



PRE-KIT REVIEW COMMENTS
COMMUNITY ZONING APPEALS BOARD 10
Thursday, November 1, 2012 at 6:30 p.m.

A. HECTOR CADAVID FKA WESTAR INVESTMENTS LLC 12-76
Insert Revised Recommendation

1. RETALCO ONE LLC 12-44
Insert Revised Recommendation

CAO - Approved CAO Review Comments

C: ACA JOHN MCINNIS

Revised: 10/23/12
Reviewed: 10/18/12

FINAL AGENDA

10-12-2012 Version # 2



COMMUNITY ZONING APPEALS BOARD 10
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 Avenue, Miami
Thursday, November 1, 2012 at 6:30 p.m.

PREVIOUSLY DEFERRED

A. 12-10-CZ10-4 HECTOR CADAVID FKA WESTAR
INVESTMENTS LLC 12-76 14-54-40

CURRENT

1. 12-11-CZ10-1 RETALCO ONE LLC 12-44 14-54-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF THURSDAY, NOVEMBER 1, 2012

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. HECTOR CADAVID F/K/A: WESTSTAR INVESTMENTS LLC
(12-10-CZ10-4/12-076)**

**14-54-40
Area 10/District 06**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 72.5' (75' required) and a lot area of 7,250 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit an existing front porch addition to a single family residence setback 17.2' (25' required) from the front (east) property line.
- (3) NON-USE VARIANCE to permit an existing 4' high CBS wall within the safe sight distance triangle (maximum 2.5' high wall permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Weststar Investments" as prepared by Fernando Gomez-Pina P.E. and dated stamped received 6/4/12 for a total of 2 sheets. Plans may be examined at public hearing.

LOCATION: 2930 SW 76 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,250 sq. ft.

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____
Deferred from 10-10-12

DEFERRED: _____

1. RETALCO ONE LLC (12-11-CZ10-1/12-044)

**14-54-40
Area 10/District 06**

- (1) DISTRICT BOUNDARY CHANGE from RU-1, BU-1 to BU-1.
- (2) NON-USE VARIANCE of zoning regulations requiring section line right-of-way to be 80' in width; to waive same to permit 35' of dedication on the west side of SW 67 Avenue adjacent to the subject to the subject property.
- (3) NON-USE VARIANCE to waive the zoning regulations permitting awnings to extend a maximum of 9' from the building wall; to permit a canvas awning to extend a maximum of 27.1' from the building wall.
- (4) NON-USE VARIANCE to permit a landscape open space of 16.5% (18% minimum permitted).
- (5) NON-USE VARIANCE to permit a landscape buffer with a width varying from 0' to 7' (7' wide required) along portions of the right-of-way.
- (6) NON-USE VARIANCE to permit parking to back out into the right-of-way (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Gaitero Supermarket for Retalco One LLC", prepared by Fernando Gomez-

Pina, P.E. Sheets SP, A1 & L dated stamped received 4/24/12 and sheet A2 dated stamped received 3/6/12 for a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 6701 SW 25 Street & 2440 SW 67 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 105' X 149.96'

Department of Regulatory and
Economic Resources

Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), within 14 days after RER 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. (RER's posting will be made on a bulletin board located in the office of RER.) 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.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10**

PH: Z12-076 (12-10-CZ10-4)

**November 1, 2012
Item No. A**

Recommendation Summary	
Commission District	6
Applicant	Hector Cadavid FKA Weststar Investments LLC
Summary of Requests	The applicant is seeking to allow a single-family residence to setback closer to the front property line, with less lot frontage and lot area than required.
Location	2930 SW 76 Avenue, Miami-Dade County, Florida.
Property Size	7,250 sq. ft.
Existing Zoning	RU-1, Single Family Residential
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

This application was deferred from the October 10, 2012 meeting to allow the new property owner to provide ownership information to the zoning hearing section.

REQUEST:

- (1) NON-USE VARIANCE to permit a lot frontage of 72.5' (75' required) and a lot area of 7,250 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit an existing front porch addition to a single-family residence setback 17.2' (25' required) from the front (east) property line.
- (3) NON-USE VARIANCE to permit a 4' high cbs wall within the safe sight distance triangle (maximum 2.5' high wall permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Weststar Investments" as prepared by Fernando Gomez-Pina, P.E. and dated stamped received 6/4/12 for a total of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing approximately 1,685 sq. ft. single-family residence

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
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 residences	Low Density Residential (2.5 to 6 dua)
West	SR 826 Extension	Transportation

NEIGHBORHOOD COMPATIBILITY:

The subject property is an internal lot located at 2930 SW 76 Avenue. The surrounding area is characterized single-family residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will permit a single-family residence to setback closer to the front property line, with less lot frontage and lot area than required. Staff notes that the existing front porch addition provides the applicant with a covered outdoor amenity to enjoy the front yard; however the existing addition encroaches into the required front setback area and may have a visual impact on the surrounding properties.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of this application will legalize an encroachment into the front setback area and the lot frontage and lot area for the subject property. Further, staff notes that approval will not add additional dwelling units to the site beyond what is allowed by the CDMP LUP map and will not change the single-family detached use. Since the applicant is not requesting to add additional dwelling units to the site above that allowed nor change the single-family detached use, approval of the application with conditions is **consistent** with the density range of the Low Density Residential CDMP LUP map designation.

ZONING ANALYSIS:

When request #1 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the request to permit a single-family residence with less lot frontage and lot area than required would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff notes that abutting properties to the north and south have the same frontage of 72.5' and lot area of 7,250 sq. ft. as the subject property. Further staff notes that along the same block face, frontages vary from 50' to 110' and lot areas vary from 5,000 sq. ft. to 11,000 sq. ft. According to the plat of the records of Miami-Dade County, the lots along this block face were platted in 1925; however the lots were platted with a frontage of 50' and lot area of 5,000 sq. ft. with the exception of seven lots which were platted with frontages of 60' and lot areas of 6,000 sq. ft. The records of the Miami-Dade County Property Appraiser's Office indicate that over time the lots have been subdivided which has resulted in varying lot sizes along this block face. Staff opines that the requested 2.5' of less lot frontage and 250 sq. ft. of less lot area than that required by Code is minimal and is similar to the abutting north and south properties and others within close proximity to the subject property. Although, staff did not find similar approvals for less lot frontage and area in the area, staff opines that the request is **compatible** with the surrounding area based on the lot frontage and lot area of properties in the surrounding area and does not create a negative visual impact on the surrounding area.

Further, when request #2 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the request to permit a front porch addition to encroach into the front setback area would be **compatible** with the

area, would not be detrimental to the neighborhood and would not affect the appearance of the community. While staff did not find similar approvals for encroachments into the front setback area, staff opines that the 7.8' encroachment is adequately buffered from passersby by the existing 4' high concrete block wall and landscaping along the front walkway as evidenced in the submitted photos and plans. In staff's opinion, the front porch provides a covered outdoor amenity for the residents to enjoy the front yard.

When request #3, to permit a 4' high cbs wall within the safe-sight triangle is similarly analyzed under the Non-Use Variance (NUV) Standards, staff opines that approval of this request would not be detrimental to the surrounding neighborhood and would not have a negative visual impact on same. Staff notes that the existing wall although 1.5' higher than permitted is designed with three (3) wrought iron openings, two provide vehicle access and the remaining provides pedestrian access to the subject property. In staff's opinion, the existing cbs wall which extends the length of the property provides the residence with added curb appeal. In addition, staff opines that design of the wall allows adequate visibility for cars entering or leaving the residence from the safe sight triangle area. Staff also notes that the Public Works and Waste Management Department does not object to request #3.

Staff opines that the approval of requests #1 through #3 would not be out of character with the surrounding area and is **compatible** based on the above analysis. **As such, staff recommends approval of requests #1 through #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

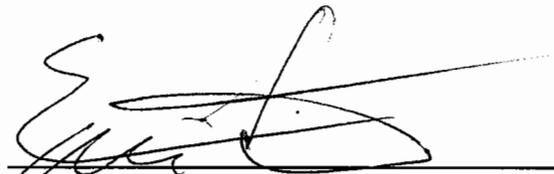
Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be 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 "Weststar Investments" as prepared by Fernando Gomez-Pina, P.E. and dated stamped received 6/4/12 for a total of 2 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits a Declaration of Use Agreement to the Department restricting the use of the subject property to only a single-family residence prior to the issuance of a building permit.

5. That the exterior door of the "Sitting Room" located on the north elevation, be removed as indicated on the submitted plans.
6. That the existing shed depicted in the plans be removed or relocated to comply with zoning requirements, as indicated in on the submitted plans.

ES:MW: NN:CH:AN



Eric Silva, AICP, Assistant Director
Development Services
Miami-Dade County
Department of Regulatory and Economic Resources

NDW.

ZONING RECOMMENDATION ADDENDUM

*Hector Cadavid FKA Weststar Investments LLC
Z12-076*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environmental Resources Management (RER)	No objection
Public Works & Waste Management	No objection
Parks	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p>Low Density Residential (Pg. I-31)</p>	<p><i>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 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. 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.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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

12-10-CZ10-4 (12-076)
Area 10/District 06
Hearing Date: 11/01/12

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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No History

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

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP**

#4

APPLICANT'S NAME: **WESTSTAR INVESTMENTS LLC**

REPRESENTATIVE: **Mariana Concha and Bernard Exposito**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-10-CZ10-3 (12-076)	October 10, 2012	CZAB10	12

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: November 1, 2012 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: Deferred at the Board's request for the new owner of the property to submit an affidavit
 stating that they are new owners of the property and they agree with the conditions for
 approval of the application.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRMAN	M	Jorge BARBONTIN	X		
COUNCILMAN		Julio R. CACERES	X		
COUNCILMAN	S	Richard M. GOMEZ	X		
COUNCILMAN		Miguel A. MARTINEZ			X
COUNCILMAN		Toufic ZAKHARIA	X		
CHAIRMAN		Jose GARRIDO (C.A.)	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **DAVID HOPE**

Memorandum



Date: June 14, 2012
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E., Assistant Director
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: #Z2012000076
Weststar Investment, LLC
2390 SW 76th Avenue
Non-Use Variance to Permit Lot Frontage and Area Less than
Required and to Permit Setback Less than Required
(RU-1) (0.16 Acres)
14-54-40

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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 the Department for this proposed development order.

Wastewater Disposal

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

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. However, since the legal subdivision, creating by plat such tract of land, occurred prior to the effective date of the aforesaid Code Section, the subject property is grandfatherable and may be administratively approved. The Department does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

Stormwater Management

The existing porch set backs and lot area will not affect the existing stormwater management system.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a 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 to permit an existing porch and the lot area will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: WESTSTAR INVESTMENTS LLC

This Department has no objections to this application.

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

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



Raul A Pino, P.L.S.

03-AUG-12

Memorandum



Date: 14-JUN-12
To: , Director
 Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2012000076

Fire Prevention Unit:

Not applicable to MDRF site requirements.

Service Impact/Demand

Development for the above Z2012000076
 located at 2930 SW 76 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1487 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: 7:20 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 3 - Tropical Park - 3911 SW 82 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.

Memorandum



Date: July 2, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M.I.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2012000076: WESTSTAR INVESTMENTS LLC

Application Name: WESTSTAR INVESTMENTS LLC

Project Location: The site is located at 2930 SW 76 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting a non-use variance to setbacks.

Impact and demand: This variance requested by this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW # Z12-076 Weststar Investments, LLC

Application: *Weststar Investments, LLC*, is requesting a non-use variance to allow for an existing porch with a front set back of 17.2 feet in an area requiring 25 feet and for a lot area of 7,250 square feet in an area requiring 7,500 square feet. The property is zoned RU-1 (Single Family Residential).

Size: The subject property is approximately 0.166 acres (7,250 square feet).

Location: The subject property is located at 2930 SW 76th Avenue in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The single-family residence on the property meets the County Code definition of "residential unit." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential unit on the property currently receives, and shall continue to receive PWWM waste collection service, twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends").
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. Paved throughway of adequate width (minimum 15 feet).

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWMD has no objections to the proposed application.**

DATE: 21-JUN-12

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

WESTSTAR INVESTMENTS LLC

2930 SW 76 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000076

HEARING NUMBER

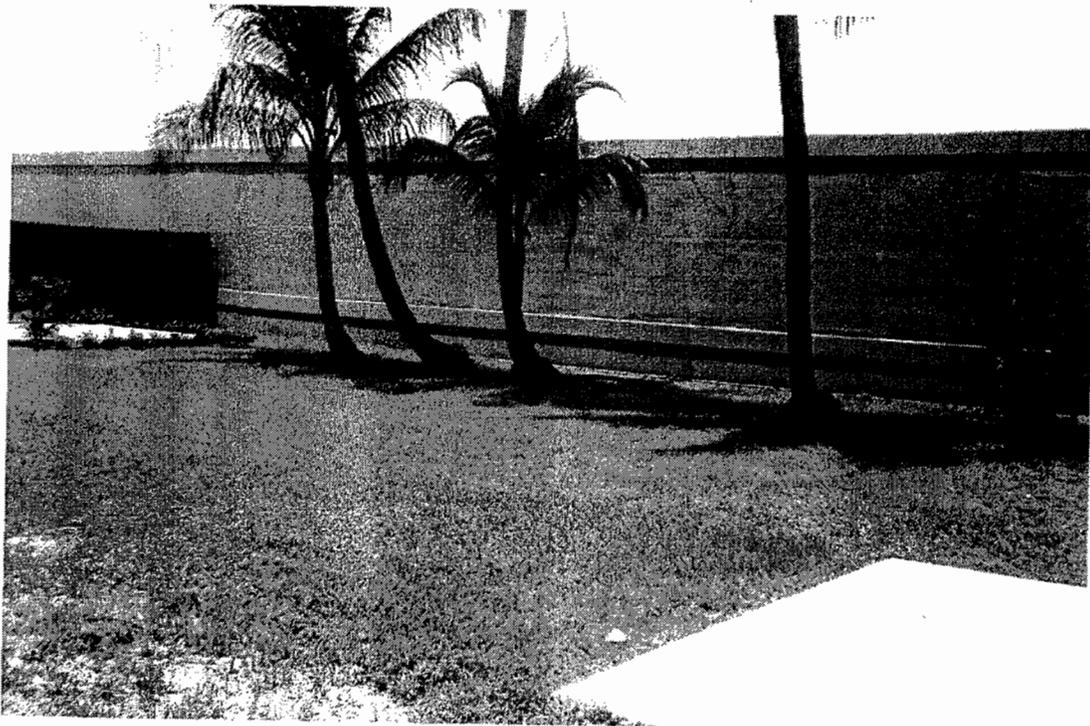
HISTORY:

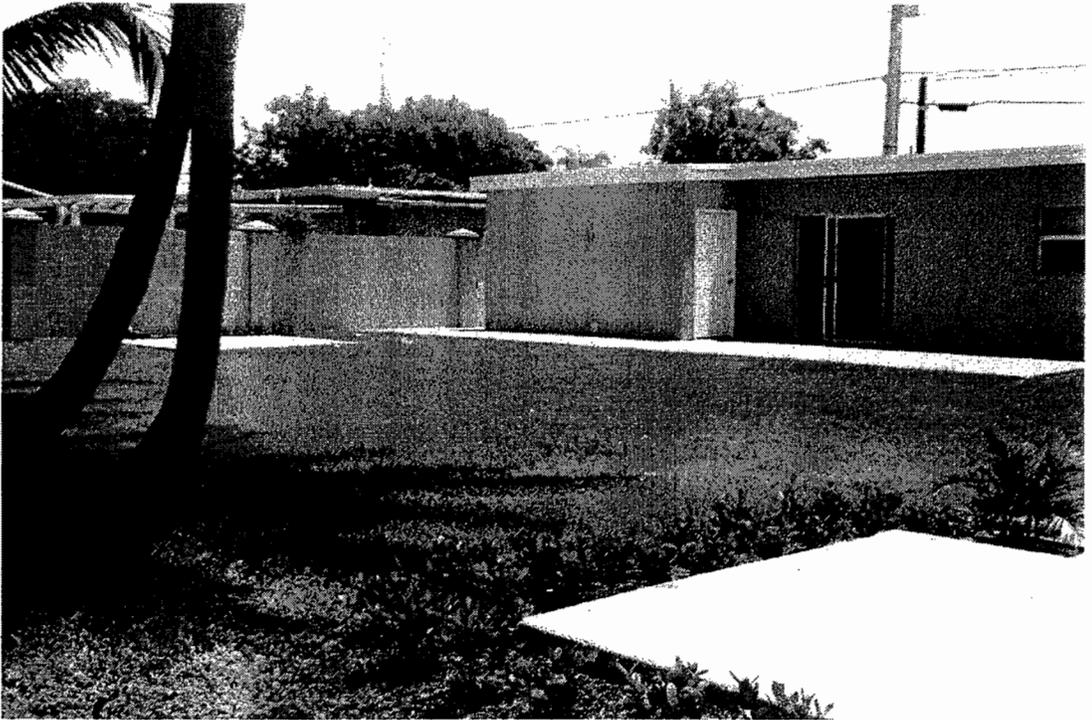
ENFORCEMENT HISTORIES: NC: No open cases. Prior case open April 27, 2011 for boat storage and warning issued. Citation issued May 20, 2011. affidavit of non compliance June 30, 2011. On August 15, 2011 property still in violation. Case forwarded to collection August 23, 2011. Lien accepted August 30, 2011, noil mailed August 31, 2011. Boat removed December 27, 2011. Payment plan fulfilled January 17, 2012 and case closed April 16, 2012. BSS case 20080115911-B opened December 4, 2007. Notice of Violation issued on December 4, 2007 for Failure to obtain required building permit(s) prior to commencing work on;Accessory structure/shed and water heater. Civil Violation Notice B042867 issued on January 30, 2008 for non compliance. Final notice of intent to lien was issued on January 13, 2010. Lien was recorded on March 5, 2010. CVN was paid on January 20, 2012, lien paid February 23, 2012. Case was closed on April 3, 2012 as violation was corrected and lien paid.

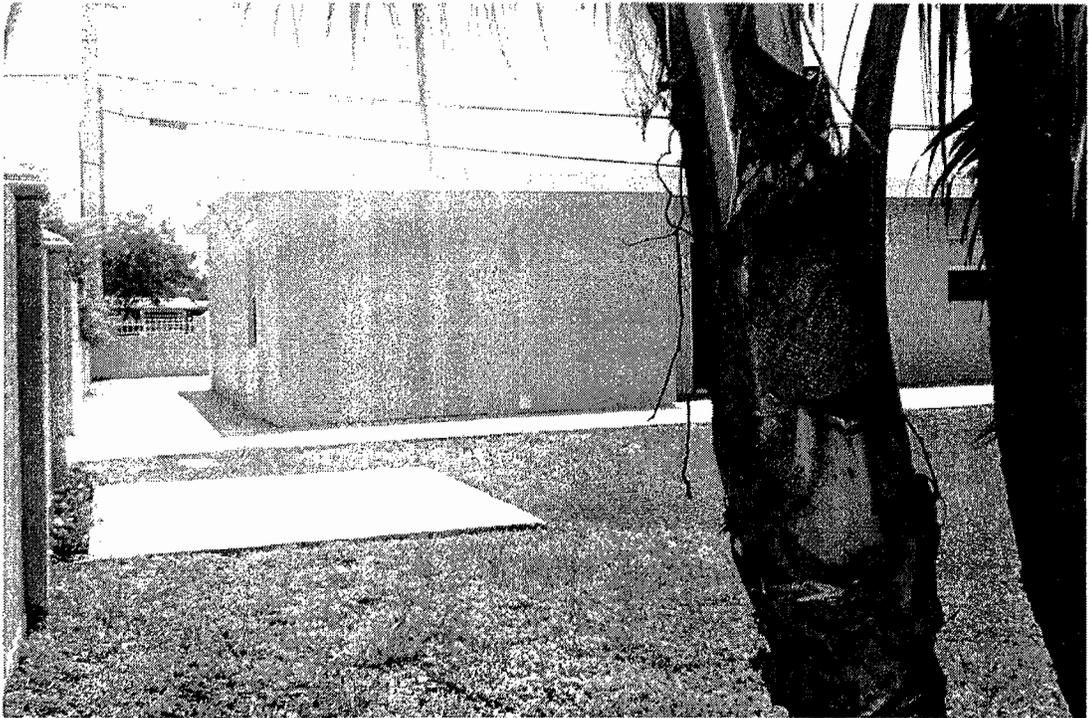
Weststar Investment LLC

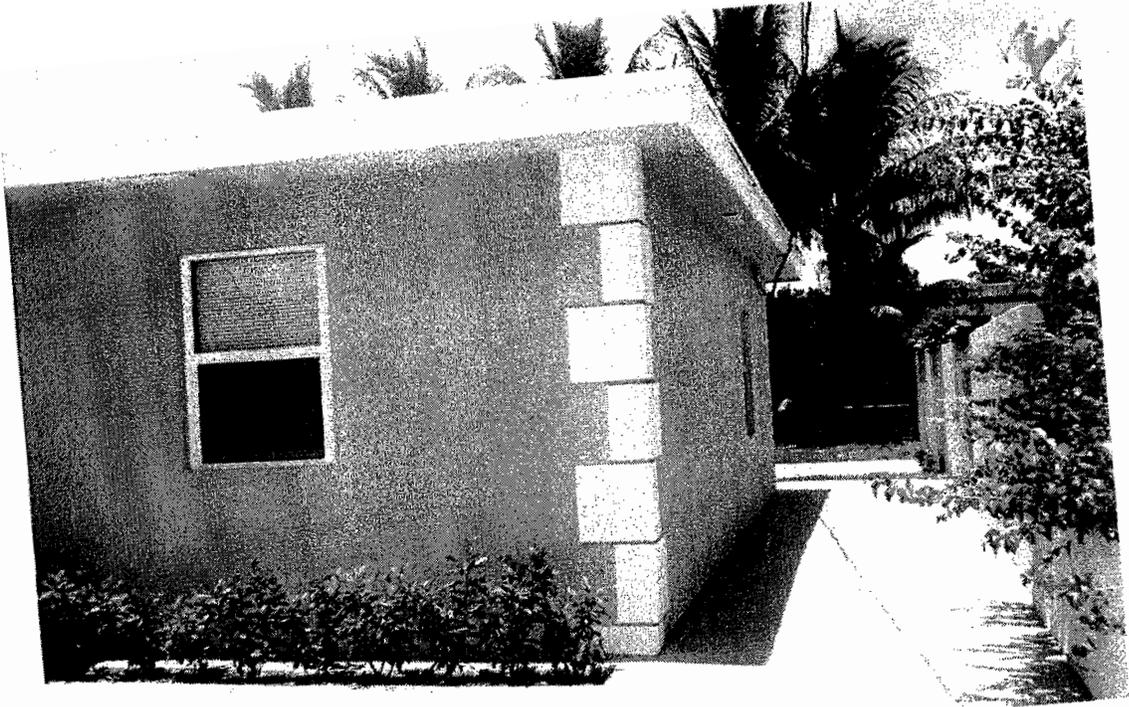
**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:









DISCLOSURE OF INTEREST*

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

CORPORATION NAME: WESTSTAR INVESTMENT LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>MARIANA CONCHA</u>	<u>100%</u>
<u>2819 S.W. 34 TER</u>	
<u>CAPE CORAL, FL 33914</u>	

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

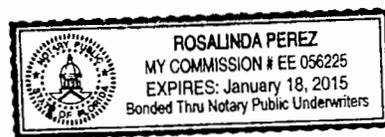
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *Maurice Coucho*
(Applicant)

Sworn to and subscribed before me this 3 day of JUNE, 20 12. Affiant is personally know to me or has produced DL # C520-540 60-971-0 as identification.

Rosalinda Perez
(Notary Public)



My commission expires: JANUARY 18 2015

Seal

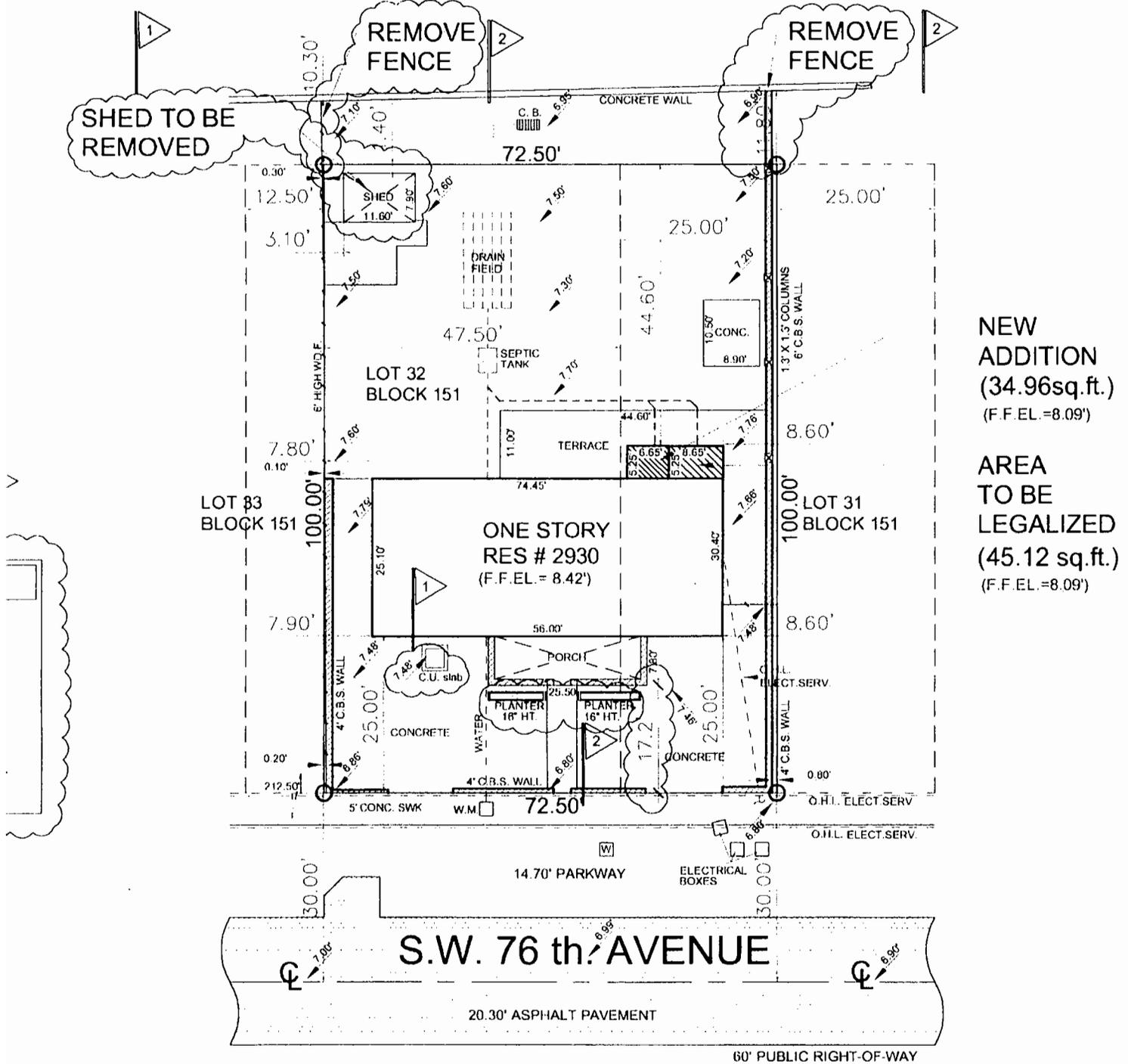
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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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 212-076
 JUN 04 2012

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

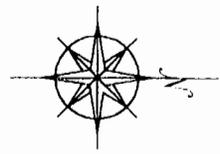
LEGAL DESCRIPTION BY _____
 LOT 31, LESS THE NORTH 25 FEET AND THE NORTH 47.5 FEET OF LOT 32,
 BLOCK 151 OF "CENTRAL MIAMI PART SEVEN" ACCORDING TO THE PLAT
 THEREOF AS RECORDED IN PLAT BOOK 20 AT PAGE 25 OF THE PUBLIC
 RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENLARGED SITE



SITE PLAN

SCALE: 1" = 20'



22

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JUN 04 2012

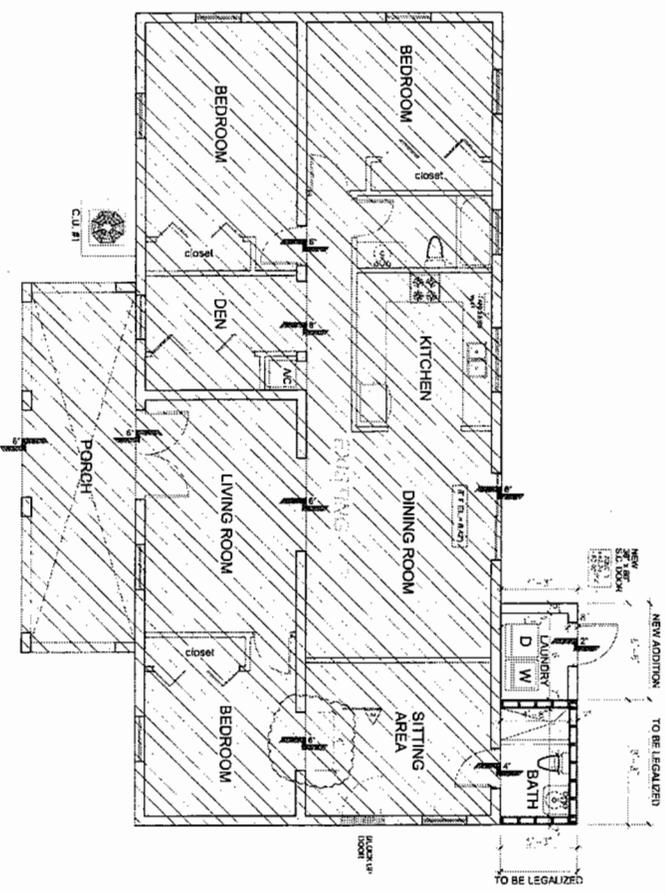
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

FLOOR PLAN

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

LEGEND
 - - - - - PARTITION TO REMAIN
 - - - - - C.F.S. WALL TO REMAIN
 - - - - - WINDOWS

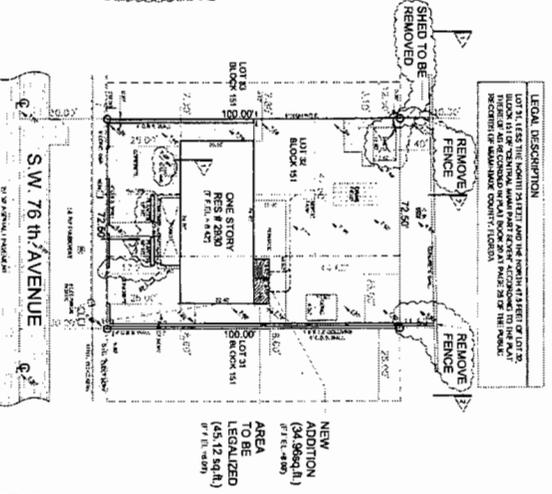
THE CONSTRUCTION DOCUMENTS
HAVE BEEN PREPARED IN
COMPLIANCE WITH FBC-EXISTING 2007
EDITION AND FBC.



ZONING INFORMATION:
 LOT WITH REQUIRED 72.5'
 LOT AREA REQUIRED 7,250 SQ.FT.
 LOT AREA REQUIRED 7,500 SQ.FT.

SITE PLAN

SCALE: 1" = 20'



RADON RESISTANCE
 PROVIDE 1/2" LAYER RADON RESISTANT BOARD AT CONCRETE SLAB

SOIL PREPARATION:
 IF ANY SOIL IS FOUND TO BE CONTAMINATED WITH RADON GAS, THE CONTRACTOR SHALL REMOVE AND REPLACE THE SOIL TO A DEPTH OF 12" BELOW THE FINISHED FLOOR LEVEL. THE CONTRACTOR SHALL PROVIDE A RADON RESISTANT BOARD AT THE CONSTRUCTION OF THE WALLS AND CEILING OF THE BATH AND PORCH WALLS.

TERMITE PROTECTION
 THE BUILDER(S) SHALL HAVE A TERMITE TREATMENT CONTRACTOR APPLY A TERMITE TREATMENT TO THE ENTIRE PERIMETER OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE A TERMITE TREATMENT TO THE PERIMETER OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE A TERMITE TREATMENT TO THE PERIMETER OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE A TERMITE TREATMENT TO THE PERIMETER OF THE BUILDING.

SOIL STATEMENT:
 SOIL CONDITION AS SET BY VISUAL INSPECTION INDICATES AN APPROPRIATE REMEDIATION PLAN. THE CONTRACTOR SHALL PROVIDE A REMEDIATION PLAN TO THE LOCAL AGENCY OF ANY POTENTIAL CONTAMINATION. THE CONTRACTOR SHALL PROVIDE A REMEDIATION PLAN TO THE LOCAL AGENCY OF ANY POTENTIAL CONTAMINATION. THE CONTRACTOR SHALL PROVIDE A REMEDIATION PLAN TO THE LOCAL AGENCY OF ANY POTENTIAL CONTAMINATION.

SOIL COMPACTION:
 SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MOISTURE CONTENT AS DETERMINED BY THE LOCAL AGENCY. THE CONTRACTOR SHALL PROVIDE A COMPACTION REPORT TO THE LOCAL AGENCY.

GENERAL NOTES:

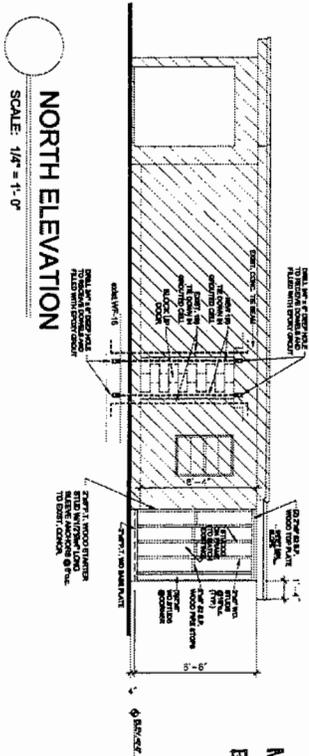
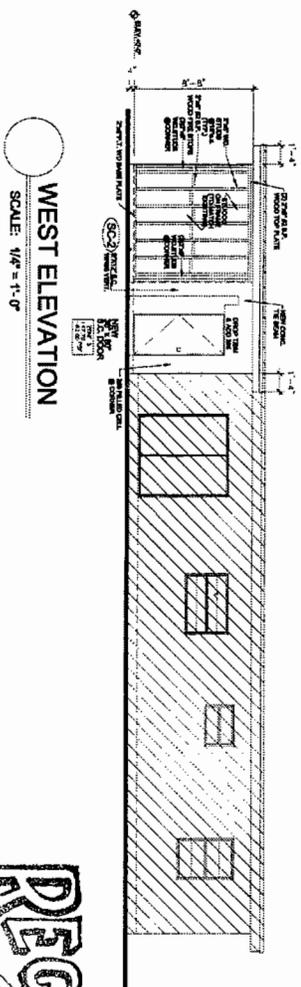
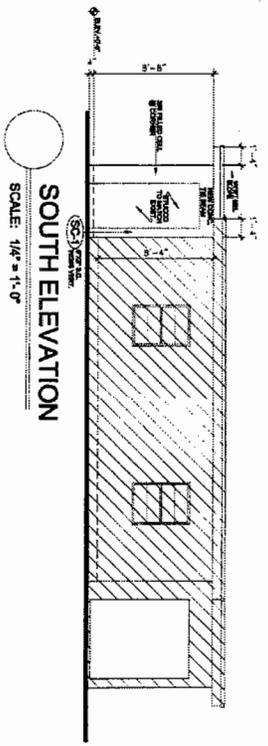
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER RECORDING CONDITIONS FROM TO BE AS SHOWN ON ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ANGLES AND ALL OTHER RECORDING CONDITIONS FROM TO BE AS SHOWN ON ANY WORK.
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PROJECT NO. 12-0000000-0000
 SHEET NO. A-1
 OF 1

PROPOSED REPAIRS FOR RESIDENCE OF
WESTSTAR INVESTMENTS
 2930 SW 76th AVENUE
 MIAMI, FL 33155

FERNANDO GOMEZ P.M.A. P.E.
 41 P.E. No. 14710 (2005)
 250 CATALONIA AVE., #204
 CORAL GABLES, FL 33134
 TEL: 305-442-1111
 FAX: 305-442-1111
 10/20/05-06/20/08

23



INTRUSION & BURGLARY SECURITY NOTE:

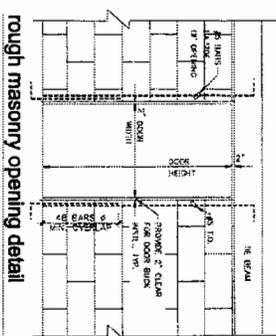
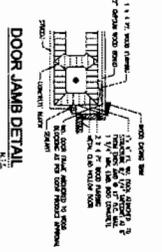
ALL EXTERIOR DOORS SHALL BE PROVIDED WITH CYLINDRICAL TUBULAR LOCKS WITH LOCKING MECHANISMS THAT REQUIRE TURNING OF THE HANDLE TO OPERATE. LOCKING MECHANISMS SHALL BE PROVIDED WITH THE FOLLOWING FEATURES:

- 1. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM.
- 2. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 3. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 4. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 5. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 6. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 7. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 8. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 9. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 10. THE LOCK SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.

DOORS NOTE:

DOOR SHALL BE PROVIDED WITH THE FOLLOWING FEATURES:

- 1. THE DOOR SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM.
- 2. THE DOOR SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 3. THE DOOR SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 4. THE DOOR SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
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- 6. THE DOOR SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 7. THE DOOR SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 8. THE DOOR SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 9. THE DOOR SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.
- 10. THE DOOR SHALL BE PROVIDED WITH A KEY OPERATED LOCKING MECHANISM THAT IS NOT OPERATED BY THE HANDLE.



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JUN 04 2012

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

REGULATION OF GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

SECTION 17-11.01.01 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.01 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.02 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.03 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.04 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.05 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.06 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.07 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.08 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.09 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

17-11.01.01.10 - GENERAL BUILDINGS, ETC., IN THE CITY OF MIAMI

<p>FERNANDO GOMEZ, P.A. PE REGISTERED PROFESSIONAL ENGINEER FL. P.E. No. 14742 (Civil) 250 CATALONIA AVE. #204 CORAL GABLES, FL 33134 TEL: (305) 451-1189 FAX: (305) 451-2234</p>	<p>PROPOSED REPAIRS FOR RESIDENCE OF WESTSTAR INVESTMENTS</p> <p>2930 SW 78th AVENUE MIAMI, FL 33155</p>	<p>DATE: 05/22/12</p> <p>PROJECT NO.:</p> <p>DATE: 05/22/12</p> <p>PROJECT NO.:</p>
	<p>DATE: 05/22/12</p> <p>PROJECT NO.:</p> <p>DATE: 05/22/12</p> <p>PROJECT NO.:</p>	<p>DATE: 05/22/12</p> <p>PROJECT NO.:</p> <p>DATE: 05/22/12</p> <p>PROJECT NO.:</p>



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2012000076



Section: 14 Township: 54 Range: 40
 Applicant: WESTSTAR INVESTMENTS LLC
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

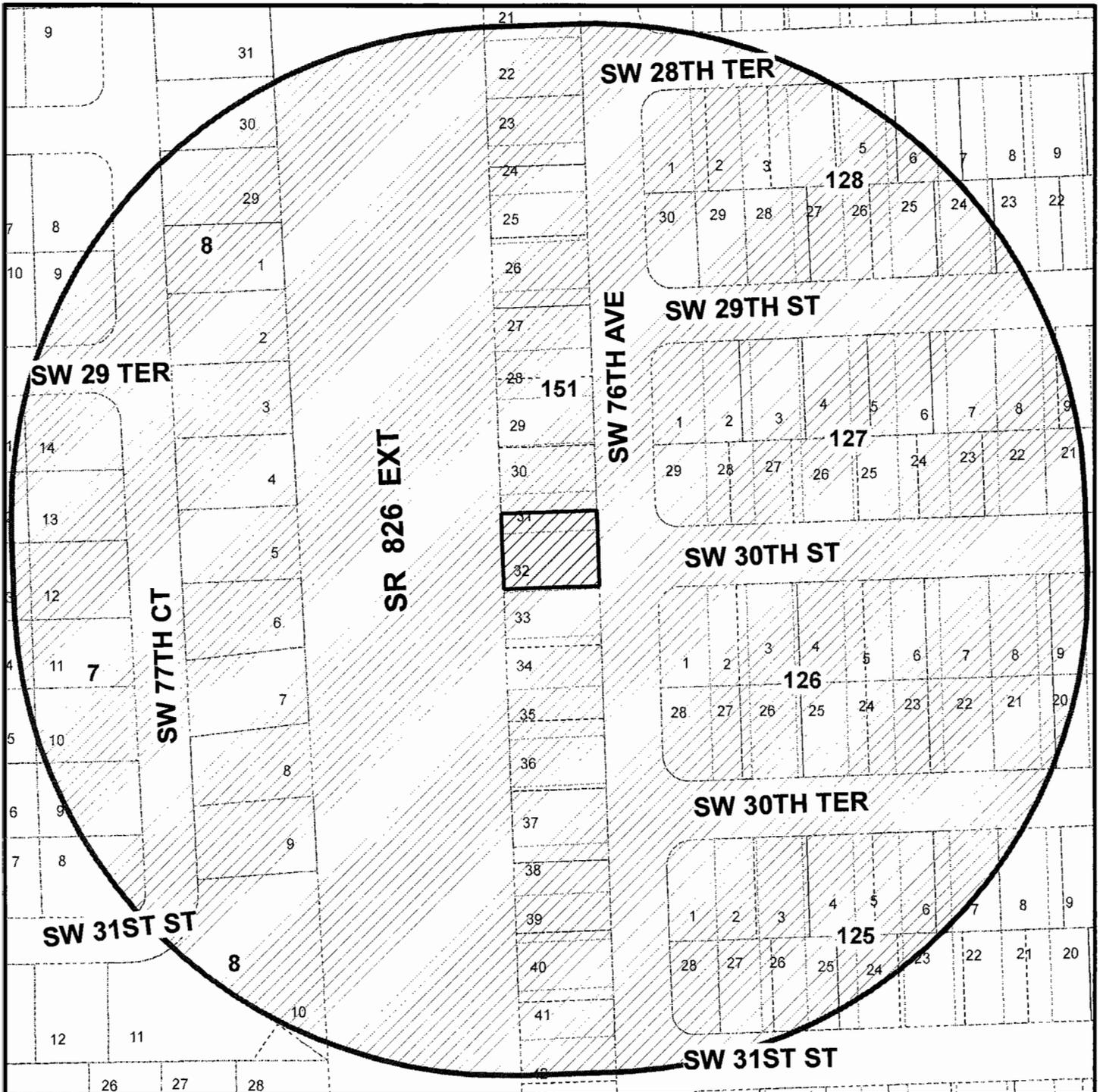
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, June 5, 2012

REVISION	DATE	BY
		26



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number

Z2012000076

RADIUS: 500



Section: 14 Township: 54 Range: 40
 Applicant: WESTSTAR INVESTMENTS LLC
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

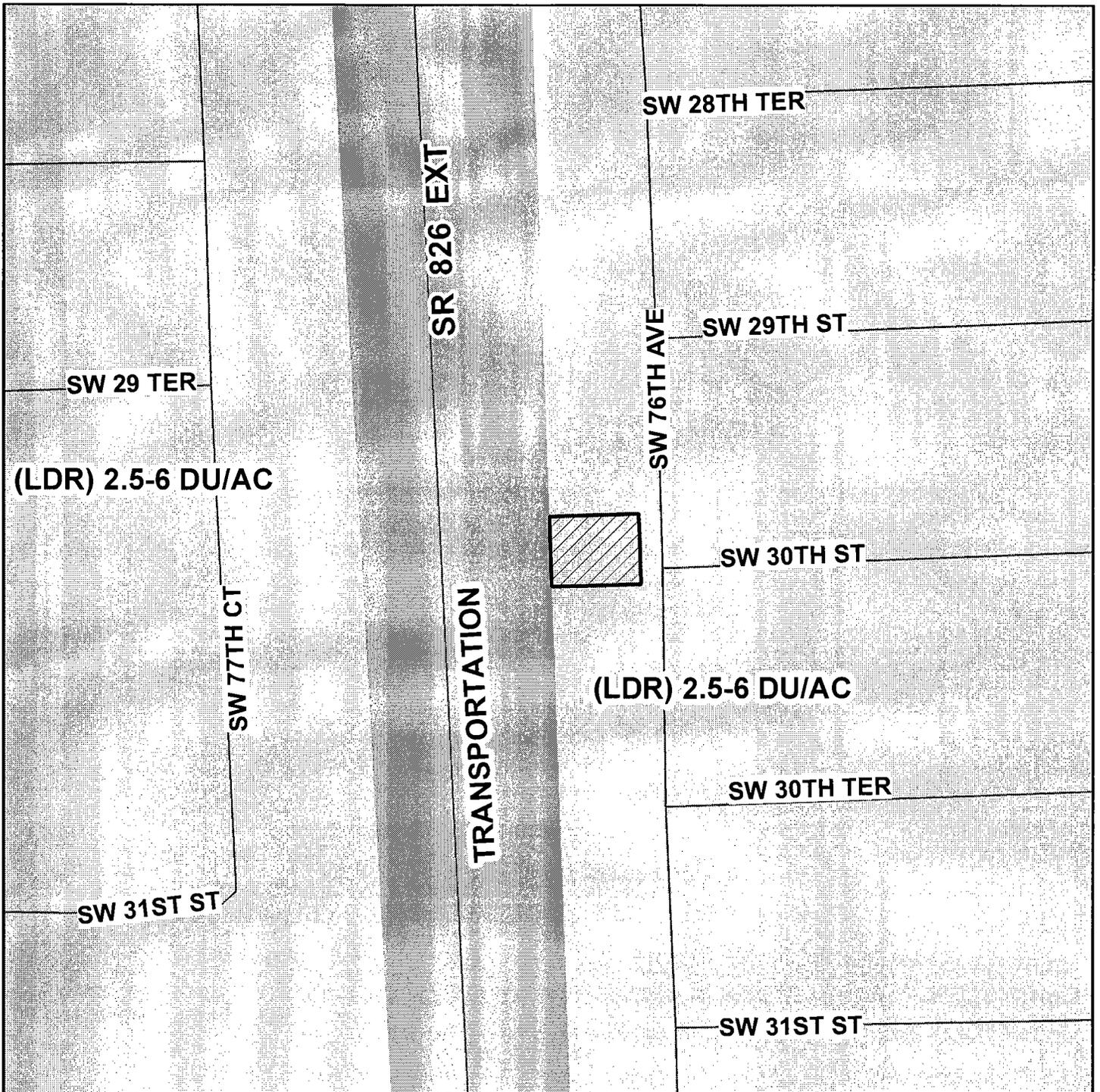
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Tuesday, June 5, 2012

REVISION	DATE	BY
		27'



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000076



Section: 14 Township: 54 Range: 40
 Applicant: WESTSTAR INVESTMENTS LLC
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, June 5, 2012

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10**

PH: Z12-044(12-11-CZ10-1)

November 1, 2012

Item No. 1

Recommendation Summary	
Commission District	6
Applicant	Retalco One, LLC
Summary of Requests	The applicant is seeking a zone change to BU-1, to permit the expansion of commercial uses onto an adjacent parcel, to permit the subject parcel with a larger awning, less landscape open space and greenbelt than permitted. The applicant also seeks to permit the subject property with less right-of-way dedication and to permit back out into the right-of-way.
Location	6701 SW 25 Street and 2440 SW 67 Avenue, Miami-Dade County, Florida.
Property Size	105' x 149.96'
Existing Zoning	BU-1 and RU-1
Existing Land Use	vacant
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variance standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-1 and BU-1 to BU-1.
- (2) NON-USE VARIANCE of zoning regulations requiring section line right-of-way to be 80' wide; to waive same to permit 35' of dedication on the west side of SW 67 Avenue adjacent to the subject property.
- (3) NON-USE VARIANCE to waive the zoning regulations permitting awnings to extend a maximum of 9' from the building wall; to permit a canvas awning to extend a maximum of 27.1' from the building wall.
- (4) NON-USE VARIANCE to permit a landscape open space of 16.5% (18% minimum permitted).
- (5) NON-USE VARIANCE to permit a landscape buffer with a width varying from 0' to 7' (7' wide required) along portions of the right-of-way.
- (6) NON-USE VARIANCE to permit backing out into the right-of-way (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Gaitero Supermarket for Retalco One LLC", prepared by Fernando Gomez-Pina, P.E. Sheets SP, A1 & L dated stamped received 4/24/12 and sheet A2 dated stamped received 3/6/12 for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans depict the existing 3,702 sq. ft. grocery store with an 826 sq. ft. addition on the 15,750 sq. ft. parcel with 20 parking spaces.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1; retail use RU-1; single-family residence	Business and Office
North	BU-2; retail use	Business and Office
South	BU-1; office RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	BU-1; retail uses	Business and Office
West	RU-1; single-family residence	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The 15,750 sq. ft. property is currently developed as a supermarket and is surrounded by retail uses to the north and east of the subject property. Additionally, the subject property is surrounded by residential uses to the south and west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to expand onto the adjacent parcel to the west, add a large awning along the west side of the existing supermarket and allow the continued back-out into the right-of-way (ROW). These revisions will provide customers with a shaded area when placing their orders and with additional parking spaces; however, may have visual and noise impacts on the adjacent properties to the north and west.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Business and Office** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* As such, the existing use and the expansion onto the adjacent parcel to the west within the area designated as Business and Office are **compatible** with the commercial and retail uses allowed and therefore **consistent** with the CDMP LUP map Business and Office designation.

Further, **Policy TC-2D** of the Transportation Circulation Subelement of the interpretative text of the CDMP, allows for the interruption of the section line road system when it would destroy the integrity of a neighborhood or development. Staff notes that the section line road currently exists 70' in width (80' required) throughout the neighborhood. Therefore, staff opines that the approval of this application would not restrict vehicular access through existing neighborhood and would maintain the integrity of the same.

In accordance with **Policy TC-2D** of the Transportation Circulation Subelement of the interpretative text of the CDMP, a determination by the County may be made that the right-of-way is not required for present or future public use, staff notes that the memorandum from the Public Works and Solid Waste Department does not object to the reduced right-of-way. As such, staff opines that approval of the request to permit a 70' wide right-of-way (80' required) for this portion of SW 67 Avenue is **consistent** with the CDMP Land Use Plan map designation for the **Business and Office** use and **Policy TC-2D** of the Transportation Circulation Subelement of the CDMP Land Use Element interpretative text.

ZONING ANALYSIS:

The applicant seeks approval of a request for a zone change from RU-1, Single-Family Residential District and BU-1, Neighborhood Business District to BU-1 (request #1). In addition, the applicant seeks to approve other requests (requests #2 through #6) for the remodeling of the site under the BU-1 zoning regulations which are contingent on the approval of the district boundary change.

The applicant seeks to expand the current use onto the adjacent parcel to the west, which is currently zoned RU-1 and unify that site with the currently existing BU-1 zoned parcel to the east. Therefore, when the applicant's request to rezone the 5,250 sq. ft. parcel from RU-1, Single-Family Residential District to BU-1 (request #1), is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have a unfavorable impact on the environment, the natural resources, or the economy of the County. Additionally, in staff's opinion, the approval of the application will not have a negative impact on the surrounding roadways or burden or affect transportation facilities and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities based on memoranda from the Departments concerned with reviewing this application. Furthermore, staff notes that the approval of the applicant's request to rezone the property will be **compatible** with the retail and residential uses in the surrounding area. **Staff therefore, recommends approval of request #1 under Section 33-311, District Boundary Change.**

When requests #2 through #6 are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests maintain the basic intent and purpose of the zoning and other land use regulations, would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Furthermore, approval of this application will allow the applicant to meet minimum parking requirements, expand onto additional property and maintain the site in accordance with the character of the surrounding community.

Request #2, to permit a reduced right-of-way and request #6, to permit backing out into the right-of-way, all pertain to existing conditions of the subject property. Staff notes that the memorandum from the Public Works and Solid Waste Department does not object to the reduced right-of-way or backing out into the right-of-way. A review of County aerials indicates that the reduced right-of-way is consistent with the existing right-of-way reservations of the surrounding properties. The aerials also indicate that various properties in the area back out into the right-of-way; for example, the adjacent property to the north located at 6700 SW 24 Street and the properties located across the street at 2443 SW 67 Avenue and 2502 SW 67 Avenue. Staff notes that these are old properties developed back in the 1950's and 1970's and an existing condition for these properties in this area of Miami-Dade County. As such, staff opines that approval of these requests will not be out of character with the surrounding area.

Additionally, staff opines that approval of these requests would not create any new impact on traffic or roadway conditions in the surrounding area and would continue to be compatible with the same.

Request #4, to permit 1.5% less landscape open space than required and request #5, to permit a landscape buffer varying from 0' to 7' (7' required) are due to the physical constraints of the subject property. Staff opines that the reduced landscape open space is mitigated by the 6' CBS wall along the interior side (west) property line and by the shrubs next to the parking area along the north property line as indicated on the submitted plans. Also, staff notes that the requested landscaped buffer varying from 0' to 7' is an existing condition and therefore will not create any new negative visual impact for the surrounding area.

Staff opines that request #3, to permit a larger awning than permitted, will provide shelter from the elements for customers, is internal to the site and will not be visually intrusive to the surrounding area. In addition, staff opines that the submitted plans indicate sensitivity to the residential properties located to the west, by the installation of a proposed 6' CBS wall located along the interior side (west) property line. As a condition for approval, staff recommends that the 6' CBS wall be maintained along the interior side (west) property line to provide the existing residence to the west with a buffer. In staff's opinion, this will mitigate any negative visual impact that may result from the existing commercial development of the site on the abutting residential properties located to the west. Furthermore, staff notes that the dumpster is located next to the residences, therefore, staff recommends that as a condition for approval that the pick-up hours be limited so as to not create a negative aural impact for the residential neighbors.

As such, staff opines that the approval of the application would be **compatible** with the surrounding commercial and residential developments. Therefore, in staff's opinion, approval with conditions of the subject requests would maintain the basic intent and purpose of the zoning regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would be **compatible** with same. **As such, staff recommends approval with conditions of requests #2 thru #6 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted plans indicate an adequate number of parking spaces for the existing supermarket use, with parking areas within the added parcel and along SW 25th Street and SW 67th Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL: (for requests #2 through #6 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must 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 "Fontainebleau Square" as prepared by CPH Engineers, Surveyors, Architects and Planners, "Enlarged Floor Plans & Exterior Elevations", prepared by Lawrence S. Levinson, Fontainebleau Square- Master Development", prepared by Humphreys and Partners Architects, L.P., "Landscape Plan Fontainebleau Square", prepared by Architectural Alliance, all dated stamped received 4/18/12, consisting of 25 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That no outside dining be allowed, as indicated on the site plan.
5. That the shrubs along the north property line not be greater than 2.5' in height.
6. That the dumpster pickup times be between 8:00 AM and 7:00 PM.
7. That the applicants obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of this recommendation incorporated herein by reference.

ES:MW:NN:CH:JC



Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Regulatory and Economic Resources Department

NDN

ZONING RECOMMENDATION ADDENDUM

*Retalco One, LLC
Z12-044*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Resources Management Division)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

Business and Office (Pg. I-41)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.</i>
Transportation Circulation Subelement – Policy TC-2D (Page II-13)	<i>The section line, half section-line, and quarter section-line road system should form a continuous network within developed areas, interrupted only when it would destroy the integrity of a neighborhood or development. The County shall not approve vacation of zoned rights-of-way unless it is determined that the right-of-way is not required for present or future public use, or unless the zoned right-of-way is within that portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, and the CDMP Guidelines for Urban Form will be reflected.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p>
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ZONING RECOMMENDATION ADDENDUM

*Retalco One, LLC
Z12-044*

	<p>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade 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;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>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;</i></p> <p>(5) <i>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.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

1. RETALCO ONE LLC
(Applicant)

12-11-CZ10-1 (12-044)
Area 10/District 06
Hearing Date: 11/01/12

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1959	U-Totem of Miami	- Special permit for a coin laundry.	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.

Memorandum

Date: May 3, 2012

To: Jack Osterholt, Director
Sustainability, Planning and Economic Enhancement

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs 

Subject: C-10 #Z2012000044-1st Revision
Retalco One, LLC
6701 SW 25th Street
District Boundary Change from RU-2 to BU-1, Non Use Variance
Backing Out Into the Right of Way and to Waive the Zoning &
Landscape Regulations to Permit a Lesser Greenbelt Abutting the
Right of Way
(BU-1) (0.36 Acres)
14-54-40

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Flood Protection

The application site does not lie within a Special Flood Hazard Zone as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The County flood criteria for this site is 7 ft NGVD. The proposed addition as depicted in the zoning request for a variance of set backs appears to be a non-substantial improvement as defined in Chapter 11C of the Code. Non-substantial improvements are required at a minimum to match the existing elevation. Based on the survey provided with this submittal the proposed addition has an elevation of 10.15' and the existing elevation is 10.15 ft NGVD which is in compliance with the Code.

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 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.

Section 24-43.1(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. Furthermore, Section 24-43.1(4)(b)(II) of the Code requires that the maximum sewage loading shall not exceed 1,500 gallons per day per acre for nonresidential property served by a septic tank and drainfield in conjunction with a public water supply. The subject property contains a gross area of approximately 24,054 square feet, and the proposed development would generate a wastewater flow of approximately 453 gallons per day. This flow translates into a sewage loading rate of 821 gallons per day per acre, which would be in compliance with the above-noted Code requirements.

Additionally, the owner of the property has submitted properly executed covenants running with the land in favor of Miami-Dade County as required by Sections 24-43.1(4)(a) and 24-43.1(6)(g) of the Code. Consequently, the Department may approve the subject application and the same may be scheduled for public hearing.

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

All dumpster storage areas must be roofed and floor drains connected to sanitary sewers or septic tanks if sanitary sewers are not available. If roofing is not practical or economically feasible these areas could be graded toward an adjacent green belt for pretreatment and disposal.

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

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

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Wetlands

The subject properties do 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 properties contain 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 Chapter 24 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. 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 the Tree Program for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: RETALCO ONE LLC

This Department has no objections to this application.

This Department has no objections to the request to permit 35 feet of right-of-way on the west side of SW 67 Avenue.

This Department has no objections to the request to permit backing out into the right-of-way. This site is presently being used with the existing parking lot layout; therefore this Department has no objections to the request to permit parking backing out into the right-of-way.

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.

01-AUG-12

Memorandum



Date: May 4, 2012

To: Jack Osterholt, Director
Sustainability, Planning and Economic Enhancement Department

From: Maria I. Nardi, Chief *M.N.*
Planning and Research Division
Parks, Recreation and Planning Department

Subject: Z2012000044: RETALCO ONE LLC
Includes revised plans dated stamped received through 3/24/12

Application Name: RETALCO ONE LLC

Project Location: The site is located at 6701 SW 25 ST & 2440 SW 67 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from RU-2 to BU-1 and non-use variances for remodeling of an existing supermarket. Review includes revised plans dated stamped received through 3/24/12.

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

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

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

MN:jb

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

Memorandum



Date: 22-MAR-12
To: , Director
Department of Sustainability, Planning and Economic Enhancement
From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department
Subject: Z2012000044

Fire Prevention Unit:

No objection to site plan date stamped received March 6, 2012.

Service Impact/Demand

Development for the above Z2012000044
located at 6701 SW 25 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1490 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>826</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.24 alarms-annually.
The estimated average travel time is: 6:36 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 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 received March 6, 2012. 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: 15-MAR-12

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

RETALCO ONE LLC

6701 SW 25 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000044

HEARING NUMBER

HISTORY:

Enforcement History: NC; No Open cases for folio 3040140120410 and 3040140120070. BSS Case 20090129107-B opened March 23, 2009. Notice of Violation issued March 23, 2009 for Failure to obtain required building permits prior to commencing work on: failure to obtain building permits prior to commencing work on attached structures wooden and aluminum, refrigeration equipment sitting on bricks, water heater installed, bake oven installed outside all done no plans and permits. Obtain plans and permit for applicable violations as required or removed and pulled demo permit if required. Civil Violation Notice (CVN) B095826, B095827, B095828, B095829 & B095830 issued on June 2, 2010. All CVN's were voided on June 24, 2010. Due to non compliance CVN P003693 was issued on May 19, 2011, CVN paid on July 27, 2011, case remains open in non compliance.

BSS case A2011003305-X opened on July 11, 2011. Notice of Violation issued on July 11, 2011 for expired permit 2010050990. Civil Violation Notice P005753 & P005754 issued on October 20, 2011. CVN's appealed on November 14, 2011 and hearing held on February 28, 2012. At hearing withdrew appeal and 30 days issued for compliance, compliance date March 28, 2012.

Retalco One LLC

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

Memorandum



Date: October 15, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: Ramiro Martinez, Zoning Services Inspector
Department of Regulatory and Economic Resources

Subject: Hearing Application Process No. Z2012000044 – 6701 SW 25 ST & 2440 SW 67 AVE

A site inspection conducted at the above-referenced property revealed two parcels of land, one commercial and the other residential. The commercial property is currently unoccupied and is not in operation. The residential property has a one story single-family residence which is currently being used as such. All improvements on the properties have been depicted accurately on the survey submitted with this hearing application. However, there is a pole sign located on the east side of the commercial building that does not meet the required 7 ft. setback from the east property line (SW 67 AVE). Applicant must either remove pole sign or modify hearing application to include it as a sign variance.

As far as the location of the site, the subject property is located on the west side of SW 67 AVE, just south of SW 24 ST (Coral Way). The surrounding properties to the north and east are commercial and the properties to the the west and south are residential.

Please refer to BNC's memo regarding all enforcement cases pertaining to this property and the status of these cases.

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].

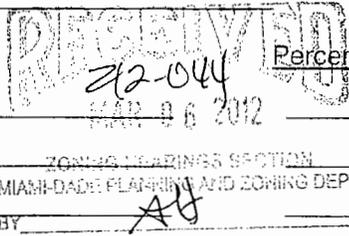
CORPORATION NAME: Retalco ONE LLC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>JULIA TALAMAS</u>	<u>40%</u>
<u>JAMES TALAMAS</u>	<u>12%</u>
<u>JOHN TALAMAS</u>	<u>12%</u>
<u>WILLIAM TALAMAS</u>	<u>12%</u>
<u>WAYNE TALAMAS</u>	<u>12%</u>
<u>SIANA TALAMAS</u>	<u>12%</u>

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

TRUST/ESTATE NAME _____

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



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

N / A

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 RECEIVED 22-06-2012 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY AB

N / A

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.

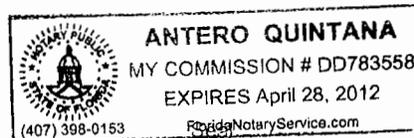
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

X Signature: [Signature] Managing Partner (Applicant)

Sworn to and subscribed before me this 6 day of May, 20 12. Affiant is personally know to me or has produced [Signature] as identification.

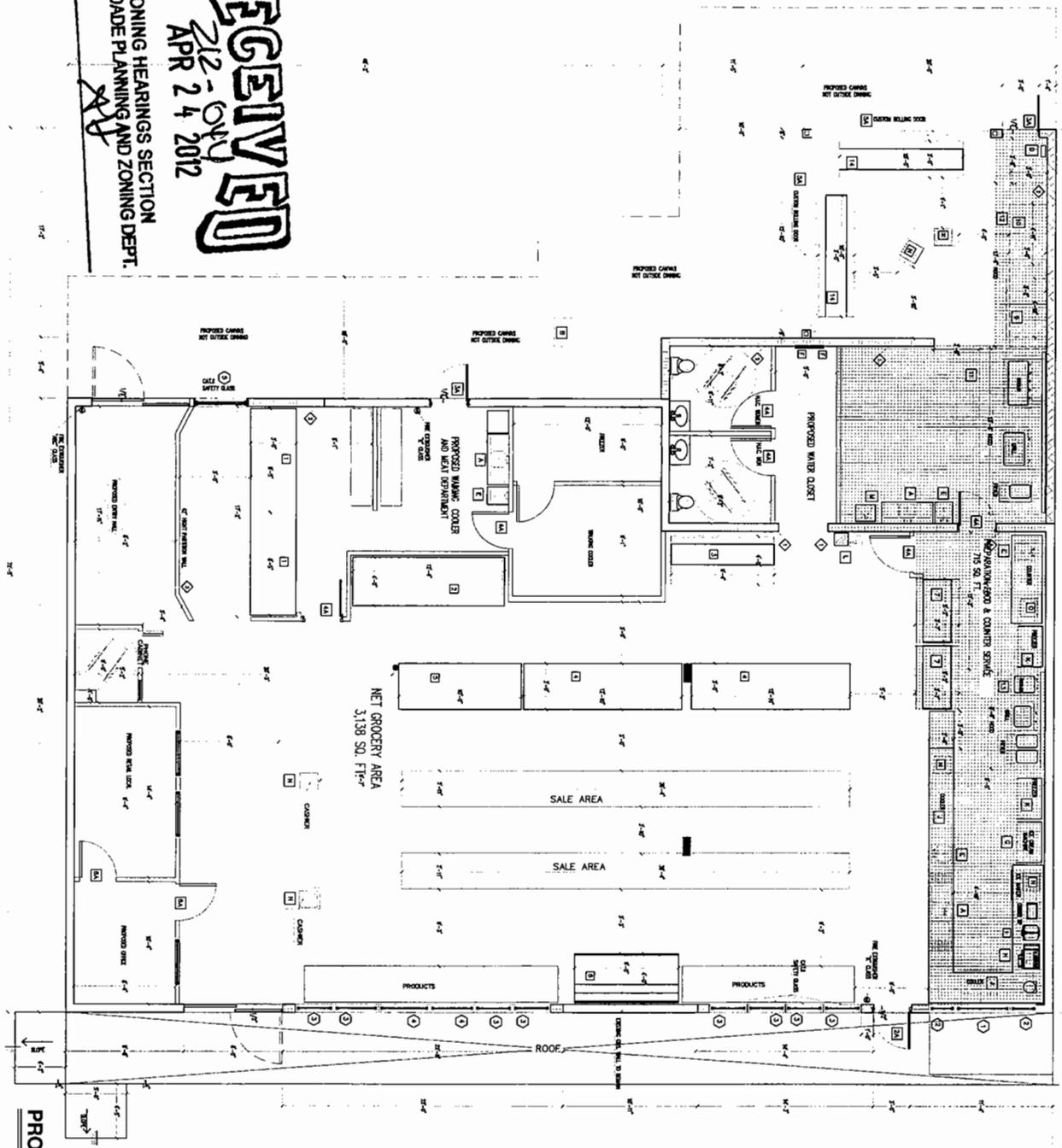
[Signature] (Notary Public)

My commission expires: 4/28/12



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

RECEIVED
 212-070
 APR 24 2012
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY [Signature]



PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'



RECEIVED
 212-070
 APR 24 2012
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY [Signature]

NOTES

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

2. ALL WALLS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.

3. ALL FLOORS SHALL BE POLISHED CONCRETE UNLESS OTHERWISE NOTED.

4. ALL CEILING SHALL BE 8'0" UNLESS OTHERWISE NOTED.

5. ALL ROOF SHALL BE 1" THICK FIBERGLASS INSULATION OVER 2" THICK POLYSTYRENE INSULATION ON TOP OF 4" THICK CONCRETE SLAB UNLESS OTHERWISE NOTED.

6. ALL GLASS SHALL BE 1/2" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

7. ALL GLASS SHALL BE 1" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

8. ALL GLASS SHALL BE 1/2" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

9. ALL GLASS SHALL BE 1" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

10. ALL GLASS SHALL BE 1/2" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

11. ALL GLASS SHALL BE 1" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

12. ALL GLASS SHALL BE 1/2" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

13. ALL GLASS SHALL BE 1" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

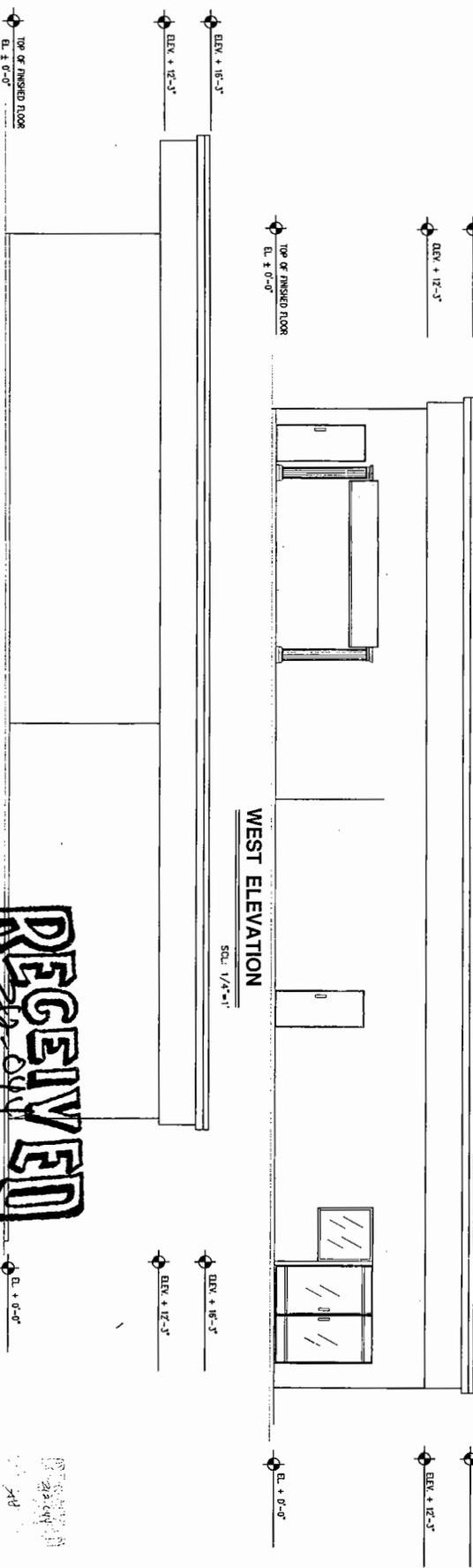
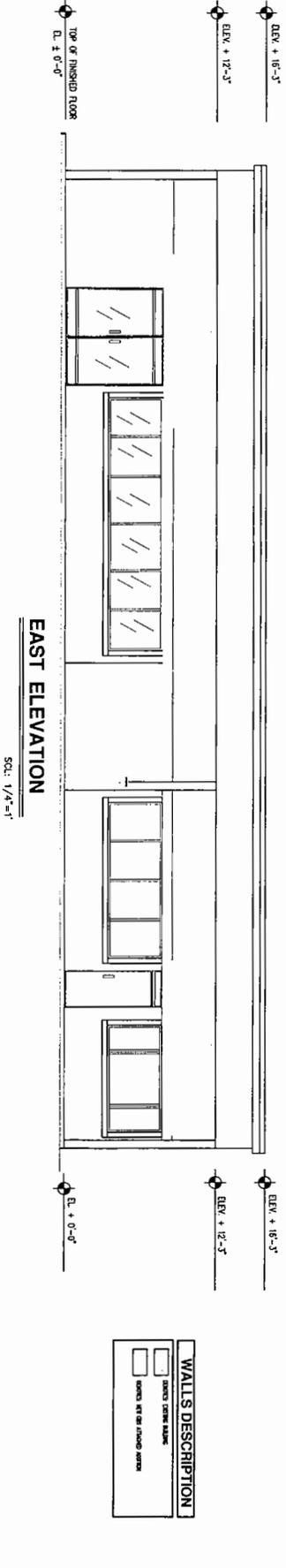
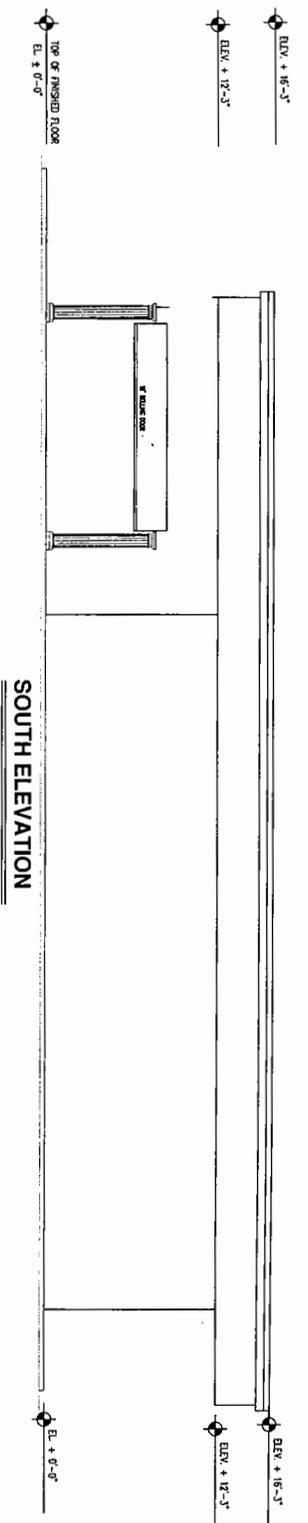
14. ALL GLASS SHALL BE 1/2" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

15. ALL GLASS SHALL BE 1" THICK CLEAR GLASS UNLESS OTHERWISE NOTED.

WINDOWS SCHEDULE

MARK	CODE	WIDTH	HEIGHT	REMARKS
1	36" x 36"	36"-1/8"	36"-3/8"	GLASS
2	36" x 48"	36"-1/8"	48"-3/8"	GLASS
3	36" x 60"	36"-1/8"	60"-3/8"	GLASS
4	36" x 72"	36"-1/8"	72"-3/8"	GLASS
5	36" x 84"	36"-1/8"	84"-3/8"	GLASS
6	36" x 96"	36"-1/8"	96"-3/8"	GLASS
7	36" x 108"	36"-1/8"	108"-3/8"	GLASS
8	36" x 120"	36"-1/8"	120"-3/8"	GLASS
9	36" x 132"	36"-1/8"	132"-3/8"	GLASS
10	36" x 144"	36"-1/8"	144"-3/8"	GLASS
11	36" x 156"	36"-1/8"	156"-3/8"	GLASS
12	36" x 168"	36"-1/8"	168"-3/8"	GLASS
13	36" x 180"	36"-1/8"	180"-3/8"	GLASS
14	36" x 192"	36"-1/8"	192"-3/8"	GLASS
15	36" x 204"	36"-1/8"	204"-3/8"	GLASS
16	36" x 216"	36"-1/8"	216"-3/8"	GLASS
17	36" x 228"	36"-1/8"	228"-3/8"	GLASS
18	36" x 240"	36"-1/8"	240"-3/8"	GLASS
19	36" x 252"	36"-1/8"	252"-3/8"	GLASS
20	36" x 264"	36"-1/8"	264"-3/8"	GLASS
21	36" x 276"	36"-1/8"	276"-3/8"	GLASS
22	36" x 288"	36"-1/8"	288"-3/8"	GLASS
23	36" x 300"	36"-1/8"	300"-3/8"	GLASS
24	36" x 312"	36"-1/8"	312"-3/8"	GLASS
25	36" x 324"	36"-1/8"	324"-3/8"	GLASS
26	36" x 336"	36"-1/8"	336"-3/8"	GLASS
27	36" x 348"	36"-1/8"	348"-3/8"	GLASS
28	36" x 360"	36"-1/8"	360"-3/8"	GLASS
29	36" x 372"	36"-1/8"	372"-3/8"	GLASS
30	36" x 384"	36"-1/8"	384"-3/8"	GLASS
31	36" x 396"	36"-1/8"	396"-3/8"	GLASS
32	36" x 408"	36"-1/8"	408"-3/8"	GLASS
33	36" x 420"	36"-1/8"	420"-3/8"	GLASS
34	36" x 432"	36"-1/8"	432"-3/8"	GLASS
35	36" x 444"	36"-1/8"	444"-3/8"	GLASS
36	36" x 456"	36"-1/8"	456"-3/8"	GLASS
37	36" x 468"	36"-1/8"	468"-3/8"	GLASS
38	36" x 480"	36"-1/8"	480"-3/8"	GLASS
39	36" x 492"	36"-1/8"	492"-3/8"	GLASS
40	36" x 504"	36"-1/8"	504"-3/8"	GLASS
41	36" x 516"	36"-1/8"	516"-3/8"	GLASS
42	36" x 528"	36"-1/8"	528"-3/8"	GLASS
43	36" x 540"	36"-1/8"	540"-3/8"	GLASS
44	36" x 552"	36"-1/8"	552"-3/8"	GLASS
45	36" x 564"	36"-1/8"	564"-3/8"	GLASS
46	36" x 576"	36"-1/8"	576"-3/8"	GLASS
47	36" x 588"	36"-1/8"	588"-3/8"	GLASS
48	36" x 600"	36"-1/8"	600"-3/8"	GLASS
49	36" x 612"	36"-1/8"	612"-3/8"	GLASS
50	36" x 624"	36"-1/8"	624"-3/8"	GLASS
51	36" x 636"	36"-1/8"	636"-3/8"	GLASS
52	36" x 648"	36"-1/8"	648"-3/8"	GLASS
53	36" x 660"	36"-1/8"	660"-3/8"	GLASS
54	36" x 672"	36"-1/8"	672"-3/8"	GLASS
55	36" x 684"	36"-1/8"	684"-3/8"	GLASS
56	36" x 696"	36"-1/8"	696"-3/8"	GLASS
57	36" x 708"	36"-1/8"	708"-3/8"	GLASS
58	36" x 720"	36"-1/8"	720"-3/8"	GLASS
59	36" x 732"	36"-1/8"	732"-3/8"	GLASS
60	36" x 744"	36"-1/8"	744"-3/8"	GLASS
61	36" x 756"	36"-1/8"	756"-3/8"	GLASS
62	36" x 768"	36"-1/8"	768"-3/8"	GLASS
63	36" x 780"	36"-1/8"	780"-3/8"	GLASS
64	36" x 792"	36"-1/8"	792"-3/8"	GLASS
65	36" x 804"	36"-1/8"	804"-3/8"	GLASS
66	36" x 816"	36"-1/8"	816"-3/8"	GLASS
67	36" x 828"	36"-1/8"	828"-3/8"	GLASS
68	36" x 840"	36"-1/8"	840"-3/8"	GLASS
69	36" x 852"	36"-1/8"	852"-3/8"	GLASS
70	36" x 864"	36"-1/8"	864"-3/8"	GLASS
71	36" x 876"	36"-1/8"	876"-3/8"	GLASS
72	36" x 888"	36"-1/8"	888"-3/8"	GLASS
73	36" x 900"	36"-1/8"	900"-3/8"	GLASS
74	36" x 912"	36"-1/8"	912"-3/8"	GLASS
75	36" x 924"	36"-1/8"	924"-3/8"	GLASS
76	36" x 936"	36"-1/8"	936"-3/8"	GLASS
77	36" x 948"	36"-1/8"	948"-3/8"	GLASS
78	36" x 960"	36"-1/8"	960"-3/8"	GLASS
79	36" x 972"	36"-1/8"	972"-3/8"	GLASS
80	36" x 984"	36"-1/8"	984"-3/8"	GLASS
81	36" x 996"	36"-1/8"	996"-3/8"	GLASS
82	36" x 1008"	36"-1/8"	1008"-3/8"	GLASS
83	36" x 1020"	36"-1/8"	1020"-3/8"	GLASS
84	36" x 1032"	36"-1/8"	1032"-3/8"	GLASS
85	36" x 1044"	36"-1/8"	1044"-3/8"	GLASS
86	36" x 1056"	36"-1/8"	1056"-3/8"	GLASS
87	36" x 1068"	36"-1/8"	1068"-3/8"	GLASS
88	36" x 1080"	36"-1/8"	1080"-3/8"	GLASS
89	36" x 1092"	36"-1/8"	1092"-3/8"	GLASS
90	36" x 1104"	36"-1/8"	1104"-3/8"	GLASS
91	36" x 1116"	36"-1/8"	1116"-3/8"	GLASS
92	36" x 1128"	36"-1/8"	1128"-3/8"	GLASS
93	36" x 1140"	36"-1/8"	1140"-3/8"	GLASS
94	36" x 1152"	36"-1/8"	1152"-3/8"	GLASS
95	36" x 1164"	36"-1/8"	1164"-3/8"	GLASS
96	36" x 1176"	36"-1/8"	1176"-3/8"	GLASS
97	36" x 1188"	36"-1/8"	1188"-3/8"	GLASS
98	36" x 1200"	36"-1/8"	1200"-3/8"	GLASS
99	36" x 1212"	36"-1/8"	1212"-3/8"	GLASS
100	36" x 1224"	36"-1/8"	1224"-3/8"	GLASS
101	36" x 1236"	36"-1/8"	1236"-3/8"	GLASS
102	36" x 1248"	36"-1/8"	1248"-3/8"	GLASS
103	36" x 1260"	36"-1/8"	1260"-3/8"	GLASS
104	36" x 1272"	36"-1/8"	1272"-3/8"	GLASS
105	36" x 1284"	36"-1/8"	1284"-3/8"	GLASS
106	36" x 1296"	36"-1/8"	1296"-3/8"	GLASS
107	36" x 1308"	36"-1/8"	1308"-3/8"	GLASS
108	36" x 1320"	36"-1/8"	1320"-3/8"	GLASS
109	36" x 1332"	36"-1/8"	1332"-3/8"	GLASS
110	36" x 1344"	36"-1/8"	1344"-3/8"	GLASS
111	36" x 1356"	36"-1/8"	1356"-3/8"	GLASS
112	36" x 1368"	36"-1/8"	1368"-3/8"	GLASS
113	36" x 1380"	36"-1/8"	1380"-3/8"	GLASS
114	36" x 1392"	36"-1/8"	1392"-3/8"	GLASS
115	36" x 1404"	36"-1/8"	1404"-3/8"	GLASS
116	36" x 1416"	36"-1/8"	1416"-3/8"	GLASS
117	36" x 1428"	36"-1/8"	1428"-3/8"	GLASS
118	36" x 1440"	36"-1/8"	1440"-3/8"	GLASS
119	36" x 1452"	36"-1/8"	1452"-3/8"	GLASS
120	36" x 1464"	36"-1/8"	1464"-3/8"	GLASS
121	36" x 1476"	36"-1/8"	1476"-3/8"	GLASS
122	36" x 1488"	36"-1/8"	1488"-3/8"	GLASS
123	36" x 1500"	36"-1/8"	1500"-3/8"	GLASS
124	36" x 1512"	36"-1/8"	1512"-3/8"	GLASS
125	36" x 1524"	36"-1/8"	1524"-3/8"	GLASS
126	36" x 1536"	36"-1/8"	1536"-3/8"	GLASS
127	36" x 1548"	36"-1/8"	1548"-3/8"	GLASS
128	36" x 1560"	36"-1/8"	1560"-3/8"	GLASS
129	36" x 1572"	36"-1/8"	1572"-3/8"	GLASS
130	36" x 1584"	36"-1/8"	1584"-3/8"	GLASS
131	36" x 1596"	36"-1/8"	1596"-3/8"	GLASS
132	36" x 1608"	36"-1/8"	1608"-3/8"	GLASS
133	36" x 1620"	36"-1/8"	1620"-3/8"	GLASS
134	36" x 1632"	36"-1/8"	1632"-3/8"	GLASS
135	36" x 1644"	36"-1/8"	1644"-3/8"	GLASS
136	36" x 1656"	36"-1/8"	1656"-3/8"	GLASS
137	36" x 1668"	36"-1/8"	1668"-3/8"	GLASS
138	36" x 1680"	36"-1/8"	1680"-3/8"	GLASS
139	36" x 1692"	36"-1/8"	1692"-3/8"	GLASS
140	36" x 1704"	36"-1/8"	1704"-3/8"	GLASS
141	36" x 1716"	36"-1/8"	1716"-3/8"	GLASS
142	36" x 1728"	36"-1/8"	1728"-3/8"	GLASS
143	36" x 1740"	36"-1/8"	1740"-3/8"	GLASS
144	36" x 1752"	36"-1/8"	1752"-3/8"	GLASS
145	36" x 1764"	36"-1/8"	1764"-3/8"	GLASS
146	36" x 1776"	36"-1/8"	1776"-3/8"	GLASS
147	36" x 1788"	36"-1/8"	1788"-3/8"	GLASS
148	36" x 1800"	36"-1/8"	1800"-3/8"	GLASS
149	36" x 1812"	36"-1/8"	1812"-3/8"	GLASS
150	36" x 1824"	36"-1/8"	1824"-3/8"	GLASS
151	36" x 1836"	36"-1/8"	1836"-3/8"	GLASS
152	36" x 1848"	36"-1/8"	1848"-3/8"	GLASS
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154	36" x 1872"	36"-1/8"	1872"-3/8"	GLASS
155	36" x 1884"	36"-1/8"	1884"-3/8"	GLASS
156	36" x 1896"	36"-1/8"	1896"-3/8"	GLASS
157	36" x 1908"	36"-1/8"	1908"-3/8"	GLASS
158	36" x 1920"	36"-1/8"	1920"-3/8"	GLASS
159	36" x 1932"	36"-1/8"	1932"-3/8"	GLASS
160	36" x 1944"	36"-1/8"	1944"-3/8"	GLASS
161	36" x 1956"	36"-1/8"	1956"-3/8"	GLASS
162	36" x 1968"	36"-1/8"	1968"-3/8"	GLASS
163	36" x 1980"	36"-1/8"	1980"-3/8"	GLASS
164	36" x 1992"	36"-1/8"	1992"-3/8"	GLASS
165	36" x 2004"	36"-1/8"	2004"-3/8"	GLASS
166	36" x 2016"	36"-1/8"	2016"-3/8"	GLASS
167	36" x 2028"	36"-1/8"	2028"-3/8"	GLASS
168	36" x 2040"	36"-1/8"	2040"-3/8"	GLASS
169	36" x 2052"	36"-1/8"	2052"-3/8"	GLASS
170	36" x 2064"	36"-1/8"	2064"-3/8"	GLASS
171	36" x 2076"	36"-1/8"	2076"-3/8"	GLASS
172	36" x 2088"	36"-1/8"	2088"-3/8"	GLASS
173	36" x 2100"	36"-1/8"	2100"-3/8"	GLASS
174	36" x 2112"	36"-1/8"	2112"-3/8"	GLASS
175	36" x 2124"	36"-1/8"	2124"-3/8"	GLASS
176	36" x 2136"	36"-1/8"	2136"-3/8"	GLASS
177	36" x 2148"	36"-1/8"	2148"-3/8"	GLASS
178				

RECEIVED
 PLANNING DEPARTMENT
 1200 N. MIAMI AVENUE
 MIAMI, FL 33132



NORTH ELEVATION

RECEIVED
 MAR 06 2012

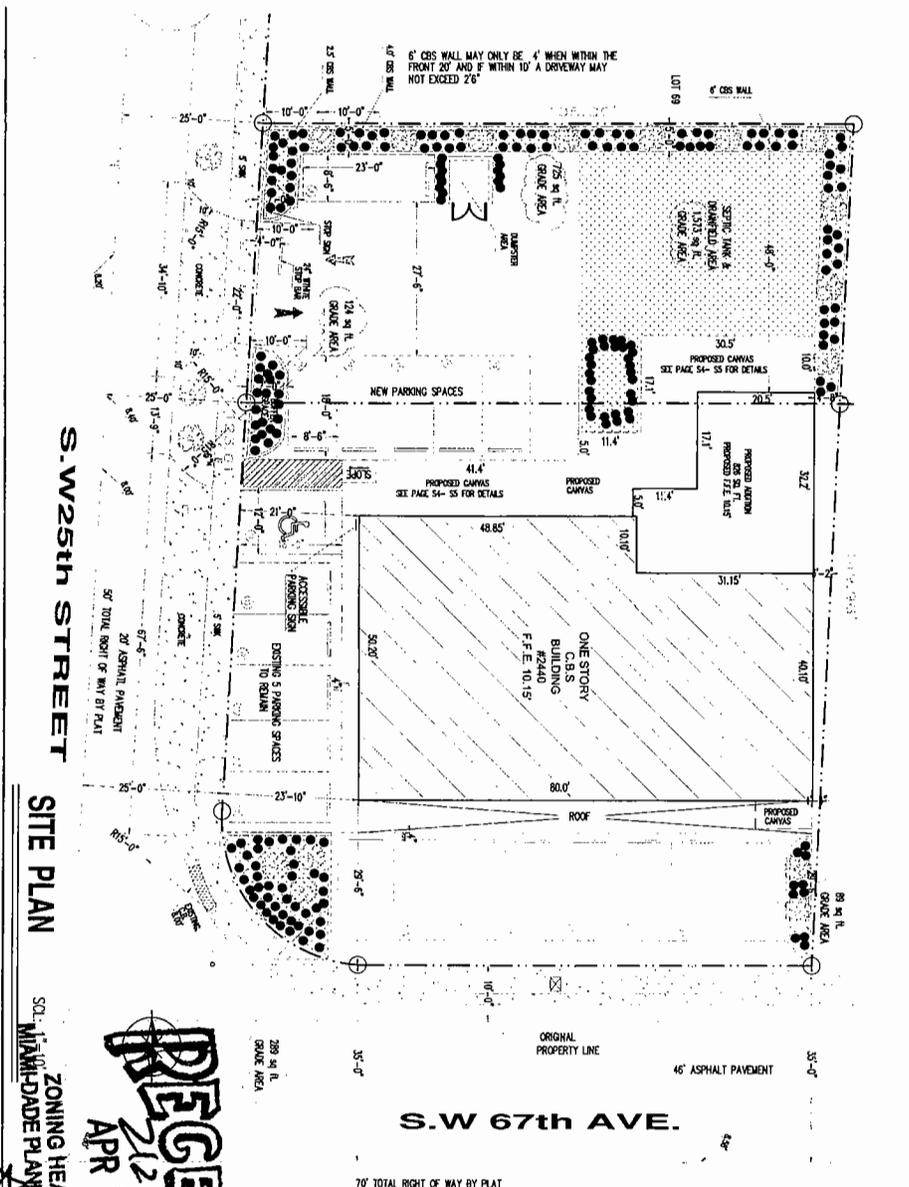
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

SHEET NO. A2	DATE MAY 20, 2011	DESCRIPTION	REVISIONS MARCH 8, 2012	PROJECT TYPE GATERO SUPERMARKET FOR: RETALCO ONE LLC. 2440 SW. 67 AVE. MIAMI, FLORIDA	CONSULTING ENGINEER FL. P.E. No. 14710 (DWL) 12829 SW. 54 ST. MIAMI, FL 33156 TEL: (305) 804-0857 7786) 355-2786 DWL@PROTECH.COM

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PLANTING NOTES

1. ALL PLANTING SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE FOLLOWING REFERENCES:
 A. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "LANDSCAPE DESIGN AND MAINTENANCE", 2008 EDITION.
 B. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF TREES", 2008 EDITION.
 C. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF SHRUBS", 2008 EDITION.
 D. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF GRASSES", 2008 EDITION.
 E. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF PERENNIALS", 2008 EDITION.
 F. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF ANNUALS", 2008 EDITION.
 G. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF PALMS", 2008 EDITION.
 H. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF BULBS", 2008 EDITION.
 I. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF FERNS", 2008 EDITION.
 J. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF SUCULANTS", 2008 EDITION.
 K. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF ORCHIDS", 2008 EDITION.
 L. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF TROPICAL PLANTS", 2008 EDITION.
 M. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF TEMPERATE PLANTS", 2008 EDITION.
 N. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF WOODLAND PLANTS", 2008 EDITION.
 O. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF MOUNTAIN PLANTS", 2008 EDITION.
 P. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF DESERT PLANTS", 2008 EDITION.
 Q. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF COASTAL PLANTS", 2008 EDITION.
 R. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF URBAN PLANTS", 2008 EDITION.
 S. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF RURAL PLANTS", 2008 EDITION.
 T. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF WILDLIFE PLANTS", 2008 EDITION.
 U. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF HISTORIC PLANTS", 2008 EDITION.
 V. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF CULTURAL PLANTS", 2008 EDITION.
 W. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF RELIGIOUS PLANTS", 2008 EDITION.
 X. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF MEDICINAL PLANTS", 2008 EDITION.
 Y. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF FOOD PLANTS", 2008 EDITION.
 Z. THE UNIVERSITY OF FLORIDA GARDENING CENTER, "PLANTING AND MAINTENANCE OF ORNAMENTAL PLANTS", 2008 EDITION.



S.W 25th STREET
 S.W 67th AVE.
 70' TOTAL RIGHT OF WAY BY PLAT

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

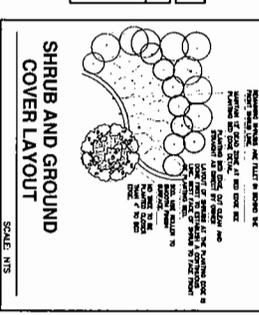
RECEIVED
 APR 24 2012

SCHEDULE LANDSCAPING & SITE

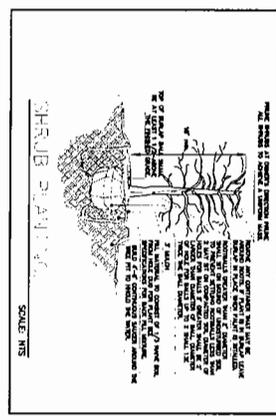
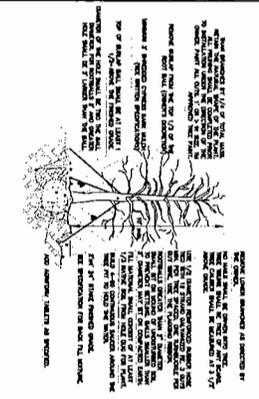
SYMBOL	DESCRIPTION
[Symbol]	GRASS
[Symbol]	ASPHALT PAVEMENT

LANDSCAPE LEGEND

CHAPTER 184 - ORDINANCE 95-272
 LANDSCAPE LEGEND:
 OPEN SPACE:
 A. Minimum of 10% of the total site area shall be open space.
 B. Open space shall be landscaped with native plants and trees.
 C. Open space shall be landscaped with a minimum of 10% trees.
 D. Open space shall be landscaped with a minimum of 10% shrubs.
 E. Open space shall be landscaped with a minimum of 10% ground cover.
 F. Open space shall be landscaped with a minimum of 10% perennials.
 G. Open space shall be landscaped with a minimum of 10% annuals.
 H. Open space shall be landscaped with a minimum of 10% bulbs.
 I. Open space shall be landscaped with a minimum of 10% ferns.
 J. Open space shall be landscaped with a minimum of 10% succulants.
 K. Open space shall be landscaped with a minimum of 10% orchids.
 L. Open space shall be landscaped with a minimum of 10% tropical plants.
 M. Open space shall be landscaped with a minimum of 10% temperate plants.
 N. Open space shall be landscaped with a minimum of 10% woodland plants.
 O. Open space shall be landscaped with a minimum of 10% mountain plants.
 P. Open space shall be landscaped with a minimum of 10% desert plants.
 Q. Open space shall be landscaped with a minimum of 10% coastal plants.
 R. Open space shall be landscaped with a minimum of 10% urban plants.
 S. Open space shall be landscaped with a minimum of 10% rural plants.
 T. Open space shall be landscaped with a minimum of 10% wildlife plants.
 U. Open space shall be landscaped with a minimum of 10% historic plants.
 V. Open space shall be landscaped with a minimum of 10% cultural plants.
 W. Open space shall be landscaped with a minimum of 10% religious plants.
 X. Open space shall be landscaped with a minimum of 10% medicinal plants.
 Y. Open space shall be landscaped with a minimum of 10% food plants.
 Z. Open space shall be landscaped with a minimum of 10% ornamental plants.



TREE PLANTING



LANDSCAPING PLAN & NOTES

GAITERO SUPERMARKET FOR: RETALCO ONE LLC.
 2440 SW. 67 AVE. MIAMI, FLORIDA

REVISIONS:
 1. DATE: 04/23/12
 2. DESCRIPTION: [Blank]

DATE: 04/23/12
 DRAWN BY: [Blank]

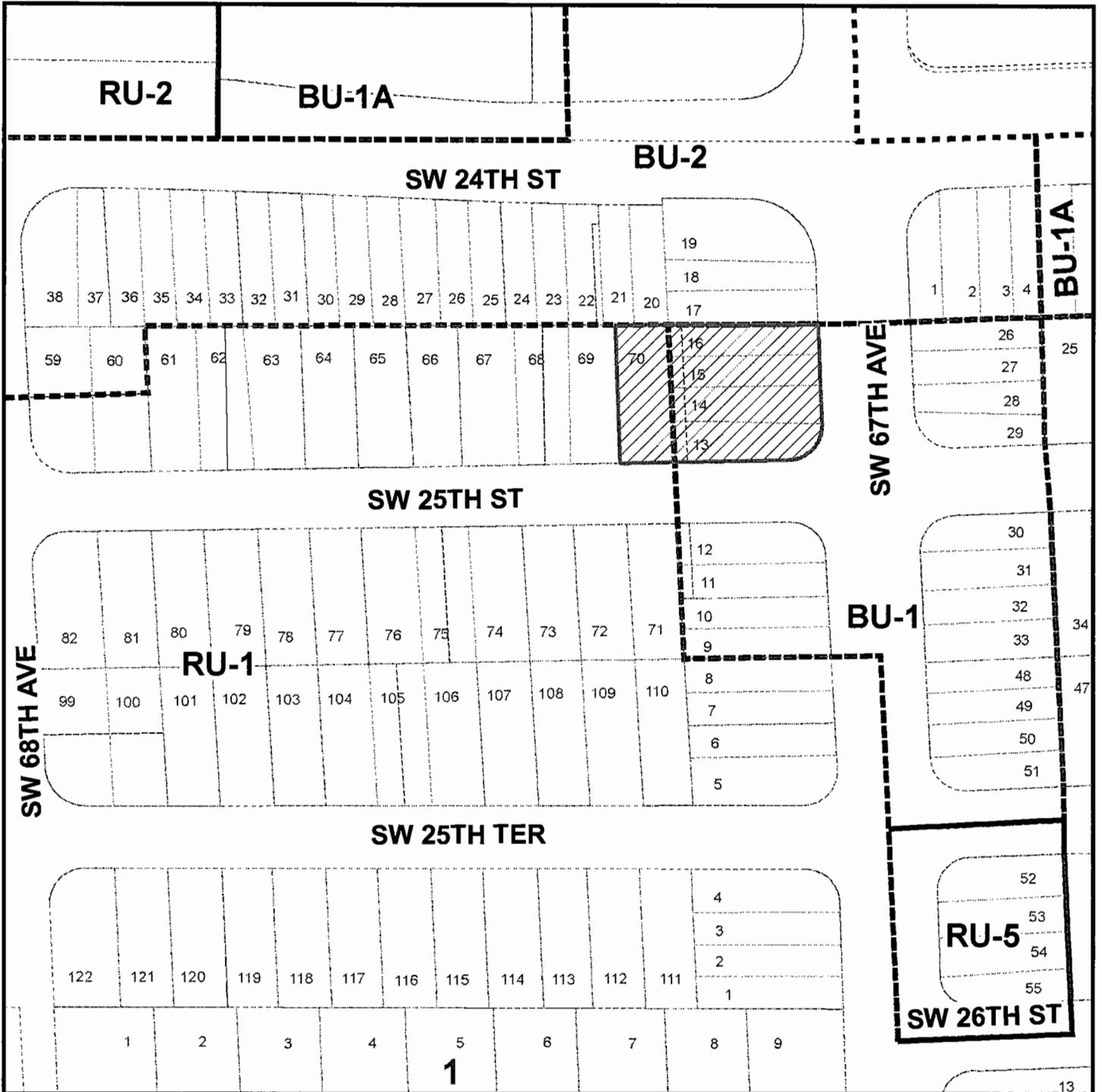
SCALE: 1/8" = 1'-0"

PROJECT NO.: [Blank]

SHEET NO.: [Blank]

FL. P.E. No 14710 (GML)
 ENGINEER
 12826 SW 54 ST
 MIAMI, FLORIDA 33175
 TEL: (305) 435-0800
 (786) 355-2786
 DEL@LAWSONTRAIL.COM

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MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000044



Section: 14 Township: 54 Range: 40
 Applicant: RETALCO ONE LLC
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, March 20, 2012

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000044



Section: 14 Township: 54 Range: 40

Applicant: RETALCO ONE LLC

Zoning Board: C10

Commission District: 6

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, March 20, 2012

REVISION	DATE	BY
		25

BUSINESS AND OFFICE

SW 24TH ST

SW 67TH AVE

SW 25TH ST

(LDR) 2.5-6 DU/AC

SW 68TH AVE

SW 25TH TER

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2012000044



Section: 14 Township: 54 Range: 40
Applicant: RETALCO ONE LLC
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 **Subject Property Case**



SKETCH CREATED ON: Tuesday, March 20, 2012

REVISION	DATE	BY