECIES ARE NOT CALCULATED PER MIAMI-DADE CO. TREE PRESERVATION ORDINANCE

NOTES:

1. SEE SHEETS L-1 FOR PROPOSED LANDSCAPE PLANTING LOCATIONS.
2. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE CO. DERM). TREE AND HEDGE REMOVAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
3. NOTE: LOCATIONS SHOWN FOR THE EXISTING TREES ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING AND ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES TO REMAIN.
4. ALL INVASIVE EXOTIC VEGETATION AND OTHER PLANTS LISTED AS CATEGORY I, ON THE EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

A WRITTEN "TREE REMOVAL PERMIT" IS REQUIRED FROM MIAMI-DADE CO. DERM PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.

SEE SHEET TD-1 FOR EXISTING TREE STATUS AND DISPOSITION.

SEE SHEET L-2, FOR LANDSCAPE NOTES, DETAILS, SPECIFICATIONS, ETC.

TREE DISPOSITION PLAN

JFS Design Inc
LANDSCAPE ARCHITECTURE
LC 000393
Landscape Design
Irrigation Design
1833 NW 140th Ter.
Pembroke Pines, FL
33028
TEL: (954) 447-1052
FAX: (954) 442-5275
jimmy@jfsdesignfl.com

LIL ABNER APARTMENTS
CONSOLIDATED REAL ESTATE INVESTMENTS
11239 N.W. 4th TERRACE
MIAMI-DADE, FL. 33172-3547

No.	Date	Revision
1.	09/28/09	Revised background from Proj. Architect. per Miami-Dade Co.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: G. CATLIN
approved: J. F. SOCASH
project #: 09-21
scale: 1"=30'
date: July 6, 2009
cad ref: 09-21-tD

JAMES F. SOCASH
RLA # 0002602

Drawing:
TD-1

28

UNIT MIX

UNIT	UNIT TYPE	
	UNIT A	UNIT B
101		B
102		B
103	A	
104	A	
105	A	
106	A	
107	–	–
108		B
109		B
110	–	–
111		B
112		B
113	A	
114	A	
115	A	
116	A	
TOTAL	8	6
	14	

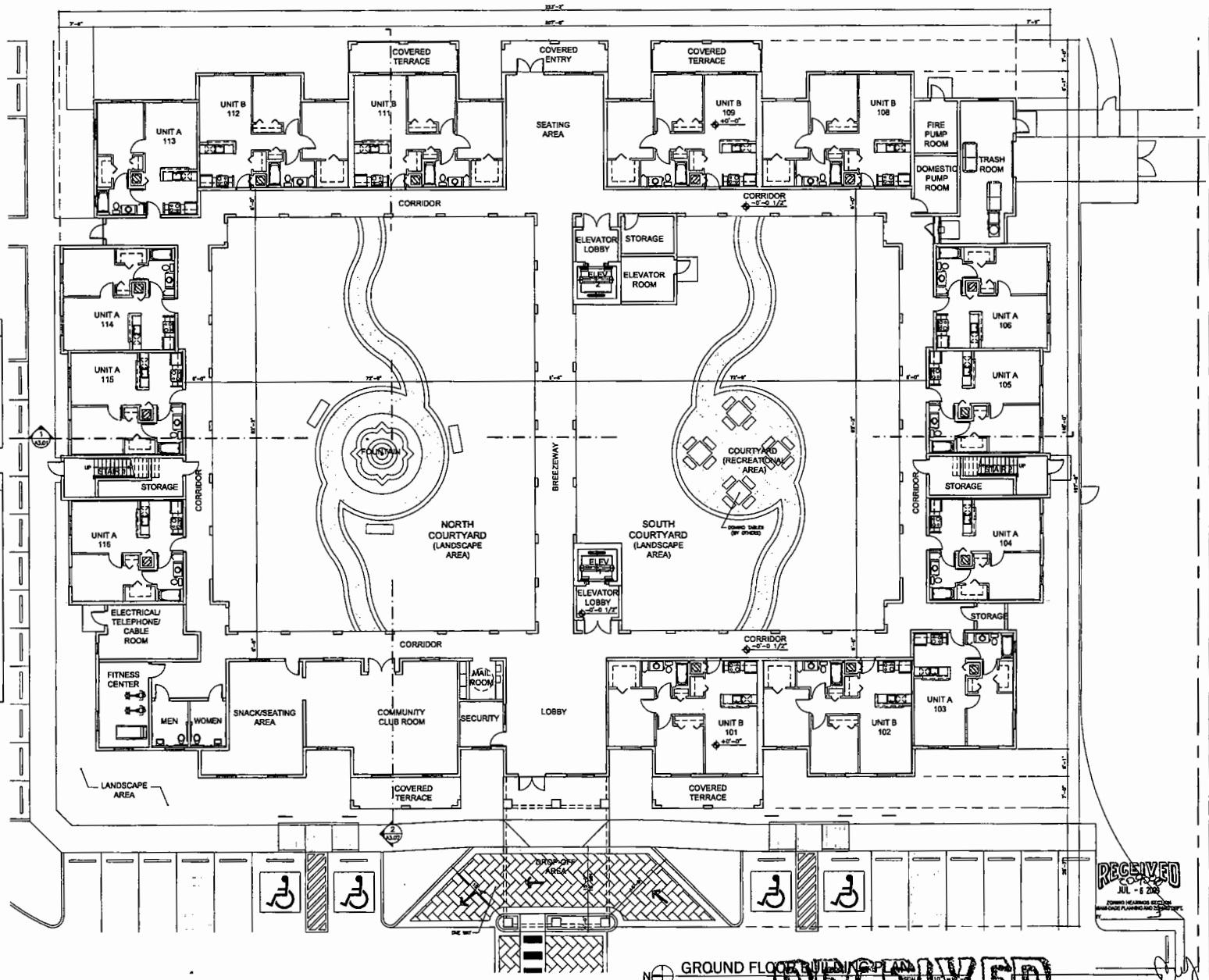
GROUND FLOOR
GROSS AREA: 21,633 S.F.

BUILDING PLAN NOTES:

1. DO NOT SCALE DRAWINGS USE FIGURE DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF A CONFLICT NOTIFY ARCHITECT BEFORE PROCEEDING.
2. REFER TO CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN FOR PARKING CONFIGURATION. EXTERIOR WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING EXTENDED AT 1 TO 20 SLOPE (REFER TO CIVIL GRADING PLANS).
3. SOIL TO BE TREATED FOR TERMITES BEFORE POURING SLABS. GENERAL CONTRACTOR TO PROVIDE TO THE BUILDING DEPARTMENT A CERTIFICATE OF COMPLIANCE PREPARED BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" PER F.B.C. 2004 SECTION 1816.1.7

WALL TYPES:

- CONC. BLOCK W/ STUCCO FINISH EXTERIOR, AND 1 5/8" MTL STUDS OR DOUBLE P.T. FURRING W/ 1/2" GYP BD. FINISH INTERIOR
- 8" CONC. TUNNEL WALL (SEE STRUCT DRGS) AND 1 5/8" MTL STUDS OR DOUBLE P.T. FURRING W/ 1/2" GYP. BD. FINISH INTERIOR
- NON RATED MTL. STUD PARTITION
- 1-HOUR RATED MTL. PARTITION (SEE DETAIL 13/A7.00)
- 1-HOUR RATED MTL. PARTITION WITH CONC. FILLED STEEL COLUMN (INTERIOR MASTIC COATING ON EXPOSED -NON PROTECTED STRUCTURAL STEEL PLATES & BASE, APPLICATION PER MANUFACTURER SPECIFICATIONS).
- DOOR DESIGNATION REFER TO DOOR SCHEDULE
- WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- INTERIOR ELEVATION DESIGNATION
- SHAFT SUPPORTS S.R.B. SUPPS AT 7'-0" A.F.F. WOMEN UNITS AND SANITARY CORRIDOR, METAL FRAME. REFER TO DETAIL 3/A7.03
- KEY NOTES: REFER TO LEGEND FOR DESIGNATION.
- F.E. PROVIDE FIRE EXT. 5A 40BC TYPE (FIRE EXTINGUISHER TO COMPLY W/F.B.C. CHAPTER 38 F.F.P.C. 7.8.3.1 & N.F.P.A 10)
- 30" x 48" CLEAR FLOOR SPACE



GROUND FLOOR BUILDING PLAN

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JUL - 6 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISIONS:

REV.	REV. ISSUE

LIL ABNER APARTMENTS

FOR
CONSOLIDATED REAL ESTATE INVESTMENTS
LOCATED AT:
11239 NW 4TH TERRACE,
MIAMI, FLORIDA 33172-3547

BURGOS LANZA
ARCHITECT & PLANNERS
AA 26001819

BURGOS LANZA & ASSOCIATES
4000 BISCAYNE BLVD. SUITE 1
Coral Gables Florida, 33134
(786) 564-0035

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DATE	07/06/09
DRAWN	PB
PROJECT No.	2007-017
SCALE	AS SHOWN

87-UNITS

A1.11

RECEIVED
JUL - 6 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

29

UNIT MIX

UNIT	UNIT TYPE: UNIT A	UNIT TYPE: UNIT B
201		B
202		B
203	A	
204	A	
205	A	
206	A	
207	A	
208		B
209		B
210	A	
211		B
212		B
213	A	
214	A	
215	A	
216	A	
217	A	
218		B
219		B
220	A	
	12	8
TOTAL	20	

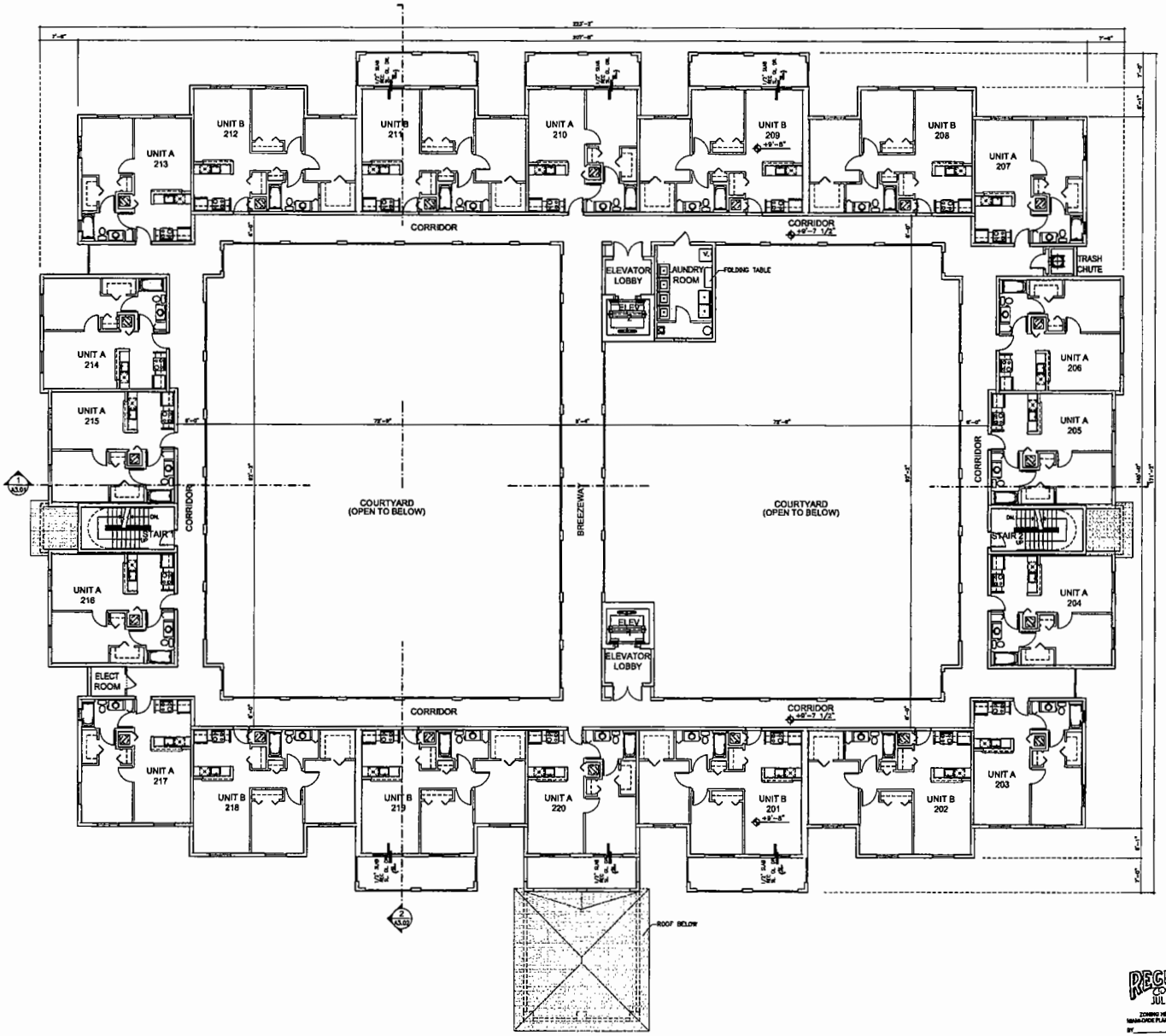
SECOND FLOOR
GROSS AREA: 20,858 S.F.

BUILDING PLAN NOTES:

1. DO NOT SCALE DRAWINGS USE FIGURE DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF A CONFLICT NOTIFY ARCHITECT BEFORE PROCEEDING.
2. REFER TO CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN FOR BUILDING CONTINUATION. EXTERIOR WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING ENTRANCES AT 1 TO 20 SLOPE (REFER TO CIVIL GRADING PLANS).
3. SOIL TO BE TREATED FOR TERMITES BEFORE POURING SLABS. GENERAL CONTRACTOR TO PROVIDE TO THE BUILDING DEPARTMENT A CERTIFICATE OF COMPLIANCE PROVIDED BY A LICENSED PEST CONTROL COMPANY THAT CONFIRMS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" PER F.B.C. 2004 SECTION 1816.1.7

WALL TYPES:

- CONC. BLOCK W/ STUCCO FINISH EXTERIOR, AND 1 5/8" MTL. STUDS ON DOUBLE P.T. FURRING W/ 1/2" GYP. BD. FINISH INTERIOR
- 8" CONC. FRAME, SHALL CAST STRUCT. FINISH AND 1 5/8" MTL STUDS ON DOUBLE P.T. FURRING W/ 1/2" GYP. BD. FINISH INTERIOR
- NON RATED MTL. STUD PARTITION
- 1-HOUR RATED MTL. PARTITION (SEE DETAIL 15/A7.00)
- 1-HOUR RATED MTL. PARTITION WITH CONC. FILLED STEEL COLUMN (PROVIDE WHERE COATING ON EXPOSED -NON PROTECTED STRUCTURAL STEEL PLACED IN SHEE. APPLICATION PER MANUFACTURER SPECIFICATIONS).
- DOOR DESIGNATION REFER TO DOOR SCHEDULE
- WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- INTERIOR ELEVATION DESIGNATION
- DROP SOFFITS O.W.S. SOFFIT AT 7'-6" A.F.F., MINIMUM UNITS AND BREEZEWAY CORRIDOR, MODEL FRAME. REFER TO DETAIL 32/A7.03
- KEY NOTES: REFER TO LEGEND FOR DESCRIPTION.
- F.E. PROVIDE FIRE EXT. 2A 40BC TYPE (FIRE EXTINGUISHER TO COMPLY W/F.B.C. CHAPTER 38 F.F.P.E. 7.2.3.1 & NFPA 10)
- 30" x 48" CLEAR FLOOR SPACE



N SECOND FLOOR BUILDING PLAN
SCALE: 1/10" = 1'-0"

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

BUILDING PLAN
07/06/09

REVISIONS:

REV.	REV. ISSUE

LIL ABNER APARTMENTS

FOR
CONSOLIDATED REAL ESTATE INVESTMENTS
LOCATED AT:
11239 NW 4TH TERRACE,
MIAMI, FLORIDA 33172-3547

BURGOS LANZA & ASSOCIATES
ARCHITECT & PLANNERS
AA 26001819
8700 SW 8 STREET, SUITE 202
Coral Gables Florida, 33144
(786) 864-9058
BURGOS LANZA ARCHITECT AR 0011061
LICENSED REAL ESTATE BROKER

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DATE	07/06/09
DRAWN	RS
PROJECT No.	09-217
SCALE	AS-SHOWN

87-UNITS

A1.12

30

UNIT MIX

UNIT	UNIT TYPE: UNIT A	UNIT B
301		B
302		B
303	A	
304	A	
305	A	
306	A	
307	A	
308		B
309		B
310	A	
311		B
312		B
313	A	
314	A	
315	A	
316	A	
317	A	
318		B
319		B
320	A	
	12	8
TOTAL	20	

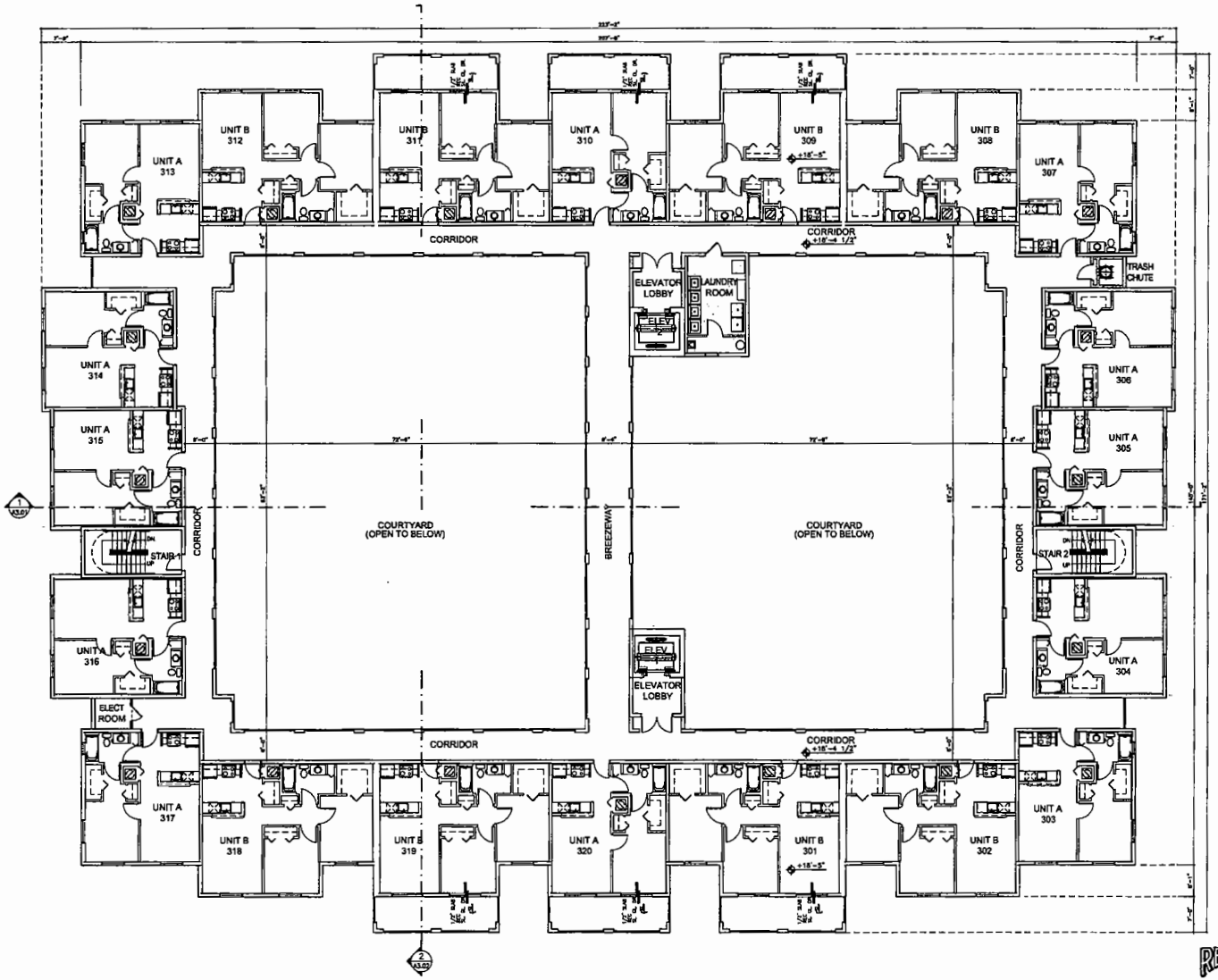
THIRD FLOOR
GROSS AREA: 20,858 S.F.

BUILDING PLAN NOTES:

1. DO NOT SCALE DRAWINGS USE FIGURE DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD OF A CONFLICT NOTIFY ARCHITECT BEFORE PROCEEDING.
2. REFER TO CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN FOR WHEELCHAIR CONFIGURATION. EXTERIOR WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING (ENTRANCES AT 1 TO 20 SLOPE (REFER TO CIVIL DRAWING PLANS).
3. SOIL TO BE TREATED FOR TERMITES BEFORE POURING SLABS. GENERAL CONTRACTOR TO PROVIDE TO THE BUILDING DEPARTMENT A CERTIFICATE OF COMPLIANCE PREPARED BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" PER F.B.C. 2004 SECTION 1816.1.7

WALL TYPES:

- CONC. BLOCK W/ STUCCO FINISH EXTERIOR, AND 1 5/8" MTL STUDS OR DOUBLE P.T. FURRING W/ 1/2" GYP BD. FINISH INTERIOR
- 8" CONC. TUNNEL WALL (SEE STRUCT DWGS) AND 1 5/8" MTL STUDS OR DOUBLE P.T. FURRING W/ 1/2" GYP. BD. FINISH INTERIOR
- NON RATED MTL. STUD PARTITION
- 1-HOUR RATED MTL PARTITION (SEE DETAIL 15/S7.02)
- 1-HOUR RATED MTL PARTITION WITH CONC. FILLED STEEL COLUMN (REMOVE MASTIC COATING ON EXPOSED -NEW PROTECTED STRUCTURAL STEEL PLACES & SHAE APPLICATION PER MANUFACTURER SPECIFICATIONS).
- DOOR DESIGNATION REFER TO DOOR SCHEDULE
- WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- INTERIOR ELEVATION DESIGNATION
- DROP SOFFIT (U.N.O. SOFFIT AT 7'-0" A.F.F. BEHIND LAVIS AND BREEZEWAY CORRIDOR, METAL FRAME. REFER TO DETAIL 20/A7.02
- KEY NOTES REFER TO LEGEND FOR DESIGNATION.
- FRONGE FIRE EXT. 3A 40BC TYPE (TYPE EXTINGUISHER TO COMPLY W/F.B.C. CHAPTER 38 F.F.P.C. 7A.3.1 & N.F.P.A 10)
- 30" x 48" CLEAR FLOOR SPACE



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MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

N THIRD FLOOR BUILDING PLAN
SCALE: 1/10" = 1'-0"

BUILDING PLAN

07/06/09

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

REVISIONS:	
REV.	REV. ISSUE

LIL ABNER APARTMENTS

FOR
CONSOLIDATED REAL ESTATE INVESTMENTS
LOCATED AT:
11239 NW 4TH TERRACE,
MIAMI, FLORIDA 33172-3547

BURGOS LANZA & ASSOCIATES
670 BILTMORE WAY, SUITE 1000
Coral Gables, Florida, 33134
(786) 864-8035
LA 26001619
BURGOS LANZA ARCHITECT & PLANNERS

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DATE	07/06/09
DRAWN	SD
PROJECT No.	08-317
SCALE	AS-SHOWN

87-UNITS

A1.13

31

UNIT MIX

UNIT	UNIT TYPE	
	UNIT A	UNIT B
401		B
402		B
403	A	
404	A	
405	A	
406	A	
407	A	
408		B
409		B
410	A	
411		B
412		B
413	A	
414	A	
415	A	
416	A	
417	A	
418		B
419		B
420	A	
	12	8
TOTAL	20	

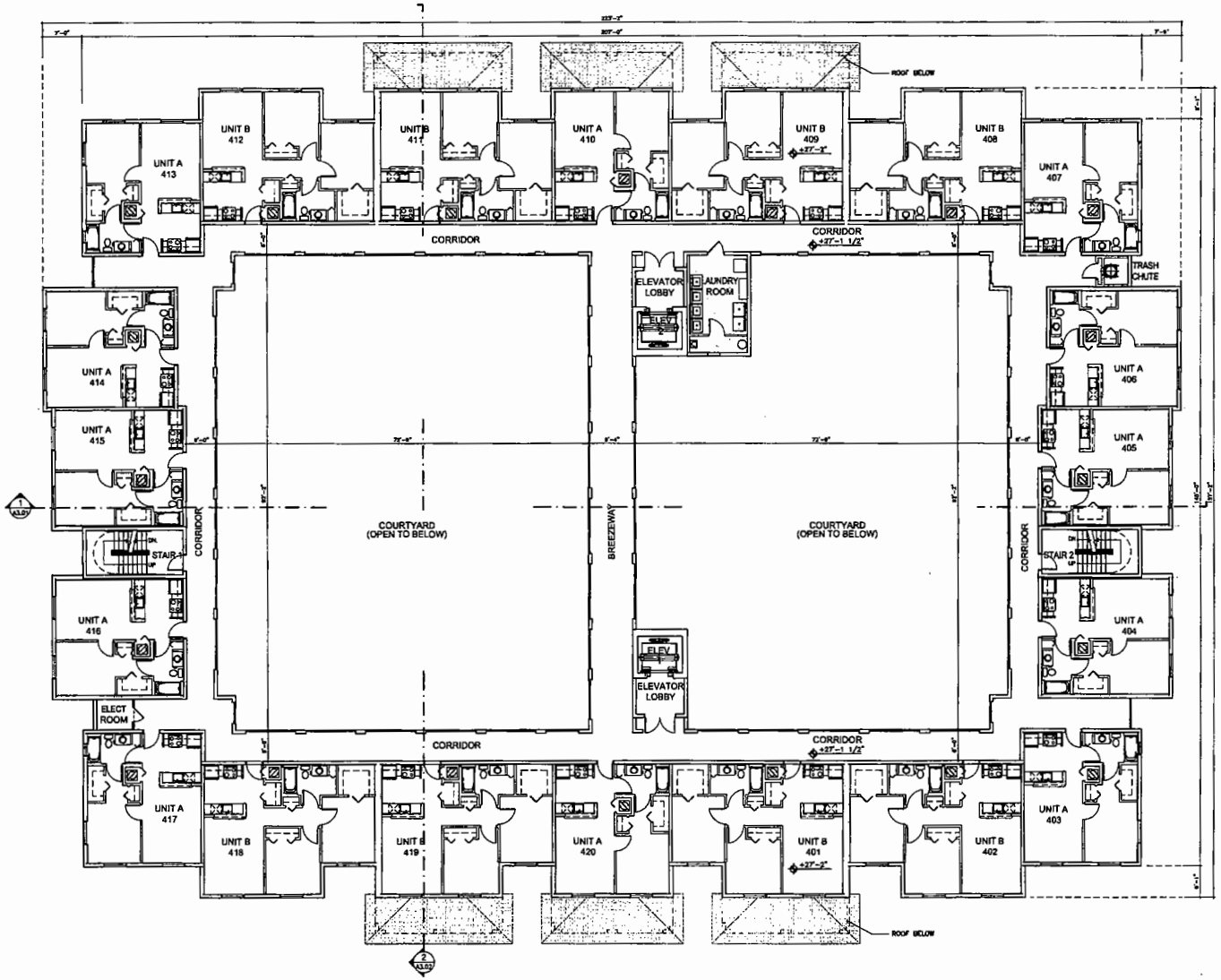
THIRD FLOOR
GROSS AREA: 19,827 S.F.

BUILDING PLAN NOTES:

1. DO NOT SCALE DRAWINGS USE FIGURE DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, IN THE EVENT OF A CONFLICT NOTIFY ARCHITECT BEFORE PROCEEDING.
2. REFER TO CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN FOR SIDEWALK CONFIGURATION. EXTERIOR WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING EXPONENTS AT 1 TO 20 SLOPE (REFER TO CIVIL GRADING PLANS).
3. SOIL TO BE TREATED FOR TERMITES BEFORE POURING SLABS. GENERAL CONTRACTOR TO PROVIDE TO THE BUILDING DEPARTMENT A CERTIFICATE OF COMPLIANCE PREPARED BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" PER F.B.C. 2004 SECTION 1816.1.7

WALL TYPES:

- CONC. BLOCK W/ STUCCO FINISH EXTERIOR, AND 1 5/8" MTL STUDS OR DOUBLE F.T. FURRING W/ 1/2" GYP. BD. FINISH INTERIOR
- 6" CONC. TUNNEL WALL (SEE STRUCT DWGS) AND 1 5/8" MTL STUDS OR DOUBLE F.T. FURRING W/ 1/2" GYP. BD. FINISH INTERIOR
- NON RATED MTL. STUD PARTITION
- 1-HOUR RATED MTL PARTITION (SEE DETAIL 15/10.02)
- 1-HOUR RATED MTL PARTITION WITH CONC. FILLED STUD, DRILLED DYWIDAG WEDGE COUPLER ON EXPOSED -NON PROJECTED STRUCTURAL STEEL PLATES & BASE APPLICATION PER MANUFACTURER SPECIFICATIONS.
- DOOR DESIGNATION REFER TO DOOR SCHEDULE
- WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- INTERIOR ELEVATION DESIGNATION
- DROP SOFFITS (U.N.O. SOFFIT AT 7'-6" A.F.F. BEHIND UNITS AND BREEZEWAY CORRIDORS, MATCH FRAME. REFER TO DETAIL 30/07.03
- KEY NOTES REFER TO LEGEND FOR DESIGNATION.
- F.E. PROVIDE FIRE EXT. 5A 40BC TYPE (THE EXTINGUISHER TO COMPLY W/F.B.C. CHAPTER 34 F.F.P.C. T.E.S.T. & M.F.A 10)
- 30" x 48" CLEAR FLOOR SPACE



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

N FOURTH FLOOR BUILDING PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
JUL - 6 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

BUILDING PLAN 07/06/09

REVISIONS:	
REV.	REV. ISSUE

LIL ABNER APARTMENTS
FOR
CONSOLIDATED REAL ESTATE INVESTMENTS
LOCATED AT:
11239 NW 4TH TERRACE,
MIAMI, FLORIDA 33172-3647

BURGOS LANZA
ARCHITECT & PLANNERS
AA 26001619

BURGOS LANZA & ASSOCIATES
675 Ponce de Leon Blvd., Suite 205
Coral Gables Florida, 33134
(786) 804-8038

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DATE:	07/06/09
DRAWN:	PR
PROJECT No.	08-217
SCALE:	AS-SHOWN

87-UNITS

A1.14

32

UNIT MIX		
UNIT	UNIT TYPE	
	UNIT A	UNIT B
505	A	
506	A	
507	A	
508	A	
509		B
510		B
511	A	
512		B
513		B
514	A	
515	A	
516	A	
517	A	
	9	4
TOTAL	13	

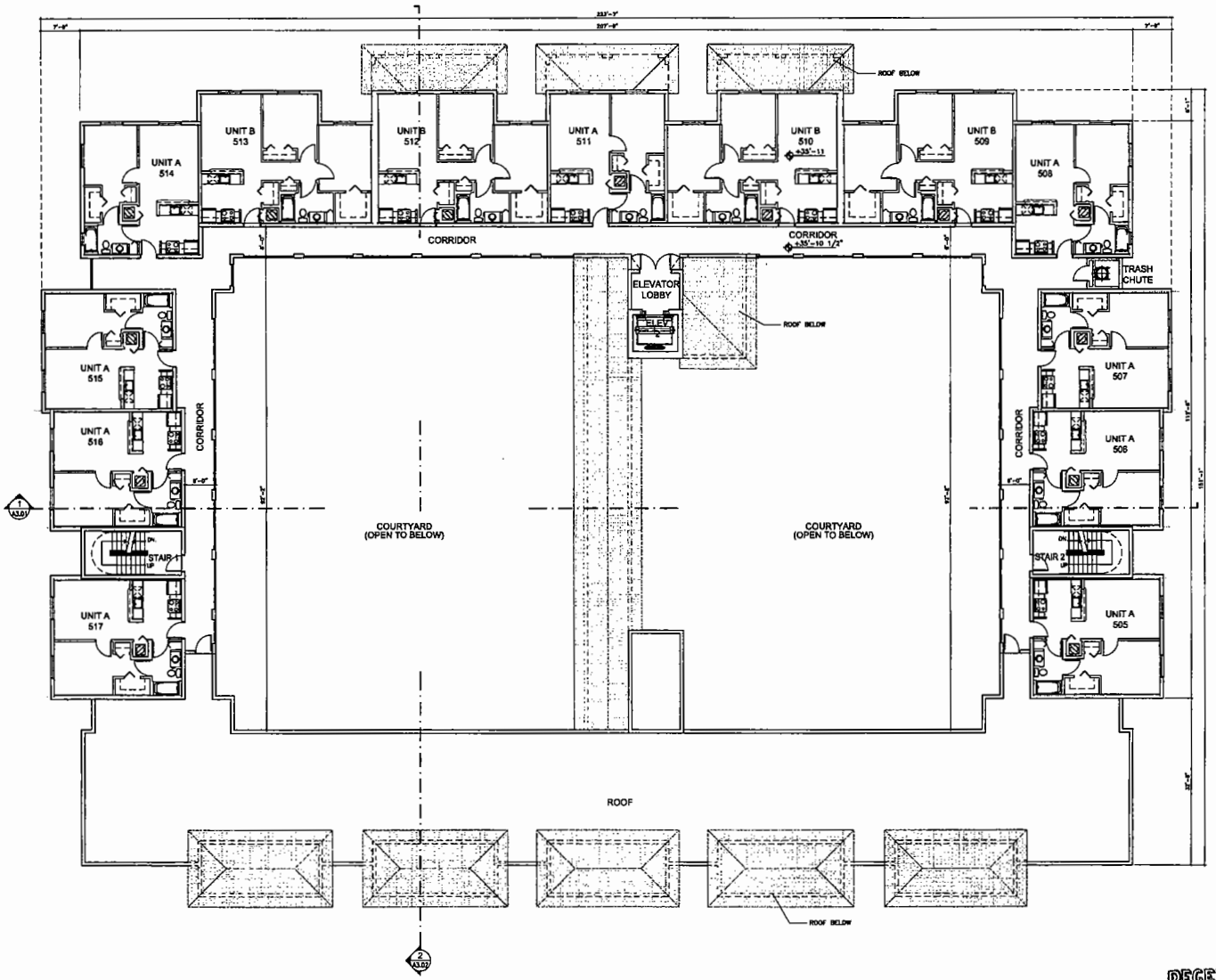
FIFTH FLOOR
GROSS AREA: 11,753 S.F.

BUILDING PLAN NOTES:

1. DO NOT SCALE DRAWINGS USE FIGURE DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE SHOP OF A COMPLETE REPORT ARCHITECT BEFORE PROCEEDING.
2. REFER TO CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN FOR RESPONSIBLE CONTRACTOR. EXTERIOR WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING ENTRANCES AT 1 TO 20 SLOPE (REFER TO CIVIL GRADING PLANS).
3. SOIL TO BE TREATED FOR TERMITES BEFORE POURING SLABS. GENERAL CONTRACTOR TO PROVIDE TO THE BUILDING DEPARTMENT A CERTIFICATE OF COMPLIANCE PREPARED BY LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES AND IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" PER F.B.C. 2004 SECTION 1816.1.7

WALL TYPES:

- CONC. BLOCK W/ STUCCO FINISH EXTERIOR, AND 1 5/8" MTL STUDS OR DOUBLE F.T. FURRING W/ 1/2" GYP. BD. FINISH INTERIOR
- 5" CONC. TUNNEL WALL (REF. STRUCT. DWGS) AND 1 5/8" MTL STUDS OR DOUBLE F.T. FURRING W/ 1/2" GYP. BD. FINISH INTERIOR
- NON RATED MTL. STUD PARTITION
- 1-HOUR RATED MTL PARTITION (REF. DETAIL 13/A7.02)
- 1-HOUR RATED MTL PARTITION WITH CONC. FILLED STEEL COLUMN (CHROMIUM ARCTIC COATING ON EXPOSED - NON PROTECTED STRUCTURAL STEEL PLATES & BARE APPLICATION PER MANUFACTURER SPECIFICATIONS).
- (A) DOOR DESIGNATION — REFER TO DOOR SCHEDULE
- (1) WINDOW DESIGNATION — REFER TO WINDOW SCHEDULE
- (D) INTERIOR ELEVATION DESIGNATION
- DROP SOFFITS O.H.D. SOFFIT AT 7'-0" A.F.F. ROOM UNITS AND BREEZEWAY CORRIDOR, METAL FRAME. REFER TO DETAIL 32/A7.03
- KEY NOTES — REFER TO LEGEND FOR DESIGNATION.
- F.E. PROVIDE FIRE EXT. 3A 40BC TYPE (TYPE EXTINGUISHER TO COMPLY W/F.B.C. CHAPTER 38 F.F.P.C. T.A.S.T. & N.F.P.A 10)
- 30" x 48" CLEAR FLOOR SPACE



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FIFTH FLOOR BUILDING PLAN

SCALE: 1/10" = 1'-0"

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BUILDING PLAN

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LIL ABNER APARTMENTS

FOR

CONSOLIDATED REAL ESTATE INVESTMENTS

LOCATED AT:

11239 NW 4TH TERRACE,
MIAMI, FLORIDA 33172-3547

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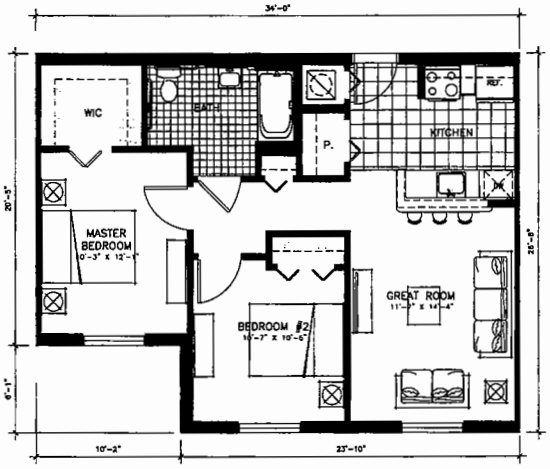
SCALE	AS-SHOWN

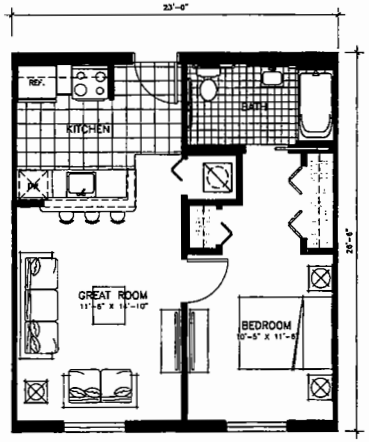
87-UNITS

A1.15

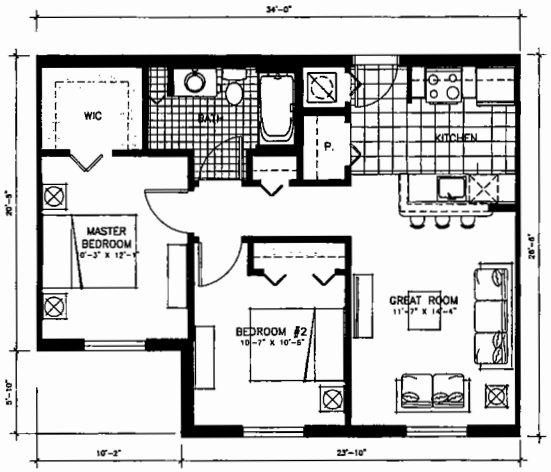
33



UNIT B1
A/C AREA 839 S.F. SCALE: 1/4" = 1'-0"



UNIT A1
A/C AREA 610 S.F. SCALE: 1/4" = 1'-0"



UNIT B
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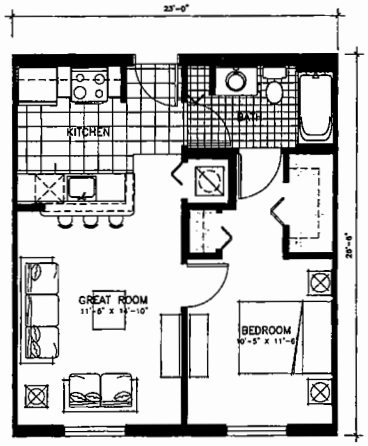

UNIT A
A/C AREA 610 S.F. SCALE: 1/4" = 1'-0"

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UNITS FLOOR PLANS

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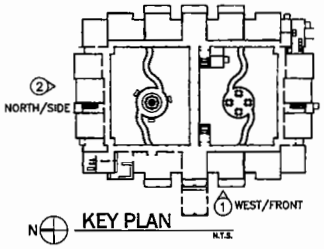
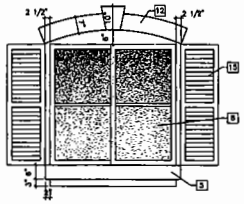
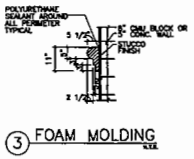
87-UNITS

A4.00

34





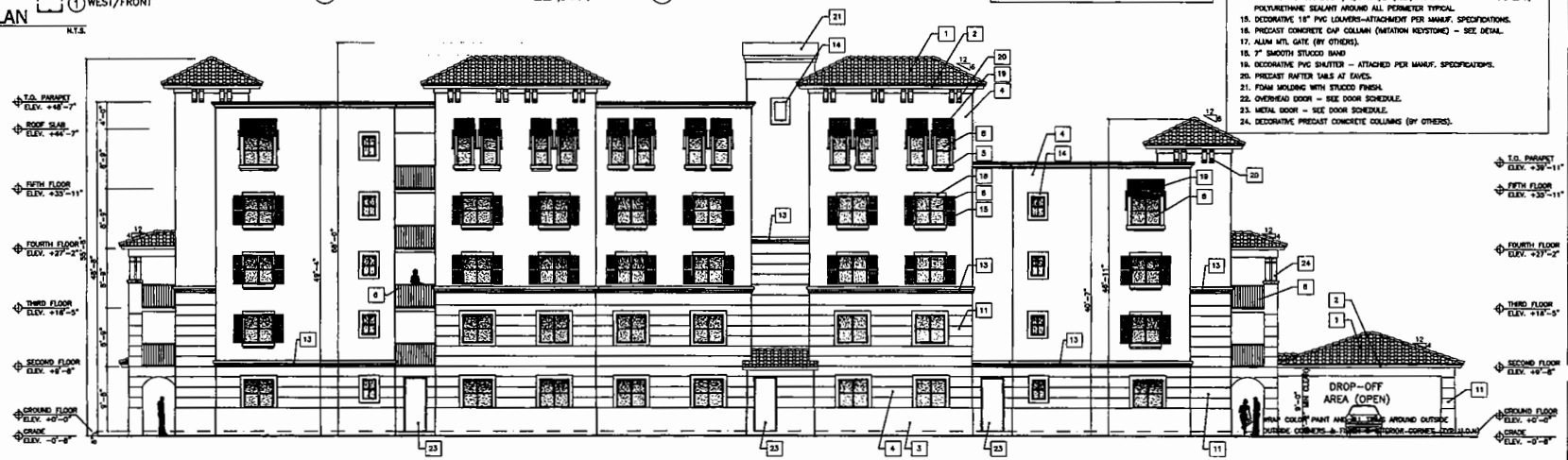


GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
2. PAINT (PRIMER'S TWO COATS OF PAINT).
   a) APPLY PRIMER BASE COAT.
   b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
   c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANAFACTURERS RECOMMENDATIONS.
   d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
   e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).

ELEVATION LEGEND:

1. SPANISH'S CLAY TILE (INSTALATION PER MOA).
2. 2x8 PAINTED WOOD FASCIA.
3. MEDIUM TEXTURE STUCCO FINISH 1-1/2"THICK (MIN).
4. MEDIUM TEXTURE STUCCO FINISH 3/8" THICK (MIN).
5. SMOOTH STUCCO BAND W/ 3/4" x 1/2" (DEEP) PVC STUCCO REVEAL SCORE LINES W/ POLYURETHANE SEALANT AROUND ALL PERIMETER TYPICAL.
6. ALUM RAILING (42"H).
7. ALUM SLIDING GLASS DOOR (IMPACT RESISTANT).
8. ALUM HORIZ. ROLLING WINDOW (IMPACT RESISTANT).
9. DRYER / BATH EXHAUST CAPS.
10. STUCCO ON PAPER BACKED METAL LATH OVER 3/8" TYPE "X" GWB EXTERIOR GRADE.
11. 3/4" (IG X 1/2" (DEEP) PVC STUCCO REVEAL-SCORE LINE WITH POLYURETHANE SEALANT AROUND ALL PERIMETER TYPICAL.
12. 7" ARCH SMOOTH STUCCO BAND SEE DETAIL.
13. FOAM MOLDING W/ STUCCO FINISH (IMITATION KEYSTONE)
14. 8" SMOOTH STUCCO BAND W/ 3/4" X 1/2" (DEEP) PVC STUCCO REVEAL SCORE LINES W/ POLYURETHANE SEALANT AROUND ALL PERIMETER TYPICAL.
15. DECORATIVE 18" PVC LOUVERS-ATTACHMENT PER MANUF. SPECIFICATIONS.
16. PRECAST CONCRETE CAP COLUMN (IMITATION KEYSTONE) - SEE DETAIL.
17. ALUM MTL GATE (BY OTHERS).
18. 7" SMOOTH STUCCO BAND
19. DECORATIVE PVC SHUTTER - ATTACHED PER MANUF. SPECIFICATIONS.
20. PRECAST RAFTER TAILS AT EAVES.
21. FOAM MOLDING WITH STUCCO FINISH.
22. OVERHEAD DOOR - SEE DOOR SCHEDULE.
23. METAL DOOR - SEE DOOR SCHEDULE.
24. DECORATIVE PRECAST CONCRETE COLUMNS (BY OTHERS).



NORTH BUILDING ELEVATION
(LEFT ELEVATION)
SCALE: 1/8" = 1'-0"

WEST BUILDING ELEVATION
(FRONT ELEVATION)
SCALE: 1/8" = 1'-0"

BUILDING ELEVATION

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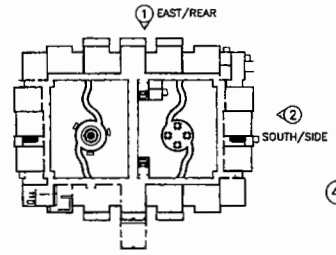
SCALE	AS-SHOWN

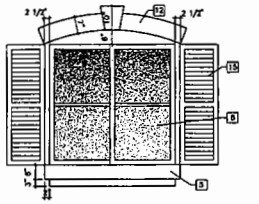
87-UNITS

A2.11

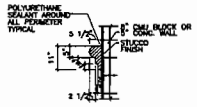
35



N KEY PLAN N.T.S.



4 STUCCO BAND DETAIL SCALE: 1/2" = 1'-0"



3 FOAM MOLDING N.T.S.

2 SOUTH ELEVATION (RIGHT ELEVATION) SCALE: 1/8" = 1'-0"

1 EAST BUILDING ELEVATION (REAR ELEVATION) SCALE: 1/8" = 1'-0"

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BUILDING ELEVATION

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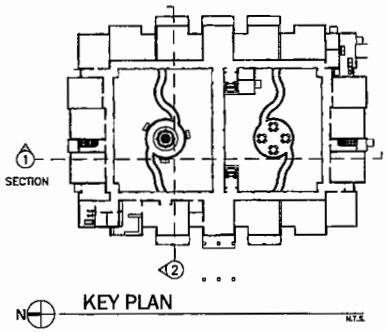
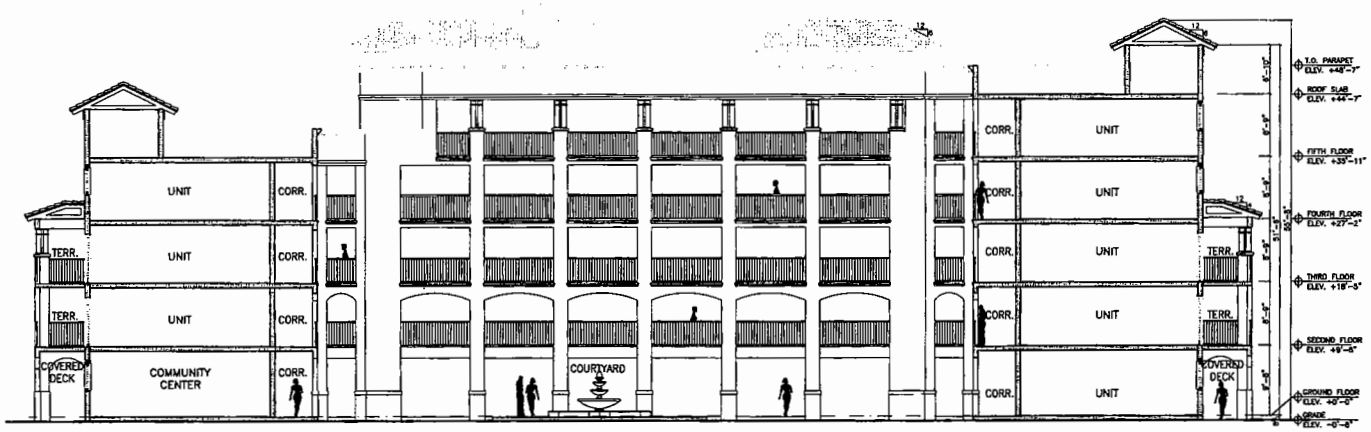
87-UNITS

A2.12

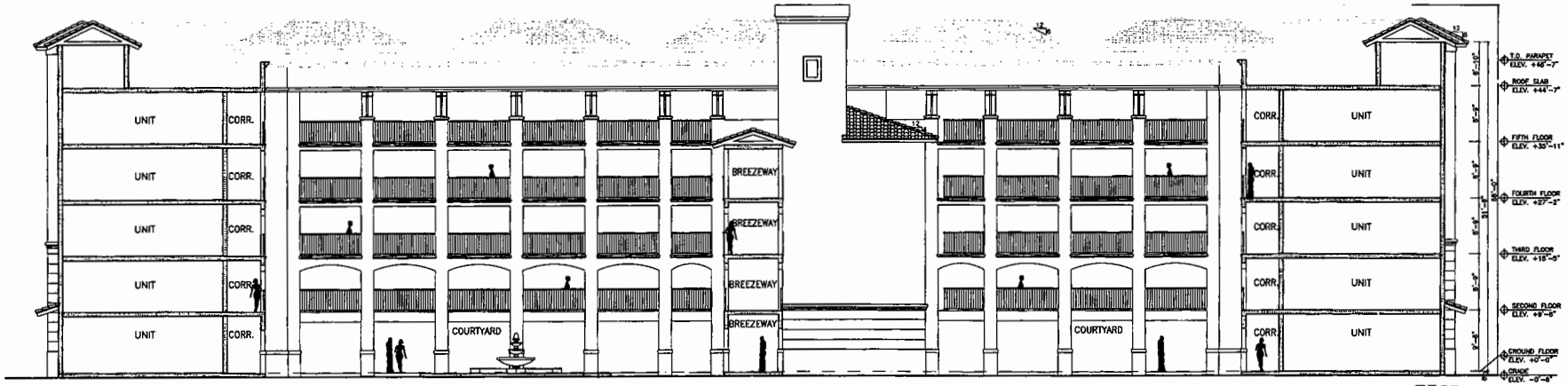
36





2 BUILDING SECTION

SCALE: 1/8" = 1'-0"



1 BUILDING SECTION

SCALE: 1/8" = 1'-0"

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A3.11

BUILDING SECTION

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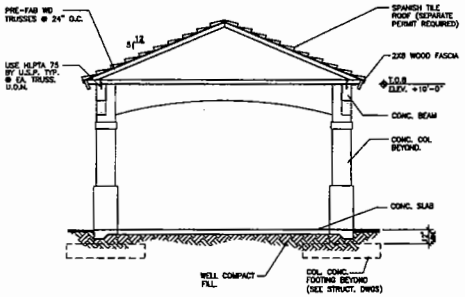
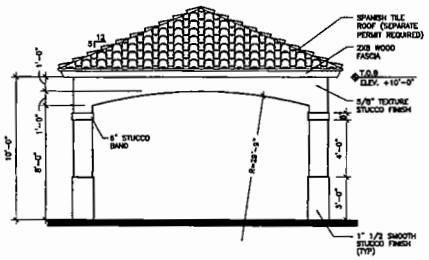
37



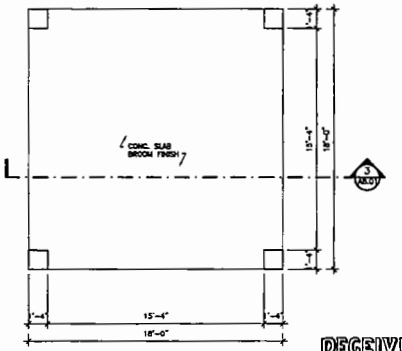
③ SECTION

SCALE: 1/4"=1'-0"



② TYPICAL ELEVATION

SCALE: 1/4"=1'-0"



① FLOOR PLAN

SCALE: 1/4"=1'-0"

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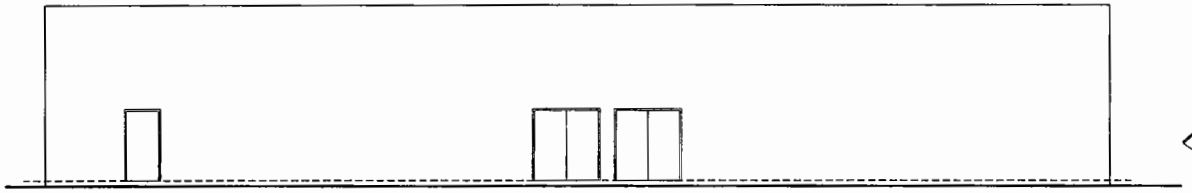
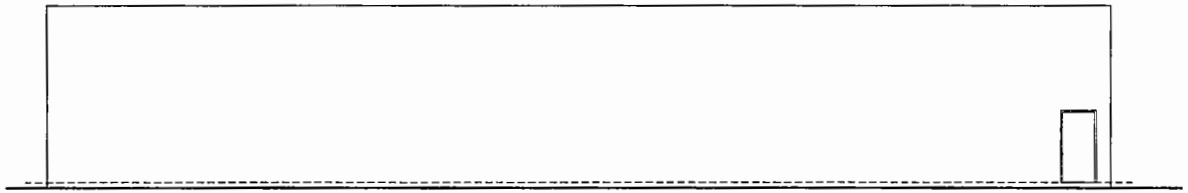


④ EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



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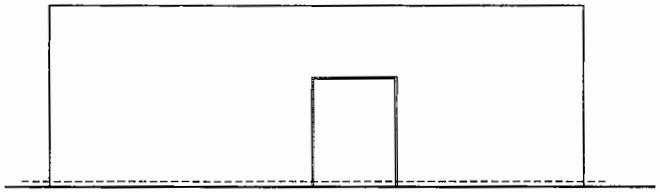

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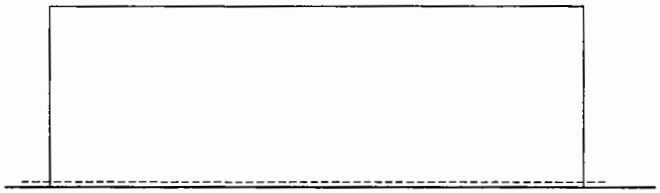

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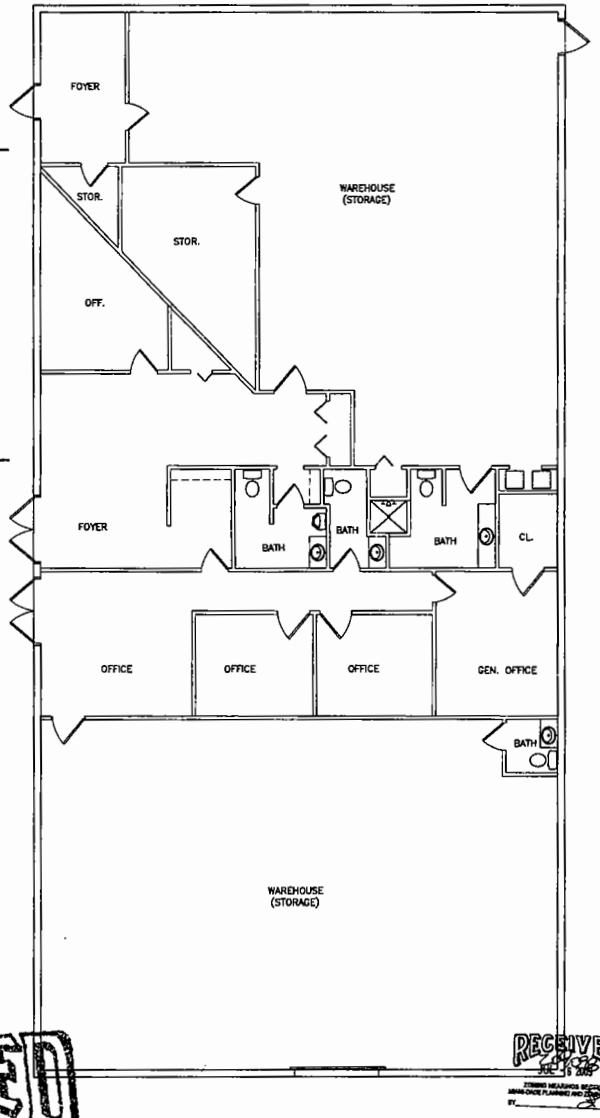

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EXISTING MAINTENANCE / OFFICE BLDG
SCALE: 3/16" = 1'-0"

EXISTING MAINT/OFFICE

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A8.02

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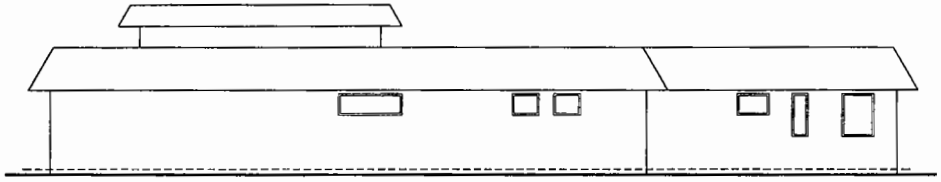

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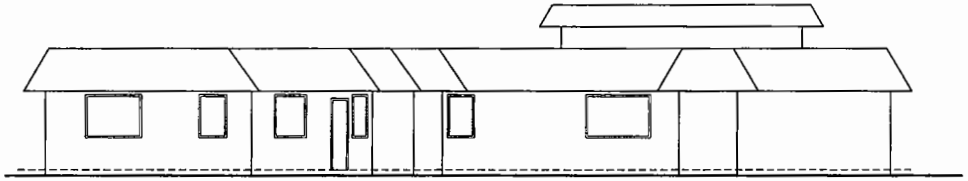
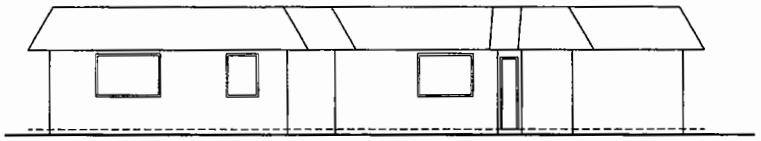


③ EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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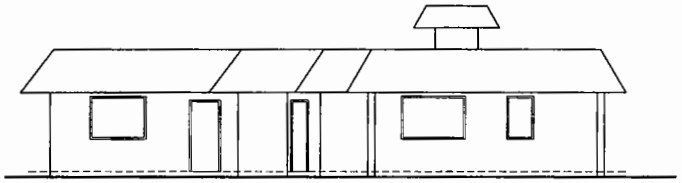
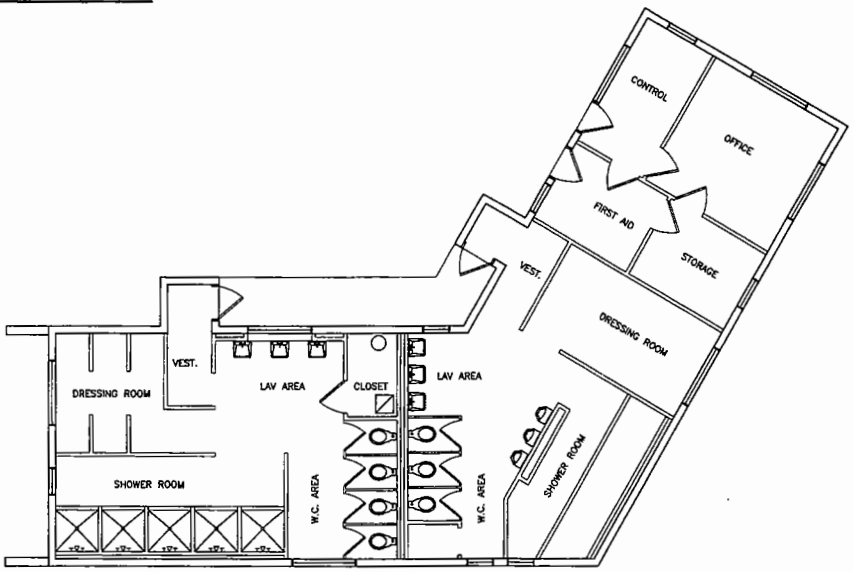


① EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



N EXISTING POOL CABANA FLOOR PLAN
SCALE: 3/16" = 1'-0"

EXISTING POOL RESTROOMS

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REV.	REV. ISSUE

LIL ABNER APARTMENTS
FOR
CONSOLIDATED REAL ESTATE INVESTMENTS
LOCATED AT:
11239 NW 4TH TERRACE,
MIAMI, FLORIDA 33172-3547

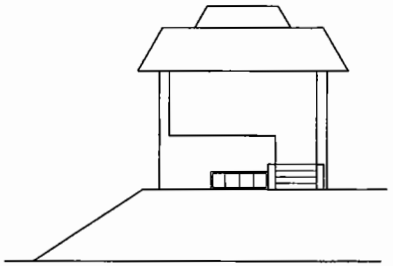
BURGOS LANZA & ASSOCIATES
475 Biltmore Way, Suite 322
Coral Gables, Florida, 33134
(305) 504-8002
AA 26001519

BURGOS LANZA
ARCHITECT & PLANNERS

DATE	07/06/09
DRAWN	PB
PROJECT No.	09-217
SCALE	AS-SHOWN

A8.03

40



⑥ EXISTING EAST ELEVATION
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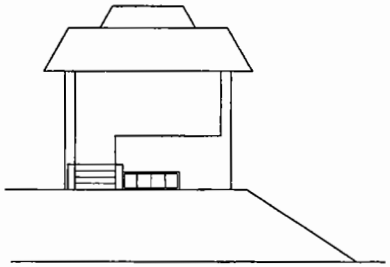

⑤ EXISTING WEST ELEVATION
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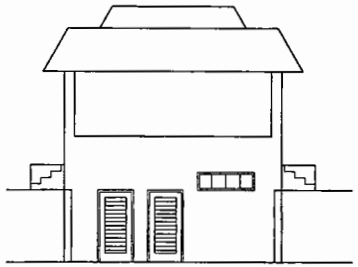

④ EXISTING SOUTH ELEVATION
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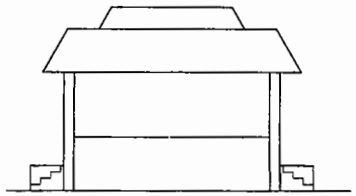
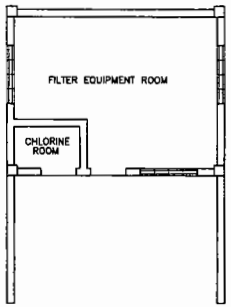
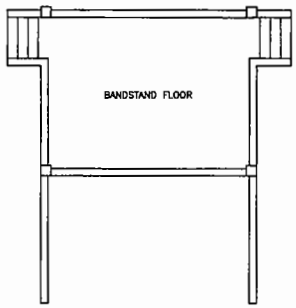


③ EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



N EXISTING EQUIPMENT PLAN
SCALE: 3/16" = 1'-0"



N EXISTING GAZEBO PLAN
SCALE: 3/16" = 1'-0"

EXISTING POOL GAZEBO

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LOCATED AT:
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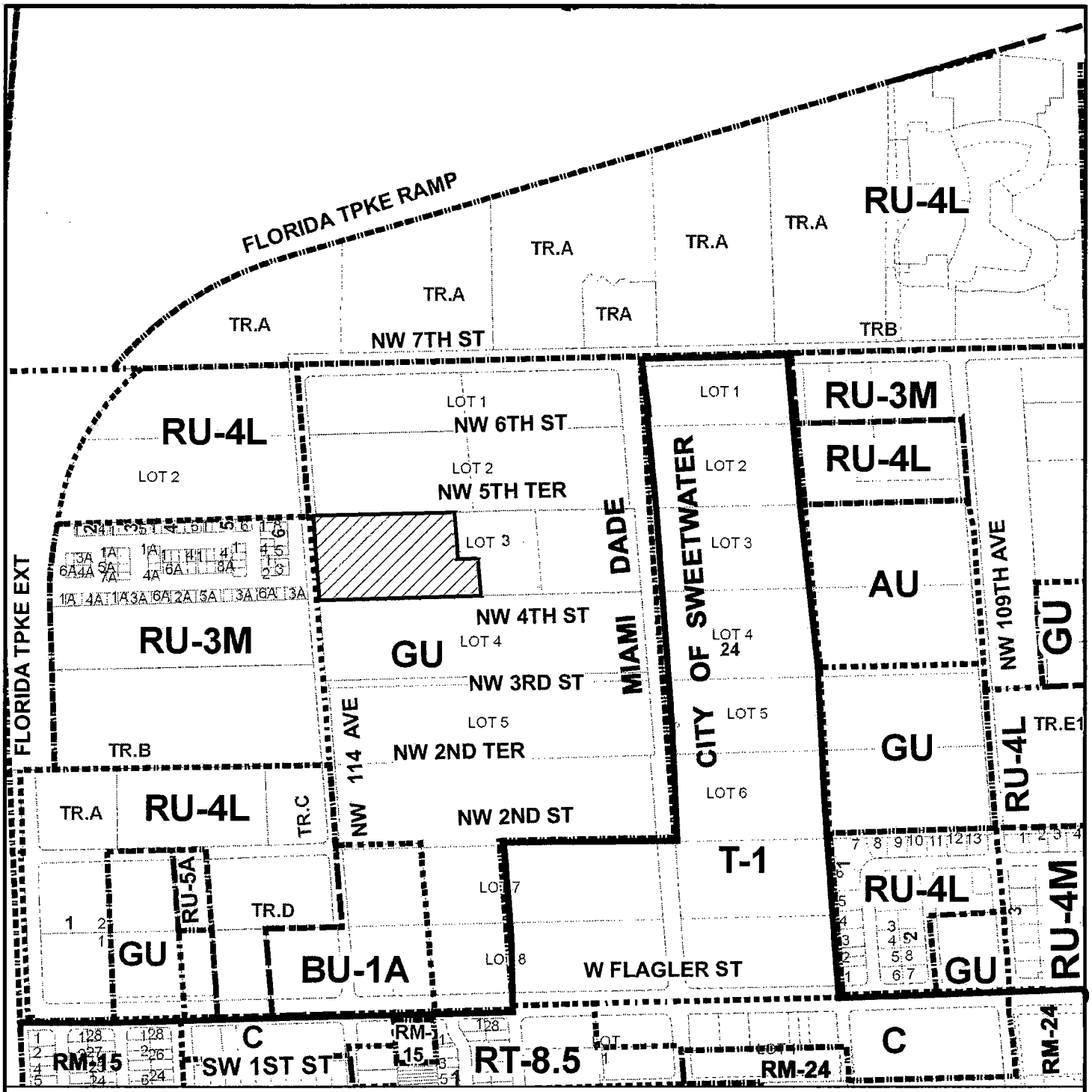

MIAMI-DADE COUNTY

HEARING MAP

Process Number

09-098

Section: 06 Township: 54 Range: 40
Applicant: CONSOLIDATED REAL EST INVESTMENT
Zoning Board: C10
Commission District: 12
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 07/17/09

REVISION	DATE	BY
Revised Legal Desc.	10/05/09	JGURD

41

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

09-098

Section: 06 Township: 54 Range: 40
Applicant: CONSOLIDATED REAL EST INVESTMENT
Zoning Board: C10
Commission District: 12
Drafter ID: JEFFER
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---------- Zoning

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 07/17/09

REVISION	DATE	BY
Legal Desc. Revised	10/05/09	JGURD