

# KITS

6-15-2010 Version # 1



COMMUNITY ZONING APPEALS BOARD 10  
JORGE MAS CANOSA YOUTH CENTER  
250 SW 114 Avenue, City of Sweetwater  
Wednesday, July 21, 2010 at 6:30 p.m.

## CURRENT

- |    |             |                         |               |          |   |
|----|-------------|-------------------------|---------------|----------|---|
| 1. | 10-7-CZ10-1 | <u>FARM STORES CORP</u> | <u>09-113</u> | 03-54-40 | N |
| 2. | 10-7-CZ10-2 | <u>NASEEM T. UDDIN</u>  | <u>09-164</u> | 10-54-40 | N |



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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### COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF WEDNESDAY, JULY 21, 2010

JORGE MAS CANOSA YOUTH CENTER

250 SW 114 AVENUE, CITY OF SWEETWATER, 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

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**1. FARM STORES CORP. (10-7-CZ10-1/09-113)**

**03-54-40  
Area 10/District 06**

- (1) USE VARIANCE to permit a drive-up ATM machine in the BU-1 zone as would be permitted in the BU-1A zone.
- (2) Applicant is requesting to permit a 2' wide greenbelt (7' required) along a portion of the right-of-way.
- (3) Applicant is requesting to permit a 4.5' wide buffer between dissimilar land uses along the interior side (south) property line and to permit a 2' wide buffer along a portion of the rear (east) property line (5' required for each).
- (4) Applicant is requesting to permit 1 parking space (3 parking spaces required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Farm Store Enhancement Program," as prepared by Architectural Design Collaborative, Sheet "A-04" dated stamped received 7/22/09, Sheets "A-03" and "A-05" dated stamped received 1/4/10 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 7990 WEST FLAGLER STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 118.5' x 100'

Department of Planning and  
Zoning Recommendation:

Denial without prejudice.

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**2. NASEEM T. UDDIN (10-7-CZ10-2/09-164)**

**10-53-39  
Area 10/District 10**

- (1) DELETION of Condition #2 of Resolution 4-ZAB-388-89, passed and adopted by the Zoning Appeals Board, reading as follows:

"2. That not more than one office use be permitted to occupy the structure at any time.

The purpose of request #1 is to allow the applicant to delete conditions that restricts the property to a single tenant office use.

- (2) Applicant is requesting to permit 2 signs with a total area of 93.5 sq. ft. on the southwest wall elevation and 2 signs with a total area of 45 sq. ft. on the southeast wall elevation (one, 12 sq. ft. sign permitted for each street frontage).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Surgi-Staff & ISG Building Signs," as prepared by A & A Design Engineers, Inc., consisting of 2 sheets, dated stamped received 4/16/10 and a survey as prepared by Miguel Espinosa, consisting of 2 sheets, dated stamped received 11/18/09, for a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 8281 SW 24 ST, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 105.74' x 100'

Department of Planning and Zoning Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 1

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**NOTICE**

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

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

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

**1. FARM STORES CORP**  
**(Applicant)**

**10-7-CZ10-1 (09-113)**  
**Area 10/District 06**  
**Hearing Date: 07/21/10**

Property Owner (if different from applicant) **MARGUERITE ROUTENBERG.**

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

If so, who are the interested parties? **FARM STORES CORP.**

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1973	Robert E Marx, ET AL	- Zone change from RU-1 & RU-2 to BU-1.	BCC	Approved in part
1973	Robert E Marx, ET AL	- Zone change from RU-1 & RU-2 to BU-1.	ZAB	Denied without prejudice.

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:** Farm Stores Corp.

**PH:** Z09-113 (10-07-CZ10-1)

**SECTION:** 3-54-40

**DATE:** July 21, 2010

**COMMISSION DISTRICT:** 6

**ITEM NO.:** 1

**A. INTRODUCTION**

o **REQUESTS:**

- (1) USE VARIANCE to permit a drive-up ATM machine in the BU-1 zone as would be permitted in the BU-1A zone.
- (2) Applicant is requesting to permit a 2' wide greenbelt (7' required) along a portion of the right-of-way.
- (3) Applicant is requesting to permit a 4.5' wide buffer between dissimilar land uses along the interior side (south) property line and to permit a 2' wide buffer along a portion of the rear (east) property line (5' required for each).
- (4) Applicant is requesting to permit 1 parking space (3 parking spaces required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Farm Store Enhancement Program," as prepared by Architectural Design Collaborative, Sheet "A-04" dated stamped received 7/22/09, Sheets "A-03" and "A-05" dated stamped received 1/4/10, for a total of 3 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant seeks a use variance to permit a drive-up ATM in the BU-1, Neighborhood Business District, as would be permitted in the BU-1A, Limited Business District. Requests are also being sought to permit a reduced greenbelt along a portion of the right-of-way, to permit a reduced landscape buffer along portions of the rear and interior side property lines, and to permit fewer parking spaces than required.

o **LOCATION:** 7990 West Flagler Street, Miami-Dade County, Florida.

o **SIZE:** 118.5' x 100'

**B. ZONING HEARINGS HISTORY:**

In January 1973, the subject property was included in an application that encompassed a larger portion of land for which the Zoning Appeals Board (ZAB) recommended denial of the requested zone change from RU-1, Single-Family Residential District, and RU-2, Two-Family Residential District, to BU-1, Neighborhood Business District, and recommended approval of a zone change to RU-5A, Semi-Professional Office District in lieu thereof, pursuant to Resolution No. 4-ZAB-21-73. Subsequently, in April 1973, the Board of

County Commissioners (BCC) approved a zone change from RU-1 and RU-2 to RU-5A, except that the west 118 ½ feet of the north 100 feet of Block 9 of Flagami 3<sup>rd</sup> Addition (PB 17-59) (subject property) was granted a zone change from RU-2 to BU-1, pursuant to Resolution #Z-124-73.

**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 **Office/Residential**. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.
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. **Policy LU-5B.**  
All development orders authorizing a **new land use** or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is **consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map"**. The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

BU-1; Drive-through convenience store

Office / Residential

**Surrounding Properties:**

<b>NORTH:</b> BU-2; Automobile dealership and Restaurant	Business and Office
<b>SOUTH:</b> RU-2; Duplex	Low-Medium Density Residential, 6-13 dua
<b>EAST:</b> RU-5A; Offices	Office / Residential
<b>WEST:</b> RU-5A; Offices	Office/Residential

The subject property is a corner lot located at 7990 West Flagler Street in an area characterized by commercial development to the north, office development to the east and west of the site along West Flagler Street, and duplexes to the south of the site.

**E. SITE AND BUILDINGS:**

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

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**Section 33-311(A)(4)(a) Use Variance.** The Board shall hear and grant applications for **use variances** from the terms of the zoning regulations as 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 use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.

**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.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection*</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

\*Subject to conditions indicated in their memoranda.

**H. ANALYSIS:**

The 11,850 sq. ft. subject property is located at 7990 West Flagler Street, is zoned BU-1, Neighborhood Business District, and is currently improved with a drive-through convenience store. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Office/Residential** use. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Notwithstanding the foregoing, the interpretative text of the CDMP states that all existing lawful uses and zoning are deemed to be consistent with the CDMP as provided in the section "Concepts and Limitations of the Land Use Plan Map." As such, staff notes that the existing BU-1 zoning and the existing drive through convenience store use on the subject site are consistent with the interpretative text of the CDMP. However, staff notes that the requested use variance to permit a drive-up ATM machine in the BU-1 zone as would be permitted in the BU-1A (Limited Business District) zone is **inconsistent** with the Office/Residential LUP map designation of the subject site. The interpretative text of the CDMP states that approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists. Furthermore, **Policy LU-5B** states that all development orders authorizing a **new land use** shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map." Staff opines that approval of the requested use variance to permit a BU-1A use (drive-up ATM machine) on this BU-1 zoned site would further detract the use of the subject site from the office-type uses that are allowed under the Office/Residential LUP Map designation. Staff notes that the approval of more intense commercial uses on the subject site other than those commercial uses that are currently allowed under the existing BU-1 zoning district would be **inconsistent** with the Office/Residential LUP Map designation. Based on the foregoing, it should be noted that the requested use variance sought in request #1 would need a CDMP Amendment approved by the Board of County Commissioners in order to change the property's LUP Map designation from Office/Residential to Business and Office prior to an approval at a zoning hearing. As such, staff recommends denial without prejudice of request #1.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application and their memorandum indicates that

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the subject site may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Their memorandum also indicates that this application will not generate any new additional daily peak hour **vehicle trips**; therefore, no vehicle trips have been assigned. The Miami-Dade Fire Rescue Department (**MDFRD**) also has **no objections** to this application. Also, they indicate that the estimated travel response time is **7:36 minutes**.

As previously mentioned, the requested use variance is **inconsistent** with the Office/Residential LUP map designation of the CDMP. A **use variance** as provided in Section 33-311(A)(4)(a) permits a use of land other than which is prescribed by the zoning regulations. The standard stipulates that the Board shall hear and grant applications for use variances from the terms of the zoning regulations as 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 use variance will be in harmony with the general purpose and intent of the regulations. Staff acknowledges that the property located at 7900 West Flagler Street, approximately 202' to the east of the subject site, was granted approval of a use variance to permit a drive-in teller facility in the RU-5A zone as would be permitted in the BU-1A zone, pursuant to Resolution #Z-131-81. Notwithstanding the aforementioned approval, staff notes that property located at 8190 West Flagler Street was denied without prejudice a request for a use variance to permit a dry cleaning business in the RU-5A and RU-1 zone, as would be permitted in the BU-1A zone, pursuant to Resolution No. Z-179-95 and property located at the southwest corner of West Flagler Street and SW 79 Court was also denied without prejudice a request for a use variance to permit a restaurant with a drive-in window in the RU-5A zone as would be permitted in the BU-1A zone, pursuant to Resolution No. Z-23-80. Nevertheless, staff is of the opinion that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in unnecessary hardship. Further, as previously mentioned the requested use variance is **inconsistent** with the Office/Residential LUP map designation of the CDMP and would require an amendment to the site's LUP Map designation prior to approval at zoning hearing. Moreover, staff notes that the 3<sup>rd</sup> District Court of Appeals of the State of Florida has ruled that zoning applications inconsistent with the CDMP cannot be approved by a zoning board based upon considerations of fundamental fairness. Additionally, staff notes that the applicant has attempted to reconcile the traffic circulation associated with the drive-up ATM machine with the traffic circulation of the existing drive-through convenience store by creating a by-pass lane along the periphery of the site, for which additional variances of required landscape buffers are being sought in order to accommodate said by-pass lane, thereby placing queued automobiles closer to the adjoining duplex residence located to the south of the subject property and closer to the West Flagler Street right-of-way. Therefore, staff opines that there is no zoning hardship relative to the establishment of a BU-1 use on this site that would justify the approval of the use variance, and that the requested drive-up ATM use is intrusive and would bring additional noise and traffic to the residential community located to the south of the site. Therefore, the use variance request does not meet the standards set forth in Section 33-311(A)(4)(a), which requires that a zoning hardship be shown. As such, request #1 cannot be approved under same. Staff therefore, recommends denial without prejudice of request #1 under Section 33-311(A)(4)(a).

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 **incompatible** with the surrounding area, would be detrimental to the neighborhood, and would negatively affect the appearance of the community. Staff opines that approval of request #2, to permit a 2' wide greenbelt (7' required) along a portion of the West Flagler right-of-way is overly excessive, visually intrusive, and does not maintain the basic intent and purpose of the zoning regulations. Similarly, staff opines that approval of request #3, to permit a 4.5' wide buffer between dissimilar land uses along the interior side (south) property line and to permit a 2' wide buffer along a portion of the rear (east) property line (5' required for each) is also excessive and visually intrusive. Moreover, staff opines that requests #2 and #3 are germane to request #1, which staff does not support, and apply to the by-pass lane to accommodate the traffic circulation for the proposed drive-up ATM machine that, in staff's opinion, is inconsistent with the Office/Residential LUP Map designation of the CDMP. Further, approval of request #4, to permit one (1) parking space (3 parking spaces required) could cause an overflow of vehicles resulting in traffic congestion on and around the subject site, on neighboring properties, and on the swales or rights-of-way. Therefore, approval of request #4 would be **incompatible** with the surrounding area and would be detrimental to the neighborhood. Therefore, staff recommends that requests #2 through #4 be denied without prejudice under Section 33-311(A)(4)(b) (NUV).

Staff notes that request #1 to permit a drive-up ATM machine in the BU-1 zone as would be permitted in the BU-1A zone, is **inconsistent** with the Office/Residential Designation of the LUP Map of the CDMP and **would require a CDMP amendment prior to an approval at a zoning hearing**. Based on all of the aforementioned, staff recommends denial without prejudice of the use variance request to permit a drive-up ATM machine in the BU-1 zone as would be permitted in the BU-1A zone (request #1), denial without prejudice of request #1 under Section 33-311(A)(4)(a) and denial without prejudice of requests #2 through #4 under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:**

Denial without prejudice.

J. **CONDITIONS:** None.

DATE TYPED: 05/20/10  
DATE REVISED: 06/01/10; 06/09/10  
DATE FINALIZED: 06/21/10  
MCL:GR:NN:TA:NC

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

NBW

# Memorandum



**Date:** January 13, 2010

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

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

**Subject:** C-10 #Z2009000113-2<sup>nd</sup> Revision  
Farm Stores Corp.  
7990 W. Flagler Street  
District Boundary Change from BU-1 to BU-1A  
(BU-1) (0.272 Acres)  
03-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

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

#### Hazardous Materials Management

Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning management practices as related to the handling of hazardous materials.

#### 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 due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

#### Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

#### Concurrency Review Summary

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

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

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

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

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: FARM STORES CORP

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

This land may require 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.

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



Raul A Pino, P.L.S.

08-OCT-09

# Memorandum



**Date:** 26-JAN-10  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2009000113

## Fire Prevention Unit:

APPROVAL

No objections to site plan date stamped January 4, 2010.

## Service Impact/Demand

Development for the above Z2009000113  
located at 7990 WEST FLAGLER STREET, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 1353 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>657</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.20 alarms-annually.  
The estimated average travel time is: 7:36 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

Current service impact calculated based on site plan date stamped January 4, 2010. Substantial changes to the plans 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.

# TEAM METRO

## ENFORCEMENT HISTORY

FARM STORES CORP

7990 WEST FLAGLER STREET,  
MIAMI-DADE

---

**APPLICANT**

**ADDRESS**

7/9/2010

Z2009000113

---

**DATE**

**HEARING NUMBER**

### CURRENT ENFORCEMENT HISTORY:

NO RECORD OF VIOLATION FOUND

### VIOLATOR:

MARGUERITE GAEL ROUTENBERG

# Memorandum



**Date:** June 7, 2010

**To:** Franklin Gutierrez, Zoning Services Coordinator  
Agenda Coordinator's Office

**From:** James Byers, Zoning Permitting Division Chief  
Department of Planning and Zoning

**Subject:** 09-113 Folio: 3040030010870

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## Enforcement History

On June 4, 2010, an inspection of 7990 W Flagler Street revealed Farm Store to be operating with a valid Certificate of Use. However, the required wall along the north property line that separates a commercial district from a residential district is in a dilapidated state and has missing sections.

A review of Building Neighborhood Compliance Department's records showed that there is one open case for an expired permit, Case No. 2009003908.

DISCLOSURE OF INTEREST\*

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

CORPORATION NAME: FARM STORES CORPORATION (owner)

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>CARLOS BAYED, CEO</u>	<u>0%</u>
<u>MAURICE BAYED, COO</u>	<u>0%</u>
<u>JOSE GARACI-DEBROSA, PRESIDENT &amp; G.C.</u>	<u>0%</u>
<u>18501 Old Cutler Road, Suite 270;</u>	
<u>Palmetto Bay, Florida 33157</u>	

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

TRUST/ESTATE NAME \_\_\_\_\_

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

**RECEIVED**  
*[Signature]*  
JUL 22 2009

ZONING HEARINGS SECTION  
MAMI-DAE PLANNING AND ZONING DEPT.  
BY *[Signature]*

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

DISCLOSURE OF INTEREST\*

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

CORPORATION NAME: Bank of America (LEASE)

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>ISABEL Surtani; Bank of America</u>	<u>0%</u>
<u>1910 Bruce B. Downs Blvd;</u>	
<u>Wesley Chapel, FL 33543</u>	

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

TRUST/ESTATE NAME \_\_\_\_\_

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

**RECEIVED**  
209113  
JUL 22 2009  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

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

NAME OF PURCHASER: FARM STORES CORPORATION

NAME, ADDRESS AND OFFICE (if applicable)  
JOSE GARCIA PEDROSA, PRESIDENT  
5025 COLLINS AVE. APT. 2206 M.B., FL 33140  
CARLOS BAREL, C.E.O.  
6525 SW 135 TERRACE, MIAMI FL 33156  
MAURICE BAREL, C.O.O.  
12101 ROCK GARDEN LANE, PINECREST FL 33156

Percentage of Interest  
0%  
0%  
0%

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

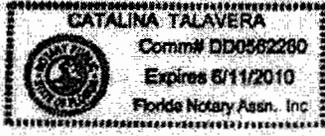
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]  
(Applicant)

Sworn to and subscribed before me this 29 day of JULY, 2007. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)



My commission expires: 6-11-2010

\*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.

NAME OF PURCHASER: Bank of America, N.C. Corporation

NAME, ADDRESS AND OFFICE (if applicable)

Bank of America  
1910 Bruce B. Down Blvd  
Wesley Chapel Fl. 33543-9262  
Pasco County, FL 2-882-0101  
Attn: Isabel Surtani

Percentage of Interest

0  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of contract: March 2008

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

none -  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

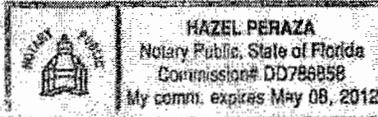
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Isabel Surtani  
(Applicant)

Sworn to and subscribed before me this 18 day of Aug, 2009. Affiant is personally known to me or has produced as identification.

Hazel Peraza  
(Notary Public)

My commission expires: May 8, 2012

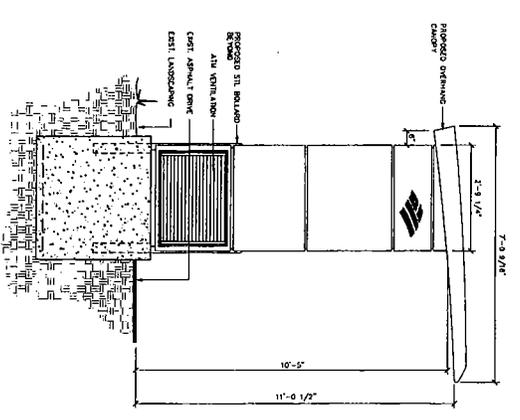


\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

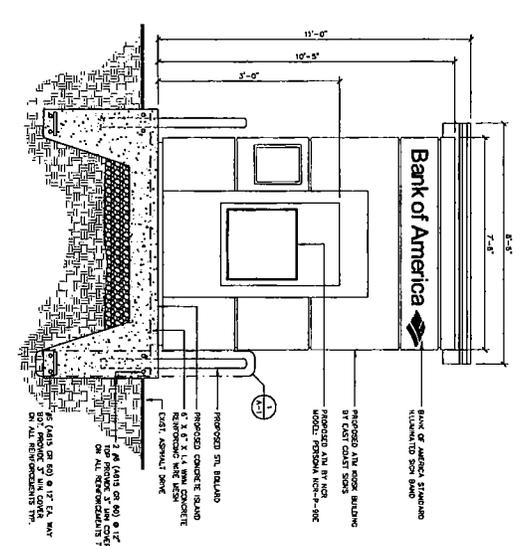




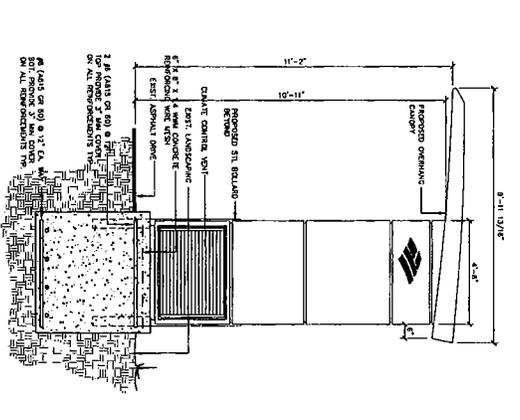
OWNERSHIP OF INSTRUMENTS OF SERVICE.  
 ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES AND  
 OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA,  
 PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE  
 SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL.



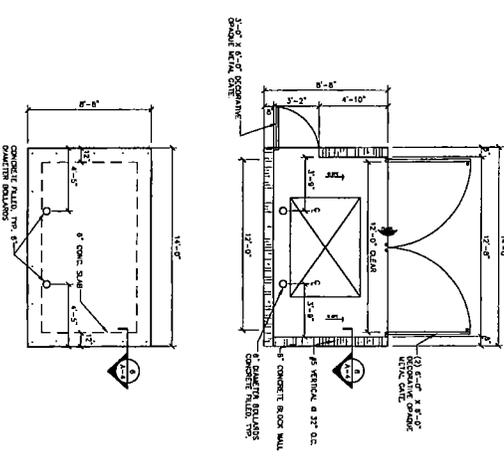
1 LEFT SIDE ELEVATION  
 A-4 AIR EXHAUST FOR SIGNAGE SEE MANUFACTURER'S SIGN SHEET ATTACHED.  
 SCALE: 1/2"=1'-0"



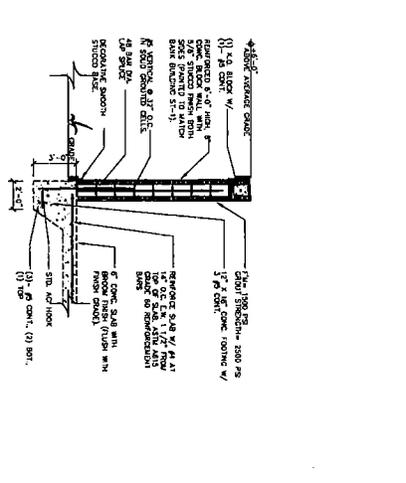
2 FRONT ELEVATION  
 A-4 AIR EXHAUST FOR SIGNAGE SEE MANUFACTURER'S SIGN SHEET ATTACHED.  
 SCALE: 1/2"=1'-0"



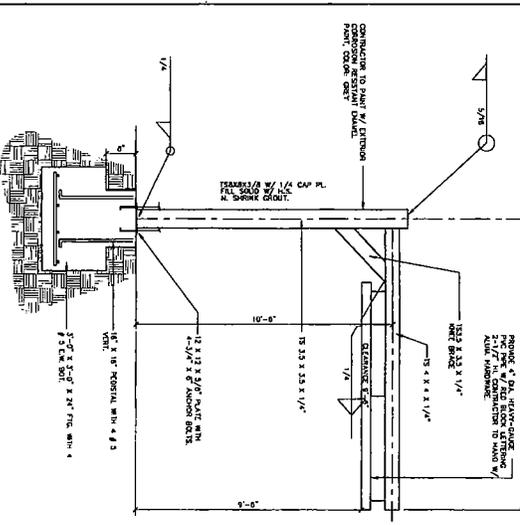
3 RIGHT SIDE ELEVATION  
 A-4 AIR EXHAUST FOR SIGNAGE SEE MANUFACTURER'S SIGN SHEET ATTACHED.  
 SCALE: 1/2"=1'-0"



5 DUMPSTER ENCLOSURE DETAIL  
 A-4 AIR EXHAUST FOR SIGNAGE SEE MANUFACTURER'S SIGN SHEET ATTACHED.  
 SCALE: 1/2"=1'-0"



6 DUMPSTER ENCLOSURE DETAIL  
 A-4 AIR EXHAUST FOR SIGNAGE SEE MANUFACTURER'S SIGN SHEET ATTACHED.  
 SCALE: 1/2"=1'-0"



4 TYPICAL SIGN SUPPORT DETAIL  
 A-4 AIR EXHAUST FOR SIGNAGE SEE MANUFACTURER'S SIGN SHEET ATTACHED.  
 SCALE: 1/2"=1'-0"

ADDC  
 ARCHITECTURAL DESIGN CENTER  
 1515 N. W. 10th Ave., Suite 200  
 Fort Lauderdale, FL 33304  
 Phone: (954) 571-1100  
 Fax: (954) 571-1101  
 www.addc.com

DATE OF DESIGN: 07/15/08  
 DRAWING NO.: A-04  
 PROJECT NO.: 08-00153  
 CLIENT: BANK OF AMERICA  
 PROJECT: BANK OF AMERICA  
 SIGNAGE ENHANCEMENT PROGRAM

PROJECT NO. 08-00153  
 DATE: 07/15/08  
 DRAWING NO. A-04  
 PROJECT: BANK OF AMERICA  
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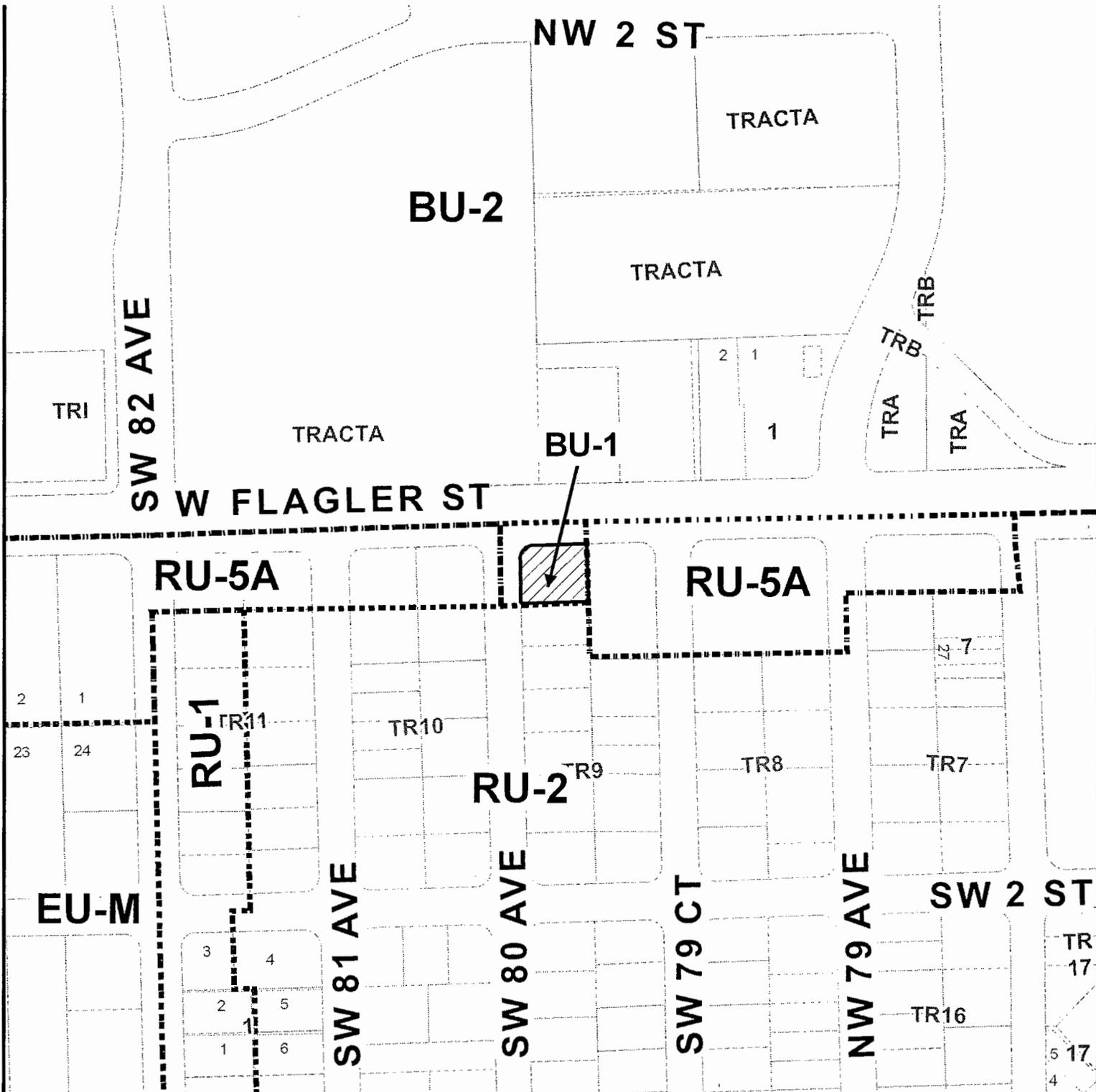
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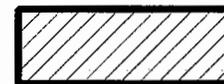




**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number  
**09-113**

Section: 03 Township: 54 Range: 40  
 Applicant: FARM STORE CORP.  
 Zoning Board: C10  
 Commission District: 6  
 Drafter ID: JEFFER  
 Scale: NTS  
 ----- Zoning

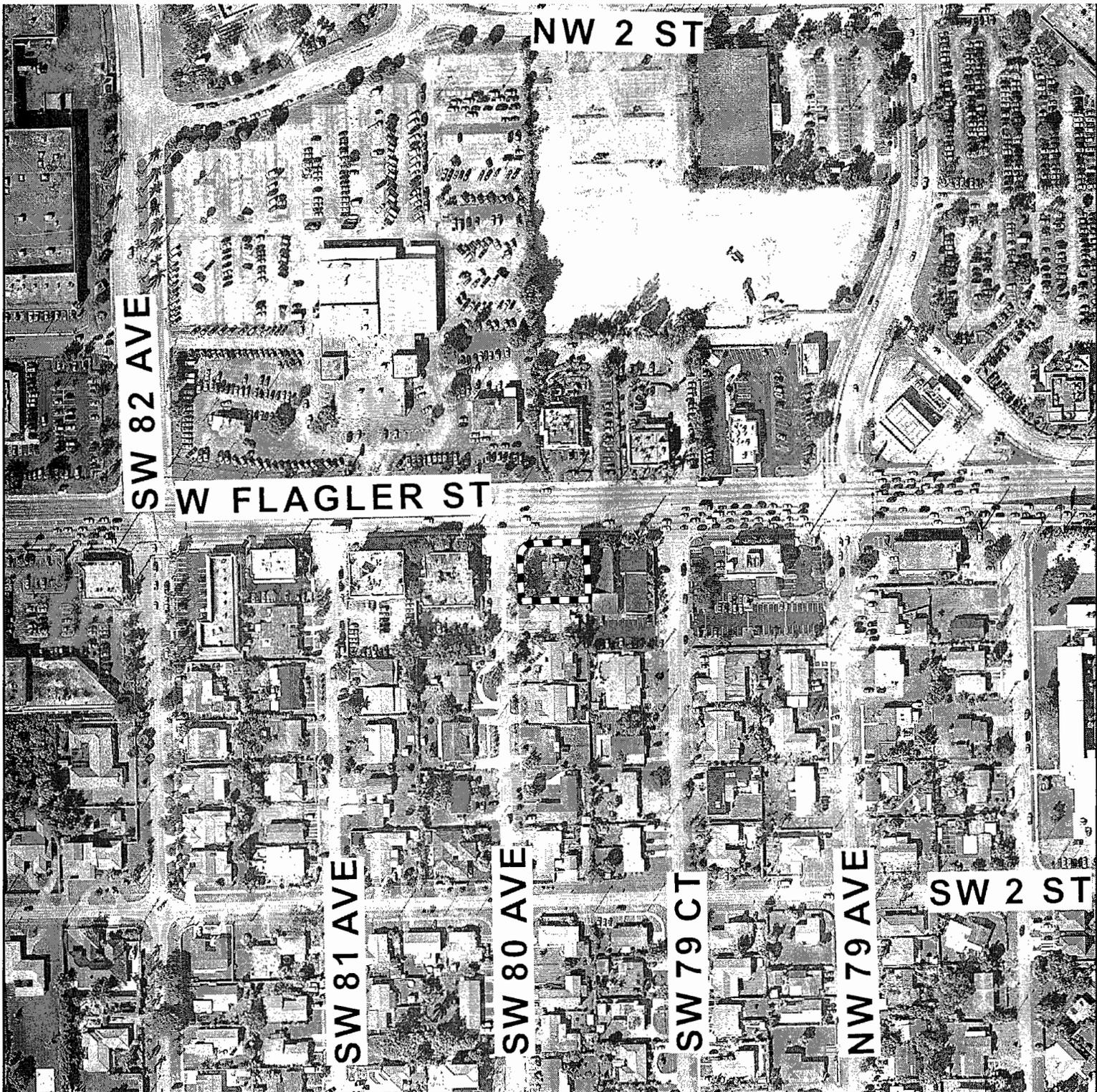


**SUBJECT PROPERTY**



SKETCH CREATED ON: 07/29/09

REVISION	DATE	BY
	23	-



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

**Section: 03 Township: 54 Range: 40**

**Applicant: FARM STORE CORP.**

**Zoning Board: C10**

**Commission District: 6**

**Drafter ID: JEFFER**

**Scale: NTS**

**----- Zoning**

**Process Number**

**09-113**



**SUBJECT PROPERTY**



SKETCH CREATED ON: 07/29/09

REVISION	DATE	BY

**2. NASEEM T. UDDIN**  
**(Applicant)**

**10-7-CZ10-2 (09-164)**  
**Area 10/District 10**  
**Hearing Date: 07/21/10**

Property Owner (if different from applicant) **NE SUNRISE INVESTMENTS CORP.**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1988	Enrique Pimentel ET AL	- Use Variance for mortgage office. - Non-Use Variance of parking.	BCC	Approved w/conds.
1989	Tasnim Uddin	- Use Variance for office uses. - Non-Use Variance of parking. - Modification of plans.	ZAB	Approved on a modified basis.

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:** Naseem T. Uddin

**PH:** Z09-164 (10-7-CZ10-2)

**SECTION:** 10-54-40

**DATE:** July 21, 2010

**COMMISSION DISTRICT:** 10

**ITEM NO.:** 2

=====

**A. INTRODUCTION**

o **REQUESTS:**

(1) DELETION of Condition #2 of Resolution 4-ZAB-388-89, passed and adopted by the Zoning Appeals Board, reading as follows:

“2. That not more than one office use be permitted to occupy the structure at any time.

The purpose of request #1 is to allow the applicant to delete a condition that restricts the property to a single office use.

(2) Applicant is requesting to permit 2 signs with a total area of 93.5 sq. ft. on the southwest wall elevation and 2 signs with a total area of 45 sq. ft. on the southeast wall elevation (one, 12 sq. ft. sign permitted for each street frontage).

Plans are on file and may be examined in the Department of Planning and Zoning entitled “Surgi-Staff & ISG Building Signs,” as prepared by A & A Design Engineers, Inc., consisting of 2 sheets, dated stamped received 4/16/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:** This application will allow the applicant to delete a condition of a previously approved resolution that restricts the property to a single office use and permit 2 additional signs on the property that are larger than permitted by the zoning regulations on this site.

o **LOCATION:** 8281 S.W. 24 Street, Miami-Dade County, Florida.

o **SIZE:** 105.74’ x 100’

**B. ZONING HEARINGS HISTORY:** In 1988, the subject site was granted a use variance to permit a mortgage broker’s office in the RU-1, Single-Family Residential District, as would be permitted in the RU-5A, Semi-Professional Office District, pursuant to Resolution #Z-140-88. Subsequently, pursuant to Resolution #4-ZAB-388-89, the subject property was granted a use variance to permit semi-professional office uses in the RU-1 District as would be permitted in the RU-5A zone along with variances to the parking regulations. The aforementioned resolution also restricted the structure to one office use at any time.

**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. 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.

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. **Policy LU-9B vii** of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate signage.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

RU-1; office building

Low Density Residential, 2.5 to 6 du

**Surrounding Properties**

**NORTH:** RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

**SOUTH:** RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

**EAST:** RU-1; office building

Low Density Residential, 2.5 to 6 du

**WEST:** RU-1; single-family residences

Low Density Residential, 2.5 to 6 du

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

(Elevation plan submitted.)

Scale/Utilization of Site:

**Acceptable**

Location of Buildings:

**Acceptable**

Compatibility:

**Unacceptable**

Landscape Treatment:

**N/A**

Open Space:

**N/A**

Buffering:

**N/A**

Access:

**Acceptable**

Parking Layout/Circulation:

**N/A**

Signage:

**Unacceptable**

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.** Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and

purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**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, and to modify or **eliminate** any condition of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(c)(3); 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.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

**H. ANALYSIS:**

The subject property is designated as **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which allows 2.5 to 6 dwelling units per acre. The subject property is currently developed with an office which was granted a use variance in 1989 to permit semi-professional office uses in the RU-1, Single-Family Residential District as would be permitted in the RU-5A, Semi-Professional Office District, along with variances from the parking regulations. The existing zoning clause of the interpretative text of the CDMP states that 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." As such, the existing office use is consistent with the LUP map and the interpretative text of the CDMP. However, staff opines that approval of the applicant's request to increase the number of office uses on this site would be overly intensive and would set a negative precedent for multiple office uses on single-family residential sites in this RU-1 zone. Additionally, staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land which, as a minimum, regulate signage. Staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. Staff is of the opinion that the proposed signage is excessive and therefore should be denied. As such, although the existing office use is consistent with the interpretative text and the LUP map designation of **Low Density Residential** use, staff opines that approval of this application, which would allow multiple office uses and signage, would be overly intensive and lead to a proliferation of signage on the property

which would be **incompatible** with the surrounding area which is characterized by residential developments. Staff, therefore, recommends that the application be denied without prejudice.

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** has **no objections** to this application. Furthermore, the application does not generate any new additional daily peak hour trips and it meets the traffic concurrency criteria. The Miami-Dade Fire Department (**MDFRD**) has **no objections** to this application and has indicated that the average travel response time for this site is **6:09** minutes.

When request #1, to allow the applicant to delete a condition of a previously approved resolution that restricts the property to a single office use is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of the request would result in an overly intense use of the site and would therefore be **incompatible** with the predominant residential uses found to the north of SW 24 Street. Staff notes that based on memoranda from the Public Works Department, DERM and MDFRD, approval of this request 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. However, staff opines that although a substantial amount of the residential properties that abut SW 24 Street and SW 84 Avenue were approved for use variances to allow offices in the RU-1 zone as would be permitted in the RU-5A zone, the majority of them were restricted to one (1) office use only. As such, staff opines that approval of this request to allow more than one (1) office use would set a precedent for more intensive use of these residential properties and result in a proliferation of office uses in this area. This would in staff's opinion likely result in additional traffic on the adjoining streets and would result in a negative impact on the residential uses to the north as well as the remaining residential uses along the north side of SW 24 Street in this area. Further, staff opines that since the zoning and any approvals for variances run with the land, approvals for a deletion of this condition would allow subsequent owners to establish multiple office uses on the subject property. Staff, therefore, recommends denial without prejudice of request #1 under Section 33-311(A)(7) Generalized Modification Standards.

When request #2 is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **incompatible** with the surrounding area and would negatively affect the appearance of the community. The plans submitted for this application indicate that the property currently has two (2) wall signs with a total of 93.5 sq. ft. on the south elevation of the building and two (2) wall signs on the east elevation with a total of 45 sq. ft., which identify the business of the occupant on the east and south facades of the building. Staff notes that the RU-5A District, regulations would allow the applicant a maximum of one (1) 12 sq. ft. sign for each street frontage, which staff opines would be adequate and would preclude the appearance of visual clutter due to excessive signage. Staff notes that the request for additional signage which exceeds the permitted square footage is in part germane to the applicant's request to allow an additional office use on the subject site. However, as previously mentioned, staff is not supportive of the applicant's request for an additional office use and therefore would not be supportive of two (2) additional wall signs in excess of the two (2) allowed by the RU-5 zoning regulations. In the case of the signs on the south elevation, combined they are almost seven (7) times larger than the square footage permitted by Code. Staff opines that the approval of these two (2) additional signs in the RU-1 zoning district would be excessive and could set a negative precedent for the proliferation of signage in this area. Therefore, staff recommends denial without prejudice of #2 under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

**DATE TYPED:** 05/17/10  
**DATE REVISED:** 05/18/10, 06/01/10, 06/09/10  
**DATE FINALIZED:** 06/22/10  
MCL:MTF:NN:NC:CH



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

NDW

# Memorandum



**Date:** December 1, 2009  
**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

**Subject:** C10 #Z2009000164  
Naseem Uddin  
8281 S.W. 24<sup>th</sup> Street  
Deletion of Conditions a Previous Approved Resolution to Allow a  
Medical Office Use and More than One Office  
(RU-1) (0.24 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.

#### Hazardous Materials Management

Due to the nature of activities inherent to some of the permitted land uses, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants. The applicant is advised to contact the Permitting Section of DERM's Pollution

Regulation and Enforcement Division, at (305) 372-6600 concerning required management practices as related to the handling of hazardous materials.

#### 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.

#### 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 proposal of the deletion of conditions to a previous approved resolution will not impact tree resources. Therefore, DERM has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24.

#### Enforcement History

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

#### Concurrency Review Summary

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

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

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

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

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: NASEEM T. UDDIN

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

18-FEB-10

# Memorandum



**Date:** 01-DEC-09  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2009000164

**Fire Prevention Unit:**

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

**Service Impact/Demand**

Development for the above Z2009000164  
located at 8281 SW 24 ST, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 1440 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 6:09 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.

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

NASEEM T. UDDIN

8281 SW 24 ST, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

Z2009000164

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HEARING NUMBER

**HISTORY:**

Current case:  
200903011229 -NOV issued in 12/09 for Two Canopies Without Permit.

Previous Case:  
200803007589 -NOV issued in 7/08 for Overgrowth. Case closed as complied.

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

**REPORTER NAME:**

# Memorandum



**Date:** June 7, 2010

**To:** Franklin Gutierrez, Zoning Services Coordinator  
Agenda Coordinator's Office

**From:**  James Byers, Zoning Permitting Division Chief  
Department of Planning and Zoning

**Subject:** 09-164 Folio: 3040100011380

---

## Enforcement History

An inspection On June 4, 2010, revealed two businesses operating from this location of 8281 SW 24 Street. In accordance with Resolution No. 4ZAB-388-89, only one office use is permitted at any one time. Surgi-Staff has a valid Certificate of Use. Insurance Solutions is the second tenant and this company is operating without a valid Certificate of Use. A Notice of Violation will be issued.

A review of Building Neighborhood Compliance Department's records showed that there is one open case for erecting a sign without a permit, 2009013406.

RECEIVED

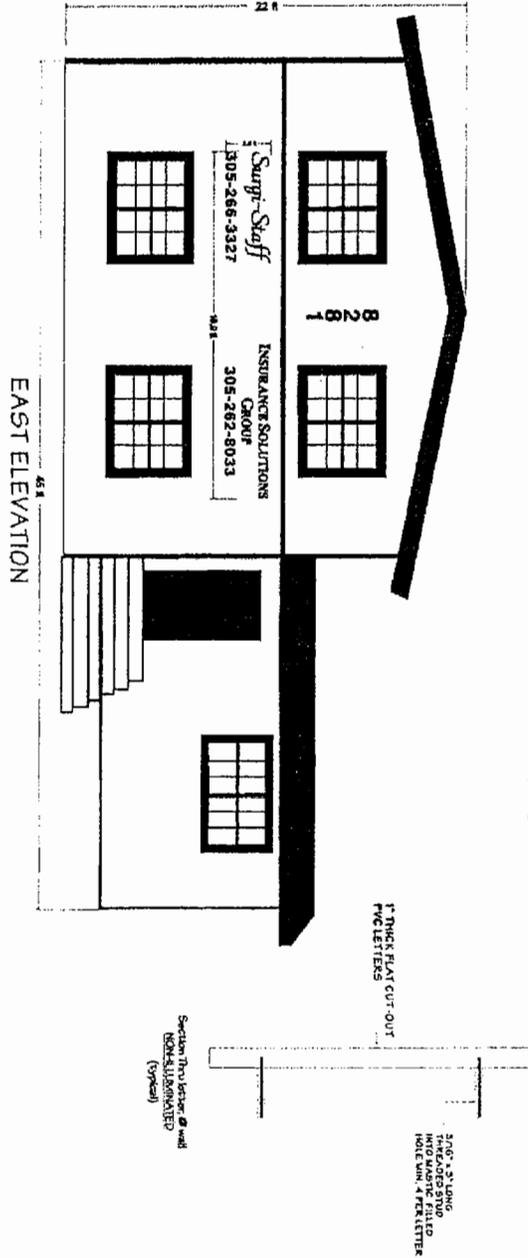
MIAMI-DADE COUNTY

PROCESS #: Z09-164

DATE: APR 16 2010

BY: SDE

NON-ILLUMINATED SIGN



2.6'

**Surgi-Staff**

**305-266-3327**

**INSURANCE SOLUTIONS GROUP**

**305-262-8033**

WALL AREA: 710 SQ. FT.

SIGN AREA: 45 SQ. FT.

Project: Surgi-Staff & ISG Building Signs  
 Address: 8201 SW 24th Street  
 Miami, FL 33195  
 Prepared by: E. A. Suarez, PE #17591  
 Date: October 22, 2009

A&A DESIGN ENGINEERS, INC.  
 6050 SW 79th COURT  
 MIAMI, FL 33145

2.5 x 19 = 45 sq  
 1.5 max permit height

*Handwritten signature and date: 12/17/09*

Z09-164

*Handwritten initials: AT*

RECEIVED

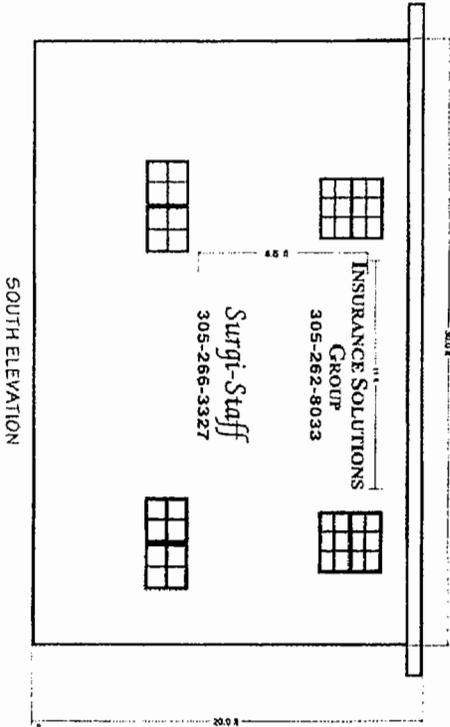
MIAMI-DADE COUNTY

PROCESS #: Z09-164

DATE: APR 16 2010

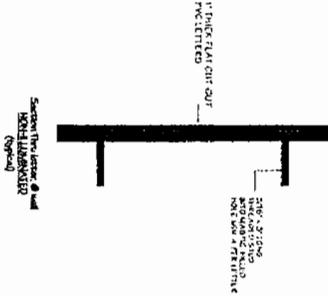
BY: SDE

NON-ILLUMINATED SIGN



SOUTH ELEVATION

WALL AREA: 600 SQ. FT.  
SIGN AREA: 93.5 SQ. FT.



Project: Surgi-Staff & ISG Building Signs  
 Address: 6201 SW 24th Street  
 Miami, FL 33155  
 Date: October 22, 2008

AKA DESIGN ENGINEERS, INC  
 6050 SW 79th COURT  
 MIAMI, FL 33143

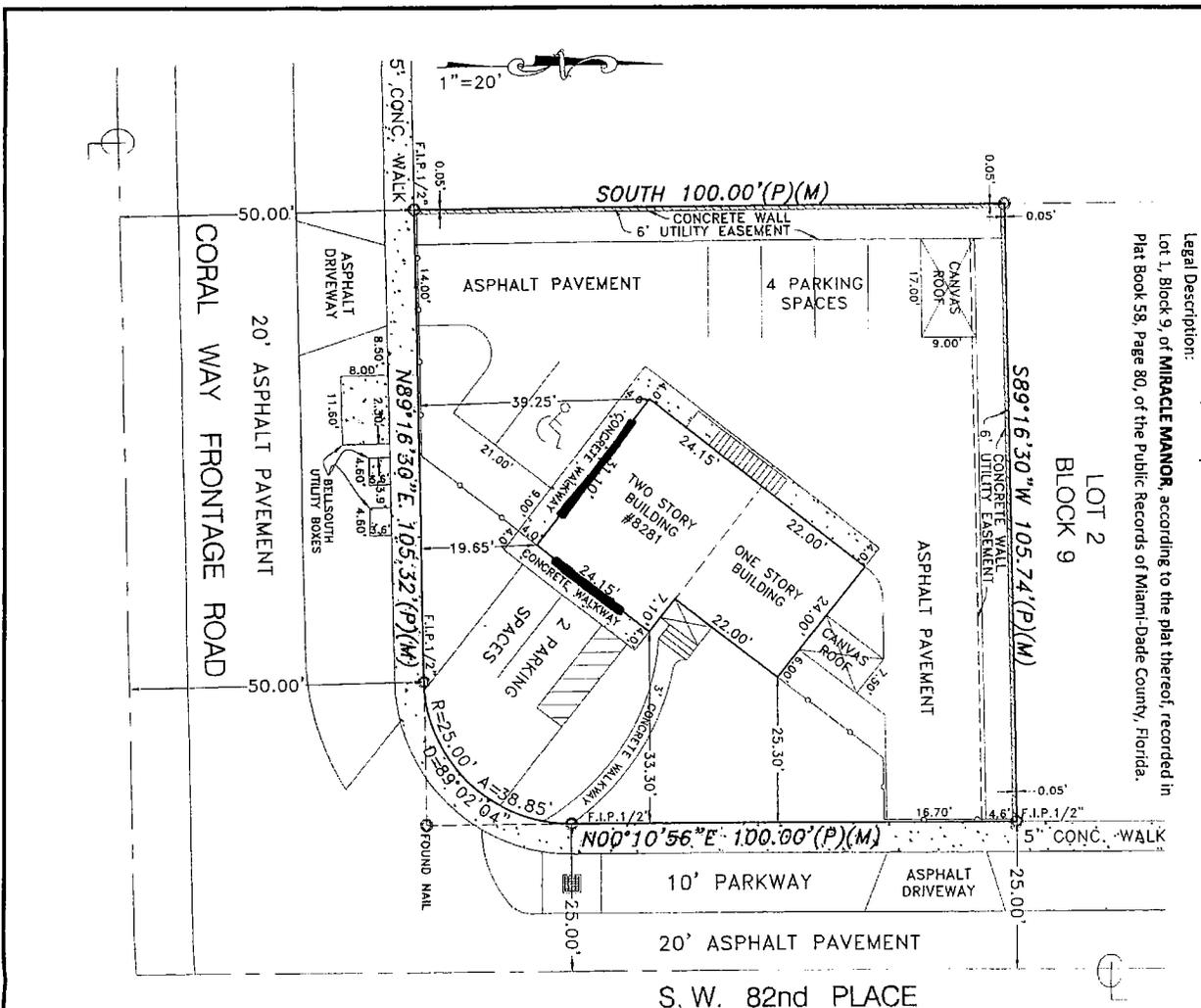
8.9 x 11 = 93.5 sq ft

*[Handwritten signature]*  
 12/17/09

RECEIVED  
 Z09-164  
 APR 16 2010

Legal Description:  
 Lot 1, Block 9, of MIRACLE MANOR, according to the plat thereof, recorded in  
 Plat Book 58, Page 80, of the Public Records of Miami-Dade County, Florida.

LOT 2  
 BLOCK 9



S. W. 82nd PLACE

Certified to:  
 TASHM UDDIN & NASEEM UDDIN

Flood Zone:  
 Community Number: 120635

Community Name: Miami-Dade County  
 Panel: 0452

Date of Firm Index: 9/11/2009  
 Suffix: L

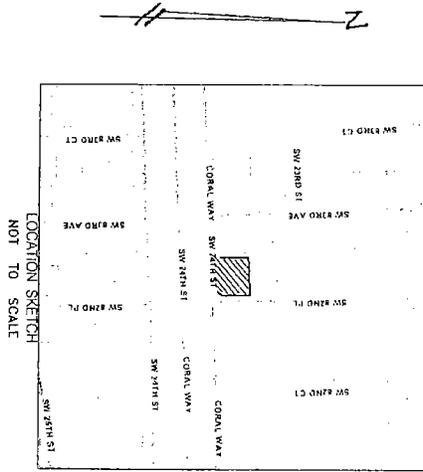
Firm Zone: AH  
 Base Flood Elevation: 8.0

TOPOGRAPHIC SURVEY  
 Date of Completion: 10/05/2009  
 Date of Field Work: 10/01/2009

Property Address:  
 8281 S.W. 24 STREET  
 MIAMI, FLORIDA 33155

Survey: S-8532

ZORINA BEARGES, AGENT IN CHARGE  
 MICHAELE FLAMMINS, AGENT IN CHARGE  
 NOV 18 2009



GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED UNDERGROUND PORTIONS OF ROOVINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- FIELD MEASUREMENTS NOT OBTAINED.
- FIELD MEASUREMENTS NOT OBTAINED AS B.B.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXCEED TO ANY UNMADE PARTIES.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6517-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 437.27, FLORIDA STATUTES.

SIGNED: \_\_\_\_\_ FOR THE FIRM  
 MIGUEL ESPINOSA, P.E., S.M., N.S. 501 STATE OF FLORIDA  
 REGISTERED PROFESSIONAL LAND SURVEYOR AND AUTHENTICATED  
 THE ORIGINAL SEALED SEAL OF THE SURVEYOR AND THE SIGNATURE AND  
 THE ORIGINAL SEALED SEAL OF THE LICENSED SURVEYOR AND ARCHER.

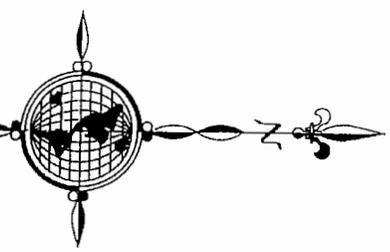
**MIGUEL ESPINOSA**  
 LAND SURVEYING, INC.  
 10665 S.W. 190th STREET - SUITE 3210  
 MIAMI, FLORIDA 33157  
 PHONE: (305) 262-2992  
 FAX: (305) 262-2995  
 www.espinosalandsurveying.com

L.B. 6463

**RECEIVED**  
 209-164  
 NOV 18 2009

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

**MIGUEL ESPINOSA**  
 LAND SURVEYING, INC.  
 LAND PLANNERS - SURVEYORS

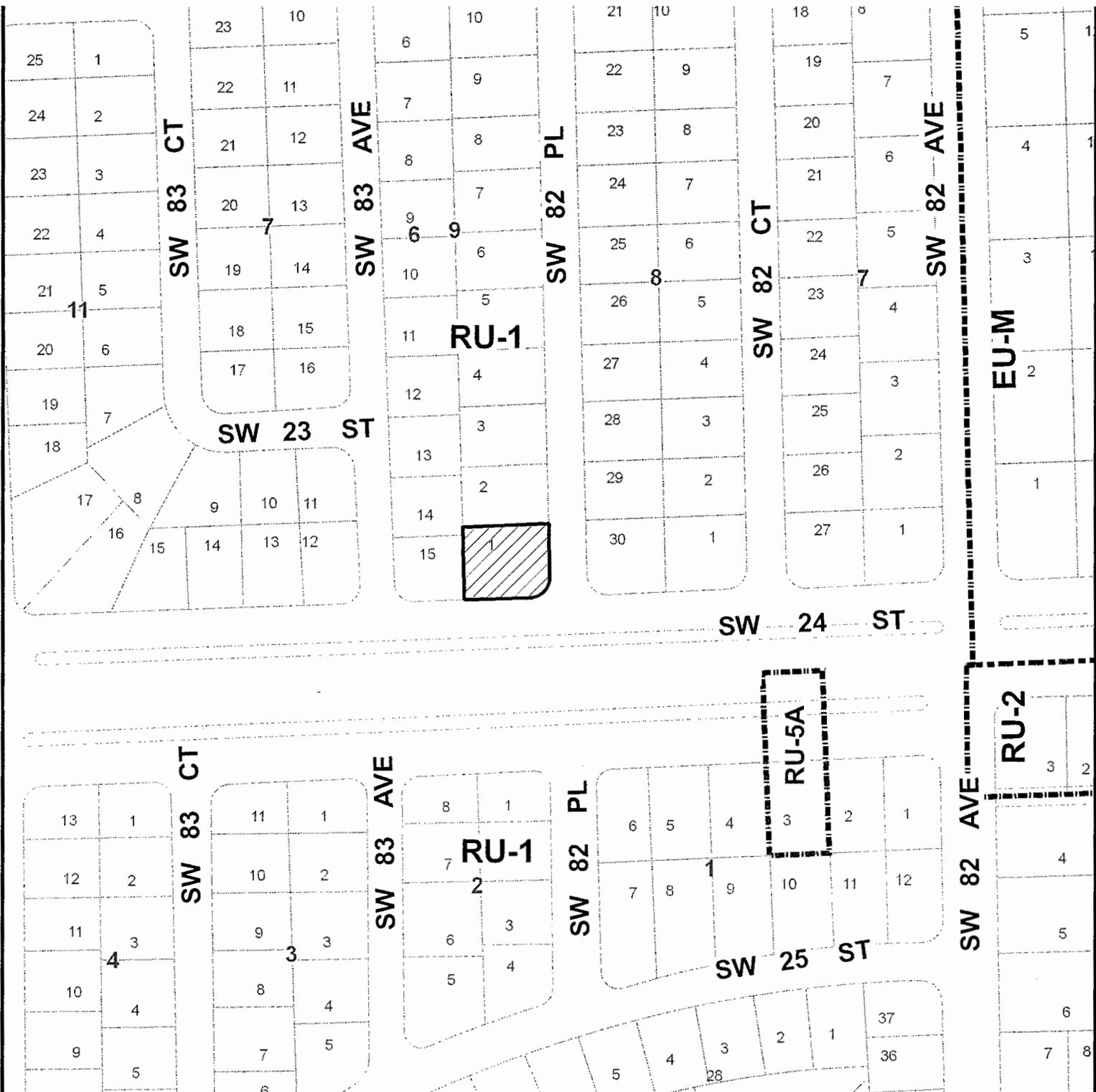


10665 S.W. 190 STREET - SUITE 3210  
 MIAMI, FLORIDA 33157

Phone: (305) 262-2992 Fax: (305) 971-8383

LEGEND OF SURVEY ABBREVIATIONS

A	AC LENGTH	M	MEASURED
AC	AIR CONDITIONER	MAINT	MAINTENANCE
ADD	ADDITION	MH	MANHOLE
ADJ	ADJACENT OR ADJOINING	ND	NUMBER
AE	ANCHOR EASEMENT	N.T.S.	NOT TO SCALE
ALUM.	ALUMINUM	OH	OVERHANG
ASPH	ASPHALT	O.P.	OPEN PORCH
B/C	BUILDING CORNER	O.K.B.	OFFICIAL RECORDS BOOK
BCK	BROWARD COUNTY RECORDS	O/S	OFFSET
BLDG	BUILDING	OW	OVERHEAD WIRES
BL	BLOCK	F	FASCEL
BNDY	BOUNDARY	FAR	FAR
BW	BACK OF WALK	FD	PLAT BOOK
C	CALCULATED	FC	POINT OF CURVATURE
CB	CATCH BASIN	PC	POINT OF COMPOUND CURVATURE
CS	CONCRETE BLOCK STRUCTURE	PCP	PERMANENT CONTROL POINT
CD	CHORD DIRECTION	PS	POINT OF BEGINNING
CJB	CABLE JUNCTION BOX	PI	POINT OF INTERSECTION
CLF	CHAIN LINK FENCE	PL	PARKER PLANNING
CM	CONCRETE MONUMENT	PL	POINT OF BEGINNING
CMF	CORRUGATED METAL PIPE	POC	POINT OF COMMENCEMENT
CONC	CONCRETE	PP	POWER POLE
CONC	CONCRETE	PRM	PERMANENT REFERENCE MONUMENT
CONC	CONCRETE	PT	POINT OF TANGENCY
COV	COVERED	PT	POINT OF TANGENCY
D	DEED	PWMT	PAYMENT
DB	DEED BOOK	R	RADIUS OR RECORD
DCR	DADE COUNTY RECORDS	REC	RECORD
DE	DECK	RCP	REINFORCED CONCRETE PIPE
DEP	DECK EASEMENT	RES	RESIDENCE
E/P	EDGE OF EASEMENT	RET	RETENTION / RETAINING
E/W	EDGE OF WATER	RNG	RANGE
ELEC	ELECTRIC	RW	RIGHT - OF - WAY
ELEV.	ELEVATION	SN	SEWER
ENCL	ENCLOSURE	SN	SEWER
EM	ELECTRIC METER	SN	SOUTHERN BELL TELEPHONE
ESMT	EASEMENT	SP	SCREEN
F/C	FENCE CORNER	SEC	SECTION
F/L	FENCE LINE	SRW	SEWER
FF	FINISHED FLOOR	SNAD	SET WALL & DISC LB #6463
FH	FINE HYDRANT	SP	SCREEN PORCH
FIP	FOUND IRON PIPE	SPAC	SET 1/2" PIN & CAP LB #6463
FIR	FOUND IRON ROD	SR	STATE ROAD
FN	FOUND NAIL	SRC	SET REFERENCE CORNER
FND	FOUND NAIL	ST1	STATION
FRD	FOUND NAIL & DISC	ST1	STATION
FRST	FOUND NAIL & TAB	ST1	STATION
FRAL	FLORIDA POWER & LIGHT	ST1	STATION
GAZ	GAZEBO	ST1	STATION
GNW	GRASS	ST1	STATION
GNW	GRASS	ST1	STATION
ID	IDENTITY	T	TANGENT
IN	INTERNAL	T	TANGENT
IR	IRON PIPE	TB	TRANS
IP	IRON PIPE	TBM	TRANS
LC	LICENSED BUSINESS	TKANS	TRANSFORMER
LD	LEGAL DESCRIPTION	STW	TOWNSHIP
LF	LOWEST FINISHED FLOOR	TYP	TYPICAL
LP	LIGHT POLE	UE	UTILITY EASEMENT
LS	LAND SUPERVISOR	UGD	UNDERGROUND
		WD	WOOD
		WM	WATER METER
		WV	WATER VALVE

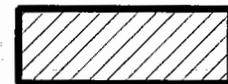


**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number

**09-164**

Section: 15 Township: 54 Range: 40  
 Applicant: NASEEM T. UDDIN  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: JEFFER  
 Scale: NTS  
 ----- Zoning



**SUBJECT PROPERTY**



SKETCH CREATED ON: 11/20/09

REVISION	DATE	BY
		17





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number

**09-164**

Section: 10 Township: 54 Range: 40

Applicant: NASEEM T, UDDIN

Zoning Board: C10

Commission District: 10

Drafter ID: JEFFER

Scale: NTS

----- Zoning



**SUBJECT PROPERTY**



REVISION	DATE	BY