

KITS

4-2-2009 Version # 1



**COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, May 5, 2009 at 6:30 p.m.**

CURRENT

- | | | | | | |
|----|-------------|------------------------------------------------------|--------|----------|---|
| 1. | 09-5-CZ12-1 | GULL HOUSE LIMITED NO. #2, #7, #14 | 08-153 | 33-54-40 | N |
| 2. | 09-5-CZ12-2 | MOISES RIVERA & DALILA SUAZO | 08-198 | 24-54-40 | N |
| 3. | 09-5-CZ12-3 | DADE COUNTY SCHOOL EMPLOYEES
FEDERAL CREDIT UNION | 08-206 | 36-54-39 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, MAY 5, 2009

KENDALL VILLAGE CENTER – CIVIC PAVILION

8625 SW 124 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

1. GULL HOUSE LIMITED NO. #2, #7, #14 (09-5-CZ12-1/08-153)

33-54-40

Area 12/District 7

- (1) MODIFICATION of Condition #2 of Resolution #Z-54-87 passed and adopted by the Board of County Commissioners, last modified by Resolution #5-ZAB-254-96 passed and adopted by the Zoning Appeals Board reading as follows:

FROM: "2. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Snapper Creek Professional Center,' as prepared by Edward Lewis Architects, Inc., dated stamped received 6-19-96, and consisting of 1 sheet."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Addition and alteration to Existing Parking Garage at: Snapper Creek Professional Center', as prepared by Edward Lewis Architects, consisting of 8 sheets, dated stamped received 12-12-08 with sheets A1.0 and Index dated last revised 1-23-09."

- (2) MODIFICATION of Paragraph #A1 of Declaration of Restrictive Covenants as recorded in Official Records Book 17596 pages 4256 thru 4262, reading as follows:

FROM: "A. Owner agrees that:

1. In accordance with the Site Plan submitted for the hearing entitled "Snapper Creek Professional Center Parking Expansion," as prepared by Edward Lewis Architects, dated printed June 14, 1996 and stamped received on June 19, 1996:
 - a. Upon Owner's purchase of the property designated as Site B on the Site Plan, the existing six foot wall on the northerly, westerly and southerly boundary of the property will be reconstructed along northerly, westerly and southerly boundary of Site B as depicted in the Site Plan; and
 - b. Ingress and egress to the office and parking portion of the Property will continue to be permitted only from 87th Avenue, which lies adjacent to the Property on its easterly boundary. As set forth in Paragraph 1a. above, a six foot high masonry wall will be constructed across the new western boundary and no vehicular access from the office use will be permitted across the western boundary now or at any time in the future."

TO: "A. Owner agrees that:

1. In accordance with the plan submitted for the hearing entitled "Addition and Alteration to Existing Parking Garage at: Snapper Creek Professional Center" as prepared by Edward Lewis Architects, consisting of 8 sheets, dated stamped received 12/12/08 with Sheets "A1-0" and index dated last revised 1/23/09."
 - a. Upon Owner's purchase of the property designated as Site B on the Site Plan, the existing six foot wall on the northerly, westerly and southerly boundary of the property will be reconstructed along northerly, westerly and southerly boundary of Site B as depicted in the Site Plan; and
 - b. Ingress and egress to the office and parking portion of the Property will continue to be permitted only from 87th Avenue, which lies adjacent to the Property on its easterly boundary. As set forth in Paragraph 1a. above, a six foot high masonry wall will be constructed across the new western boundary and no vehicular access from the office use will be permitted across the western boundary now or at any time in the future."

- (3) DELETION of Paragraphs #3 and #4 of Declaration of Restriction Covenants as recorded in Official Records Book 17596, pages 4256 thru 4262, reading as follows:

“3.Vehicular access to the expanded parking area shall be prohibited by a gate between the hours of 9:00 p.m. to 7:00 a.m.”

“4. The roof area of the existing parking structure shall be landscaped and pedestrian access to the roof area, except for access required for maintenance purposes, shall be prohibited by a gate now and in the future. No parking shall be permitted on the existing roof area now or in the future.”

The purpose of requests #1 through #3 is to allow the applicant to submit a revised site plan showing 2nd level parking deck to an existing parking structure and to delete a condition of prohibited roof-top parking, prohibiting access to the rear parking area by a gate.

(4) Applicants are requesting to permit two office buildings setback a minimum of 14.9’ (15’ required) from the side street (south) property line.

(5) Applicants are requesting to permit a landscape open space of 22.93% (25% minimum required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 through #3 may be considered under §33-311(A)(7) (Generalized modification standards) or §33-311(A)(17) (Modification or elimination of conditions or covenants after public hearing) and approval of requests #4 & #5 may be considered under §33-311(A)(20) (Alternative site development option for Semi-Professional office buildings and structures) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

LOCATION: 7800 SW 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.88 Acres

Department of Planning and Zoning Recommendation:

Approval with conditions of request #1 through #3 under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17); and approval with conditions of requests #4 and #5 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under §33-311(A)(20) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

Protests: 2

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. MOISES RIVERA & DALILA SUAZO (09-5-CZ12-2/08-198)

**24-54-40
Area 12/District 7**

Applicants are requesting to permit additions to a single-family residence setback 3.65’ (6.1’ required) from the interior side (west) property line.

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

The plans are on file and may be examined in the Department of Planning and Zoning entitled, "Rivera-Suazo Residence," as prepared by Kent D. Hamilton, A.I.A. Architect, consisting of 2 sheets dated stamped received 1/12/09 and 1 sheet stamped dated received 10/8/08 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 6600 SW 43 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 61' x 145.87'

Department of Planning and Zoning Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

**3. DADE COUNTY SCHOOL EMPLOYEES
FEDERAL CREDIT UNION (09-5-CZ12-3/08-206)**

**36-54-39
Area 12/District 10**

- (1) RU-5, RU-5A and BU-1A to RU-5A
- (2) SPECIAL EXCEPTION to permit drive-thru tellers.
- (3) Applicant is requesting to permit a landscaped open space of 21.48% (25% required).
- (4) Applicant is requesting to waive the required wall set in 10' from the right-of-way along the rear (west) property line where a business lot lies across the street from RU zoned property.
- (5) Applicant is requesting to permit a 12.5' wide (14' required) one-way drive.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 and #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Buildings and Structures) and approval of requests #3-#5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "SW 117 Ave Drive-Thru Teller," as prepared by FCI and consisting of 10 sheets: "LA2.0" dated stamped received 12/11/08, Sheets "SP1," and "A1.0" dated stamped received 12/19/08, sheet "A3.0" and dated last revised 1/12/09, Sheet "A2.0" dated last revised 3/3/09 and the remaining 5 sheets dated stamped received 12/01/08. Plans may be modified at public hearing.

LOCATION: 7780 and 7800 SW. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.73 Acres

Department of Planning and
Zoning Recommendation:

Approval of request #1, approval with conditions of request #2; approval with conditions of requests #3, #4 and #5 under Section 33-311(A)(4)(b) (NUV) ; denial without prejudice of requests #3 and #4 under Section 33-311(A)(16) (ASDO); and denial without prejudice of requests #3, #4 and #5 under Section 33-311(A)(4)(c) (ANUV).

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

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

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

1. GULL HOUSE LIMITED NO. #2, #7, #14
(Applicant)

09-5-CZ12-1 (08-153)
Area 12/District 7
Hearing Date: 5/5/09

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1984	Ivory Alpha Investments, N.V.	Zone change from RU-1 to RU-5A.	BCC	Approved
1987	Ivory Alpha Investments, Corp.	- Zone change from RU-1 & RU-5A to RU-5A - Deletion of Covenant - Use Variance for parking in a RU-1.	BCC	Approved w/conds.
1988	Snapper Creek Development	Modification of Condition #2 of Resolution.	ZAB	Approved in part w/conds.
1989	Snapper Creek Office Park	Non-Use Variance for sign regulations & setbacks.	ZAB	Approved on a modified basis
1996	Snapper Creek Office Park LTD	- Modification of Condition #2 of Resolution Z-54-87. - Unusual Use to permit parking in a zone more restrictive. - Non-Use Variance of zoning & subdivision regulations.	ZAB	Approved on a modified basis

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Gull House Limited No. #2, #7, #14

PH: Z08-153 (09-03-CZ12-1)

SECTION: 33-54-40

DATE: May 5, 2009

COMMISSION DISTRICT: 7

ITEM NO.: 1

A. INTRODUCTION

o REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution Z-54-87 passed and adopted by the Board of County Commissioners, last modified by Resolution 5-ZAB-254-96 passed and adopted by the Zoning Appeals Board reading as follows:

FROM: "2. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Snapper Creek Professional Center,' as prepared by Edward Lewis Architects, Inc., dated printed 6-19-96, and consisting of 1 sheet."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Addition and alteration to Existing Parking Garage at: Snapper Creek Professional Center", as prepared by Edward Lewis Architects, consisting of 8 sheets, dated stamped received 12-12-08 with sheets A1.0 and Index last revised 1-23-09."

- (2) MODIFICATION of paragraph #A1 of Declaration of Restrictive Covenants as recorded in Official Records Book 17596 pages 4256 thru 4262, reading as follows:

FROM:"A. Owner agrees that:

1. In accordance with the Site Plan submitted for the hearing entitled "Snapper Creek Professional Center Parking Expansion," as prepared by Edward Lewis Architects, dated printed June 14, 1996 and stamped received on June 19, 1996:

- a. Upon Owner's purchase of the property designated as Site B on the Site Plan, the existing six foot wall on the northerly, westerly and southerly boundary of the property will be reconstructed along northerly, westerly and southerly boundary of Site B as depicted in the Site Plan; and

- b. Ingress and egress to the office and parking portion of the Property will continue to be permitted only from 87th Avenue, which lies adjacent to the Property on its easterly boundary. As set forth in Paragraph 1a. above, a six foot high masonry wall will be constructed across the new western boundary and no vehicular access from the office use will be permitted across the western boundary now or at any time in the future."

TO: "A. Owner agrees that:

1. In accordance with the plan submitted for the hearing entitled "Addition and Alteration to Existing Parking Garage at Snapper Creek Professional Center" as prepared by Edward Lewis Architects, consisting of 8 sheets, dated stamped received 12/12/08 with Sheets "A1-0" and index last revised 1/23/09."
 - a. Upon Owner's purchase of the property designated as Site B on the Site Plan, the existing six foot wall on the northerly, westerly and southerly boundary of the property will be reconstructed along northerly, westerly and southerly boundary of Site B as depicted in the Site Plan; and
 - b. Ingress and egress to the office and parking portion of the Property will continue to be permitted only from 87th Avenue, which lies adjacent to the Property on its easterly boundary. As set forth in Paragraph 1a. above, a six foot high masonry wall will be constructed across the new western boundary and no vehicular access from the office use will be permitted across the western boundary now or at any time in the future."
- (3) DELETION of Paragraphs #3 and #4 of Declaration of Restriction Covenants as recorded in Official Records Book 17596, pages 4256 thru 4262, reading as follows:
- "3. Vehicular access to the expanded parking area shall be prohibited by a gate between the hours of 9:00 p.m. to 7:00 a.m.
 - "4. The roof area of the existing parking structure shall be landscaped and pedestrian access to the roof area, except for access required for maintenance purposes, shall be prohibited by a gate now and in the future. No parking shall be permitted on the existing roof area now or in the future."

The purpose of requests #1 through #3 is to allow the applicant to submit a revised site plan showing 2nd level parking deck within an existing parking structure, to delete a condition prohibiting access to the rear parking area by a gate, and to delete a condition prohibiting roof top parking

- (4) Applicants are requesting to permit two office buildings setback a minimum of 14.9' (15' required) from the side street (south) property line.
- (5) Applicants are requesting to permit a landscape open space of 22.93% (25% minimum required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 through #3 may be considered under §33-311(A)(7) (Generalized modification standards) or §33-311(A)(17) (Modification or elimination of conditions or covenants after public hearing) and approval of requests #4 & #5 may be considered under §33-311(A)(20) (Alternative site development option for Semi-

Professional office buildings and structures) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

- o **SUMMARY OF REQUESTS:** The applicant seeks to modify and delete portions of a previously recorded Declaration of Restrictions and to modify a condition of a previous Resolution on the property to allow the approval of new plans in order to show proposed roof top parking on the 2nd level of an existing partially subterranean parking garage within the existing office development. Additionally, the applicant seeks to delete a condition prohibiting access to the expanded parking area located towards the rear of the property. The applicant also seeks to permit two existing office buildings setback closer to the side street south property line than permitted and to permit less landscape open space than that required by the Zoning Code.
- o **LOCATION:** 7800 SW 87 Avenue, Miami-Dade County, Florida.
- o **SIZE:** 4.88 Acres

B. ZONING HEARINGS HISTORY:

In 1984, a portion of the subject property (Tract 64) was granted a zone change from RU-1, Single-family Residential District, to RU-5A, Semi-Professional Office District, pursuant to Resolution No. Z-86-84. A Declaration of Restrictions is recorded in Official Record Book 12143, Pages 459-460 which provides that the uses on that portion of the subject site (Tract 63) shall be restricted to those permitted in the RU-1 zone and that the north 50' of Tract 64 shall be dedicated for right-of-way purposes to provide ingress and egress to Tract 63. In 1987, a portion of the subject site, specifically a portion of Tract 63 and Tract 64 were granted a zone change from RU-1 and RU-5A to RU-5A and the previously recorded Declaration of Restrictions recorded in Official Record Book 12143, Pages 459-460 was deleted, pursuant to Resolution No. Z-54-87. A Unity of Title is recorded in Official Record Book 13494, Pages 645-648 which provides that portions of Tract 63 and Tract 64 shall be considered as one plot and parcel of land. In 1988, a portion of the subject site (Tract 63 and 64) was granted approval of a modification of Condition #2 of Resolution No. Z-54-87 to allow the applicant to submit revised plans, pursuant to Resolution No. 4-ZAB-9-88. In 1989, the subject site was granted approval of a request to permit a 41 sq. ft. double faced illuminated detached sign setback 8' from the front (east) property line along Galloway Road (SW 87 Avenue), pursuant to Resolution No. 4-ZAB-134-89. In 1994, an application was filed seeking to modify Condition #2 of Resolution No. Z-54-87 in order to allow the applicant to modify the previously approved site plan to allow parking on the deck level of the existing partially subterranean parking garage, however the applicant requested a withdrawal of the entire application at the hearing and the Zoning Appeals Board granted said withdrawal without prejudice and waived the six month refilling period, pursuant to Resolution No. 5-ZAB-521-94. In 1996, the subject site was granted approval of requests to modify Condition #2 of Resolution No. Z-54-87 in order to allow the applicant to expand the site onto adjacent property to the west in order to incorporate additional, overflow parking, to permit parking in a zone more restrictive than the use it serves; to wit; parking in an EU-M zone to serve an existing office park located to the east in an RU-5A zone, to permit 2 proposed lots to front on a private access road and to have access to a public street by means of a private access road, pursuant to Resolution No. 5-ZAB-254-96. Subsequently, in 1997 a

Declaration of Restrictions was recorded in Official Record Book 17596, Pages 4256-4262 which provides that, among other things, the subject site will be developed in accordance with the approved plans, that the existing 6' high wall be erected along the portions of the north, west, and south property lines that encompass the expanded parking area, that vehicular access to the expanded parking area be prohibited by a gate between the hours of 9:00 p.m. to 7:00 a.m., that the roof area of the existing parking structure be landscaped and pedestrian access to the roof area, except for access required for maintenance purposes, shall be prohibited by a gate now and in the future, that no parking be permitted on the existing roof area now or in the future, that car washing be prohibited on the subject site unless prior approval is obtained from Miami-Dade County, and that garbage pickup from the site be conducted no earlier than 6:00 a.m.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the eastern 2.12 net acres of the subject property as being within the Urban Development Boundary for **Office/Residential**. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.
2. The Adopted 2015 and 2025 Land Use Plan designates the western 2.34 net acres of the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Single family housing, e.g., single family detached, cluster, and townhouses generally characterize this density category. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
3. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
4. **Policy LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access,

traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-5A; Office buildings
RU-1 and EU-M; Parking lot

Office/Residential and
Low Density Residential, 2.5 to 6 du

Surrounding Properties

NORTH: AU; Plant nursery
EU-M; Single-family residences

Office/Residential
Low Density Residential, 2.5 to 6 du

SOUTH: EU-M and RU-1; SR-878

Transportation

EAST: EU-M; Single-family residences

Office/Residential

WEST: EU-M; Single-family residences

Low Density Residential, 2.5 to 6 du

E. SITE AND BUILDINGS:

Site Plan Review:

(site plan submitted)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

Acceptable

Compatibility:

Acceptable

Landscape Treatment:

Acceptable

Open Space:

Acceptable*

Buffering:

Acceptable*

Access:

Acceptable

Parking Layout/Circulation:

Acceptable

Visibility/Visual Screening:

N/A

Urban Design:

N/A

*Subject to conditions

F. PERTINENT REQUIREMENTS/STANDARDS:

33-311(A)(7) Generalized Modification Standards. The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not

generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

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

Section 33-311(A)(20) Alternative Site Development Option for Semi-Professional Office Buildings and Structures. This subsection provides for the establishment of an alternative site development option, after public hearing, for semi-professional office buildings and structures, when such uses are permitted by the underlying district regulations, in the RU-5 and RU-5A zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(c) **Setbacks** for a principal building, or accessory building or structure in the RU-5A, shall be approved after public hearing upon demonstration of the following:

- (1) the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and
- (2) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and
- (3) the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than twenty percent (20%) of the landscaped open space percentage required by the applicable district regulations; and
- (4) any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than *ade minimus* impact on the use and enjoyment of the adjoining parcel of land; and
- (5) the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure and if located on the roof of such an alternative

development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and

- (6) the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and
- (7) the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or proposed structure(s) or building(s) on the parcel proposed for alternative development; and
- (8) the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
- (9) the proposed alternative development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and
- (10) any windows or doors in any building(s) to be located within an interior side or rear setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on building(s) of a discordant use located on an adjoining parcel of land; and
- (11) total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying district regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and
- (12) the area within an interior side or rear setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:
 - (A) in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or
 - (B) if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - (i) articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

- (ii) landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
- (13) any structure within an interior side setback required by the underlying district regulations:
 - (A) is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure(s) at time of planting; or
 - (B) is screened from adjoining property by an opaque fence or wall at least five (5) feet in height, if located adjoining or adjacent to a discordant use, that meets the standards set forth in paragraph (g) herein; and
 - (14) any structure in the RU-5A district not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and
 - (15) when a principal building, or accessory building in the RU-5A district, is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and
 - (16) safe sight distance triangles shall be maintained as required by this code; and
 - (17) the parcel proposed for alternative development shall continue to provide the required number of on-site parking spaces as required by this Code; and
 - (18) the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions issued prior to the effective date of this ordinance (July 11, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscaped open space and structure height; and
 - (19) the proposed development will meet the following:
 - (A) interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a RU-5, RU-5A, BU, IU, or OPD district or use provided, however, interior side setbacks shall not be reduced by more than twenty-five percent (25%) of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - (B) side street setbacks shall not be reduced by more than twenty-five percent (25%) of the underlying district regulations;

- (C) front setbacks (including double-frontage setbacks) shall not be reduced by more than twenty-five percent (25%) of the setbacks required by the underlying district regulations; and
 - (D) rear setbacks shall not be reduced below fifty percent (50%) of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is a RU-5, RU-5A, BU, IU, or OPD district or use provided, however, rear setbacks shall not be reduced below twenty-five percent (25%) of the rear setback required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - (E) setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.
- (e) **An alternative amount of landscaped open space** shall be approved upon demonstration of the following:
- (1) landscaped open space shall not be decreased by more than twenty percent (20%) of the landscape open space required by the applicable district regulations; and
 - (2) the proposed alternative development will not result in the destruction or removal of mature trees on the lot with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the lot; and
 - (3) the landscaped open space provided shall be used to shade and cool, direct wind movements, enhance architectural features, relate structure design to site, visually screen non-compatible uses and block noise generated by major roadways and intense use areas; and
 - (4) the landscaped open space provided shall relate to any natural characteristics in such a way as to preserve and enhance their scenic and functional qualities; and
 - (5) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (6) the installation of the required percentage of landscaped open space on a parcel containing a previously approved and existing building, would necessitate a decrease in the number of parking spaces provided, or necessitate a decrease in the square footage of an existing building on the site; and
 - (7) the total number of lot or street trees shall be increased by twenty percent (20%) greater than the number required by the underlying zoning district regulations, or by an additional twenty percent (20%) of the number of trees previously approved, whichever number is greater, and provided such trees are provided on the site or within the adjacent rights-of-way, respectively; said trees to be of a type and size as required by Chapter 18A; and

- (8) a prorata additional number of shrubs shall be provided commensurate with the trees in above, said shrubs to be of a number, type and size as required by Chapter 18A.
- (k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:
- (1) will result in a significant diminution of the value of property in the immediate vicinity; or
 - (2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
 - (3) will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or
- (l) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the economic viability of any enterprises proposed within the approved development and the quality of life of residents and business tenants of the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, landscaped open space over and above that normally required by the code, additional trees or landscaping, the inclusion of residential use(s), convenient pedestrian connection(s) to adjacent residential development(s), convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, cohesive wall signage, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed commercial development, the following shall be considered:
- (A) the types of needs of the residents or business tenants of the immediate vicinity and the needs of the occupants of the parcel proposed for development that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and
 - (B) the proportionality between the impacts on the residents, business tenants or occupants of parcel(s) in the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional landscape open space.

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

unnecessary hardship to the land is required.

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

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property lies north of the Snapper Creek Expressway (S.R. 878), is located at 7800 SW 87 Avenue, and is improved with an existing office park. The surrounding area is characterized by single-family estate residences to the east and west, a plant nursery to the north, and medical office buildings and a grocery store to the northeast. The applicant is requesting a modification of Condition #2 of Resolution No. Z-54-87 passed and adopted by the Board of County Commissioners, last modified by Resolution No. 5-ZAB-254-96 passed and adopted by the Zoning Appeals Board in order to allow the applicant to submit revised plans showing proposed roof top parking on the 2nd level of an existing partially subterranean parking garage within the existing office development (request #1). The applicant also seeks to modify a portion of a Declaration of Restrictions recorded in Official Records Book 17596 pages 4256-4262 in order to allow for the approval of revised plans showing proposed roof top parking on the 2nd level of an existing partially subterranean parking garage (request #2), to delete a portion of a declaration of restrictions that requires installation of a gate to prohibit access to the expanded parking area located to the rear of the site, and to delete a portion of said declaration of restrictions that prohibits roof top parking (request #3). Further, the applicant seeks to permit two office buildings setback a minimum of 14.9' (15' required) from the side street (south) property line (request #4) and to permit a landscape open space of 22.93% (25% minimum required) (request #5). Plans submitted by the applicant depict the conversion of an existing one story partially subterranean parking garage into a two-deck parking garage with roof top parking which will add an additional 59 parking spaces to the existing office complex.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that additional improvements may be required at time of permitting and that the application does not generate any new additional daily peak hour trips. As such, this application meets the traffic concurrency criteria for an Initial Development Order. The **Miami-Dade Fire Rescue Department (MDFR)** has **no objections** to this application.

The Adopted 2015 and 2025 Land Use Plan designates the eastern 2.12 net acres of the subject property as being within the Urban Development Boundary for **Office/Residential**. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. A specific objective in designing development to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The interpretative text of the CDMP further indicates that all existing zoning and uses are deemed to be consistent with the CDMP. Therefore, the existing RU-5A zoning and medical office park is consistent. The RU-5A zoning classification accommodates a varied range of office uses such as office buildings for accountants, attorneys, dentists, medical doctors, notary publics, real estate, and travel agencies as well as banks without drive-in teller facilities. Staff notes that the existing RU-5A zoning and previously approved medical office park on the subject property are **consistent** with the CDMP. The Adopted 2015 and 2025 Land Use Plan designates the western 2.34 net acres of the subject property as being within the Urban Development Boundary for **Low Density Residential** use. However, the interpretative text of the CDMP indicates that existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." As such, the existing RU-1 and EU-M zoning as well as the previously approved surface parking and partially subterranean parking structure are **consistent** with the interpretative text of the CDMP. Furthermore, **Policy LU-4A** states that when evaluating compatibility among proximate land uses, the County shall consider such factors as height, bulk, and scale of architectural elements. Moreover, Policy LU-4C states that residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic. Staff notes that the submitted plans depict the proposed roof top parking deck to be configured on top of the existing one-story partially subterranean parking garage situated on the northern portion of the subject property. Specifically, the submitted elevation plan illustrates that the proposed roof top parking deck will add an additional 59 parking spaces to the subject site which results in a parking surplus of 122 parking spaces where 238 parking spaces are required by Code. Staff notes that the incorporation of the proposed roof top parking deck on to the previously approved, partially subterranean parking structure will not increase the height, bulk, and scale of said building and will not create excessive density noise, light, glare odor, vibration, dust or traffic. As such, staff opines that the proposed roof top parking deck as illustrated in the submitted plans for this application will not negatively impact the adjacent properties and is **compatible** with the surrounding area. Based on the aforementioned, staff notes that the application is **consistent** with the LUP map designation of the CDMP, with the

interpretative text of the CDMP, with **Policies LU-4A and LU-4C** of the CDMP, and, in staff's opinion is **compatible** with the area.

When requests #1 through #3 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the requested modification of the previously approved plans in order to incorporate the proposed roof top parking within the 2nd level of the existing partially subterranean parking garage and the deletion of a provision of a previously recorded Declaration of Restrictions prohibiting roof top parking, in staff's opinion, will not adversely impact the surrounding area and will be **compatible** with same. When considering the necessity for and the reasonableness of the proposed roof top parking within the 2nd level of the existing partially subterranean parking garage on the subject property and the deletion of the provision that requires a gate to restrict access to the expanded parking area located towards the rear of the site, staff is of the opinion that approval of requests #1 through #3 will not have an unfavorable effect on the area, and will not be contrary to the public interest. Staff's review of both the previously approved plans and the newly submitted plans reveals that, overall, the only difference is the proposed use of the roof of the existing partially subterranean parking structure for roof top parking where roof top parking was previously prohibited. As such, staff notes that the overall configuration of the site with the 3 existing one-story office buildings located towards the center, the existing partially subterranean parking structure and the existing surface parking areas located towards the front (eastern) portion and the rear (western) portion of the site remains unaltered, for a total of four structures on the site. Staff's review of the revised plans reveals that the remodeling of the existing parking structure to accommodate the proposed roof top parking deck will not increase the height, bulk, or scale of the existing structure, that the proposed roof top parking deck will allow for a greater surplus of parking for the site resulting in a surplus of 122 parking spaces yielding a total of 360 spaces where 238 parking spaces are required for the overall site, and that the applicant has also incorporated planters that feature lush landscaping along the perimeter of the 2nd level parking deck. Staff opines that the requested deletion of Paragraph #3 of a Declaration of Restrictions which provides that vehicular access to the expanded parking area be prohibited by a gate between the hours of 9:00 p.m. to 7:00 a.m. will not be detrimental to the area. Specifically, staff opines that prohibiting access to the rear parking area will impede traffic flow on the site and will limit the number of parking spaces available for patrons. As such, staff opines that the approval of requests #1 through #3 would not be detrimental to the surrounding area and will be **compatible** with same. As such, staff recommends approval with conditions of requests #1 through #3 under the generalized modification standards.

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to this application. Due to the lack of information staff is unable to analyze requests #1 through #3 under said standards, and as such, requests #1 through #3 should be denied without prejudice under same.

Under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #4 and #5 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, the subject property can be developed in accordance with the zoning

regulations and with prior zoning approvals. As such, staff is of the opinion that requests #4 and #5 cannot be approved under the ANUV Standard and should be denied without prejudice under same.

When requests #4 and #5 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that said requests maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Approval of request #4, to permit two office buildings setback a minimum of 14.9' (15' required) from the side street (south) property line will allow the applicant the maintenance and continued use of the two existing office buildings located along the southern portion of the site. Staff notes that the approval of request #4 would result in an encroachment of 0.25' into the side street (south) setback area, which is minor and is most likely due to an inadvertent construction error. Further, staff notes that the subject site abuts the Snapper Creek Expressway (S.R. 878) to the south and, in staff's opinion, said encroachment will not have a negative visual impact on the surrounding area. Approval of request #5, to permit a landscape open space of 22.93% (25% minimum required) would not have a negative visual impact on the area. Staff notes that the resulting 2.07% deficiency in landscape open space is minor. It should be noted that although the existing sodded area on the roof top of the parking structure is to be paved to incorporate the additional roof top parking, said sodded area does not result in the landscaped open space deficiency since the applicable zoning regulations do not allow for landscaped areas on roof tops to be counted towards landscape open space requirements. Staff's review of the submitted plans reveals that the applicant has provided adequate landscaping throughout the site in the form of Green Buttonwood and Silver Buttonwood trees as well as Royal Palms. Moreover, as previously mentioned, applicant has incorporated planters that feature lush landscaping such as Foxtail Palms and Jasmine along the perimeter of the 2nd level parking deck. Therefore, staff opines that the approval of requests #4 and #5 would not be detrimental to the neighborhood and would be **compatible** with same. As such, staff recommends approval with conditions of requests #4 and #5 under Section 33-311(A)(4)(b).

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(20), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO standards. As such, staff is unable to properly analyze the requests under these standards and recommends denial without prejudice of requests #4 and #5 under Section 33-311(A)(20) (ASDO).

Accordingly, staff recommends approval with conditions of requests #1, #2, and #3 under Section 33-311(A)(7) (Generalized Modification Standards), and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing); and approval with conditions of requests #4 and #5 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under §33-311(A)(20) (ASDO) and under Section 33-311 (A)(4)(c) (ANUV).

I. **RECOMMENDATION:**

Approval with conditions of requests #1 through #3 under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17); and approval with conditions of

requests #4 and #5 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under §33-311(A)(20) (ASDO) and under Section 33-311 (A)(4)(c) (ANUV).

J. CONDITIONS:

1. That all conditions of Resolutions Z-54-87 and #5-ZAB-254-96 remain in full force and effect except as herein modified.
2. That a revised Declaration of Restrictions be submitted to the Department within 30 days after final public hearing approval of this application, unless a time extension is granted by the Director, for good cause shown.
3. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained within this report.

DATE INSPECTED: 03/09/09
DATE TYPED: 03/10/09
DATE REVISED: 03/11/09; 04/13/09
DATE FINALIZED: 04/13/09
MCL:MTF:MW:NN:TA:NC

for Maria Lopez

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

Date: September 4, 2008
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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



Subject: C-12 #Z2008000153
Gull House Limited No. 2, No. 7, and No. 14
7800 S.W. 87th Avenue
Modification of Resolution 4-ZAB-9-88 to Permit an Additional Level to a
Parking Garage
(RU-1) (4.88 Acres)
33-54-40

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

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area of the Alexander Orr Wellfield. The site is situated almost entirely within the 100-day travel time contour, except for the northwest corner of the site, which is within the 30-day travel time contour of the said wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

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

Water Management

Section 24-43 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code provides that all stormwater runoff must be retained on site utilizing only infiltration or seepage type of drainage systems on that part of the wellfield protection area that is beyond the 30-day travel time contour and infiltration only for that part comprehended between 100 feet from the wells to the 10-day travel time contour. The Code prohibits the disposal of stormwater within 100 feet of the wells.

Operating Permits

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

Wetlands

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

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

Tree Preservation

According to the site plan submitted, the proposed development will not impact tree resources; therefore, DERM has no objection to this zoning application. However, please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

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

Concurrency Review Summary

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

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review.

Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: GULL HOUSE LIMITED NO. #2, #7, #14

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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

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



Raul A Pino, P.L.S.

27-JAN-09

Memorandum



Date: 24-DEC-08
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2008000153

Fire Prevention Unit:

No objection to site plan date stamped December 12, 2008.

Service Impact/Demand:

Development for the above Z2008000153
 located at 7800 S.W. 87 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1753 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 8:21 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 13 - East Kendall - 6000 SW 87 Avenue
 BLS 75' Ladder, Squad

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.

OFFICE OF NEIGHBORHOOD COMPLIANCE TAMIAMI REGION

ENFORCEMENT HISTORY

NAME:

GULL HOUSE LIMITED NO. #2, #7,
#14

ADDRESS:

7800 SW 87 AVENUE, MIAMI
3040330010910
3040330010901

DATE: 04/08/09

ZONING HEARING#:

08-153

CURRENT ENFORCEMENT HISTORY:

No open cases. No current violations.

PRIOR CASES:

CMS# 20000200507. Junk/Trash & Overgrowth. Not in violation. Case closed.

CMS# 200403010634. Sign in the Right of Way. Corrected by NCO. Case closed.

CMS# 200703002175. Sign in the Right of Way. Corrected by NCO. Case closed.

CMS# 200703002176. Sign in the Right of Way. Corrected by NCO. Case closed.

CMS# 200703002179. Sign in the Right of Way. Corrected by NCO. Case closed.

CMS# 200703002181. Sign in the Right of Way. Corrected by NCO.
Case closed.

CMS# 200703002182. Sign in the Right of Way. Corrected by NCO.
Case closed.

CMS# 200703002183. Sign in the Right of Way. Corrected by NCO.
Case closed.

CMS# 200703002184. Sign in the Right of Way. Corrected by NCO.
Case closed.

CMS# 200703002186. Sign in the Right of Way. Corrected by NCO.
Case closed.

CMS# 200703002187. Sign in the Right of Way. Corrected by NCO.
Case closed.

CMS# 200703002188. Sign in the Right of Way. Corrected by NCO.
Case closed.

CMS# 200703002196. Sign in the Right of Way. Corrected by NCO.
Case closed.

CMS# 200803005358. Sign in the Right of Way. Corrected by NCO.
Case closed.

CMS# 200803006562. Sign in the Right of Way. Corrected by NCO.
Case closed.

DISCLOSURE OF INTEREST*

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 208-153
DATE: AUG 06 2008
BY: SDE
If a **NOT FOR PROFIT 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), partnership(s) or similar entities, further disclosure shall be made to identify the persons having the ultimate ownership interest].

NOT FOR PROFIT CORPORATION NAME:

NAME AND ADDRESS _____

Percentage of Stock _____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: GULL HOUSE LTD. NO. 2

Percentage of Stock _____

See Attached Exhibit "B"

208-153
AUG 06 2008
JH

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

NAME, ADDRESS AND OFFICE (if applicable) _____

Percentage of Stock _____

Date of contract: _____

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

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

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

GULL HOUSE LTD. NO. 2

By: John Cantayo, General Partner

Sworn to and subscribed before me this 27th day of July, 2008. Affiant is personally known to me or has produced as identification.

RECEIVED [Signature]
(Notary Public)

MIAMI-DADE COUNTY
PROCESS #: Z08-153
DATE: AUG 06 2008
BY: SDE



My commission expires 3/6/10

* 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.

Z08-153
AUG 06 2008
[Signature]

DISCLOSURE OF INTEREST*

RECEIVED
MIAMI-DADE COUNTY
PROCESS # ZDR-153
DATE: AUG 06 2008
BY: SDE
If a **NOT FOR PROFIT 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 partnership(s), partnership(s) or similar entities, further disclosure shall be made to identify the ultimate ownership interest].

NOT FOR PROFIT CORPORATION NAME:

NAME AND ADDRESS

Percentage of Stock

208-153
AUG 06 2008
AH

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: GULL HOUSE LTD. NO. 7

Percentage of Stock

See Attached Exhibit "B"

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Stock

Date of contract: _____

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

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

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

GULL HOUSE LTD. NO. 7

By: Pedro Quintana, General Partner

Sworn to and subscribed before me this 27th day of July, 2008. Affiant is personally known to me or has produced as identification.

RECEIVED Anna Wilber
(Notary Public)

MIAMI-DADE COUNTY
PROCESS #: Z08-153
DATE: AUG 06 2008
BY: SDE



My commission expires 3/6/09

* 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.

Z08-153
8/6/08
AH

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208-153
AUG 06 2008
ZONING HEARINGS
PLANNING AND
COMMUNITY DEVELOPMENT

DISCLOSURE OF INTEREST*

If a **NOT FOR PROFIT CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

NOT FOR PROFIT CORPORATION NAME:

NAME AND ADDRESS Percentage of Stock

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: GULL HOUSE LTD. NO. 14

Percentage of Stock

See Attached Exhibit "B"

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

NAME, ADDRESS AND OFFICE (if applicable) Percentage of Stock

Date of contract: _____

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

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

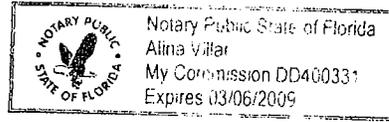
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

GULL HOUSE LTD. NO. 14

By: *Federica Leonteva, General Partner*

Sworn to and subscribed before me this 29th day of July, 2008. Affiant is personally known to me or has produced as identification.

Aiina Villar
(Notary Public)



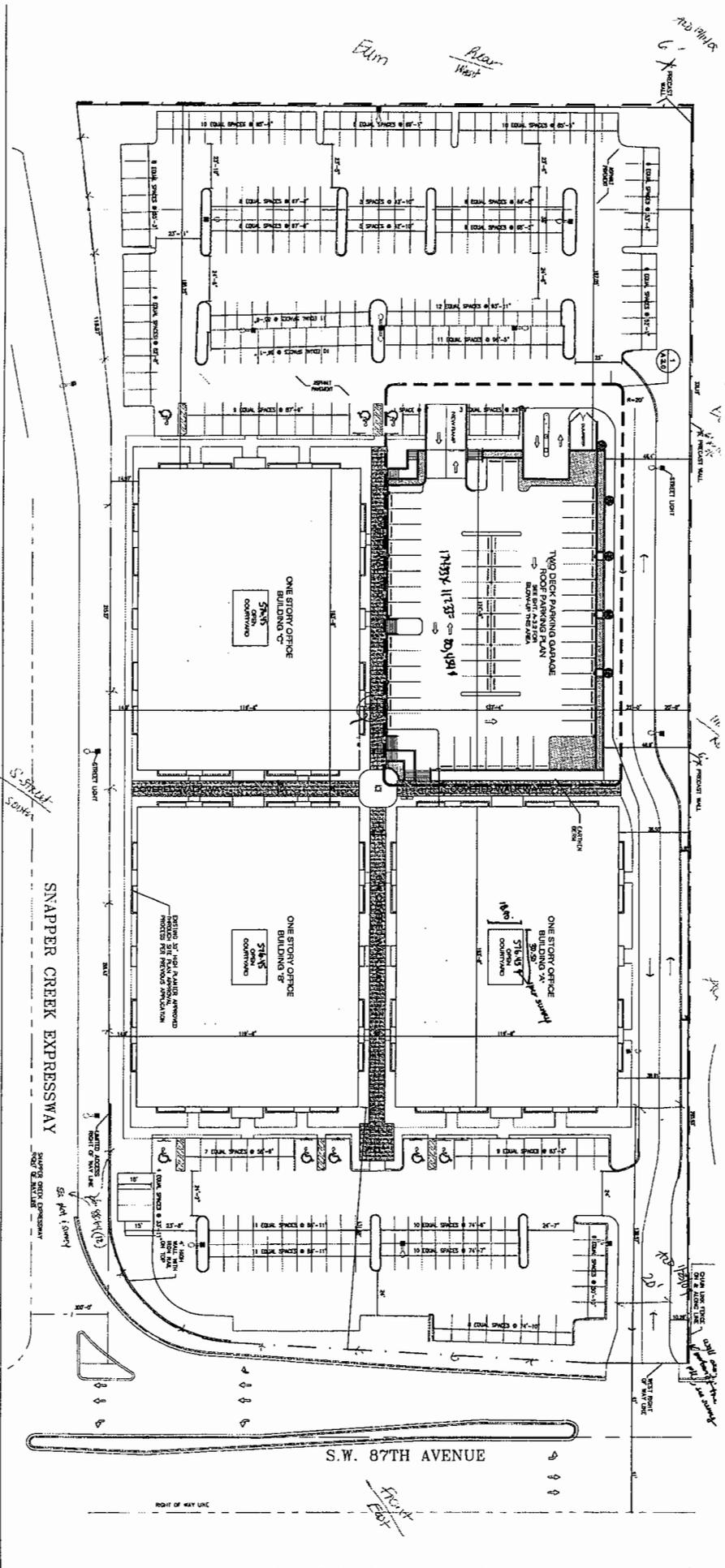
My commission expires 3/6/09

* 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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708-153
AUG 06 2008
FLORIDA DEPARTMENT OF REVENUE
BY AD

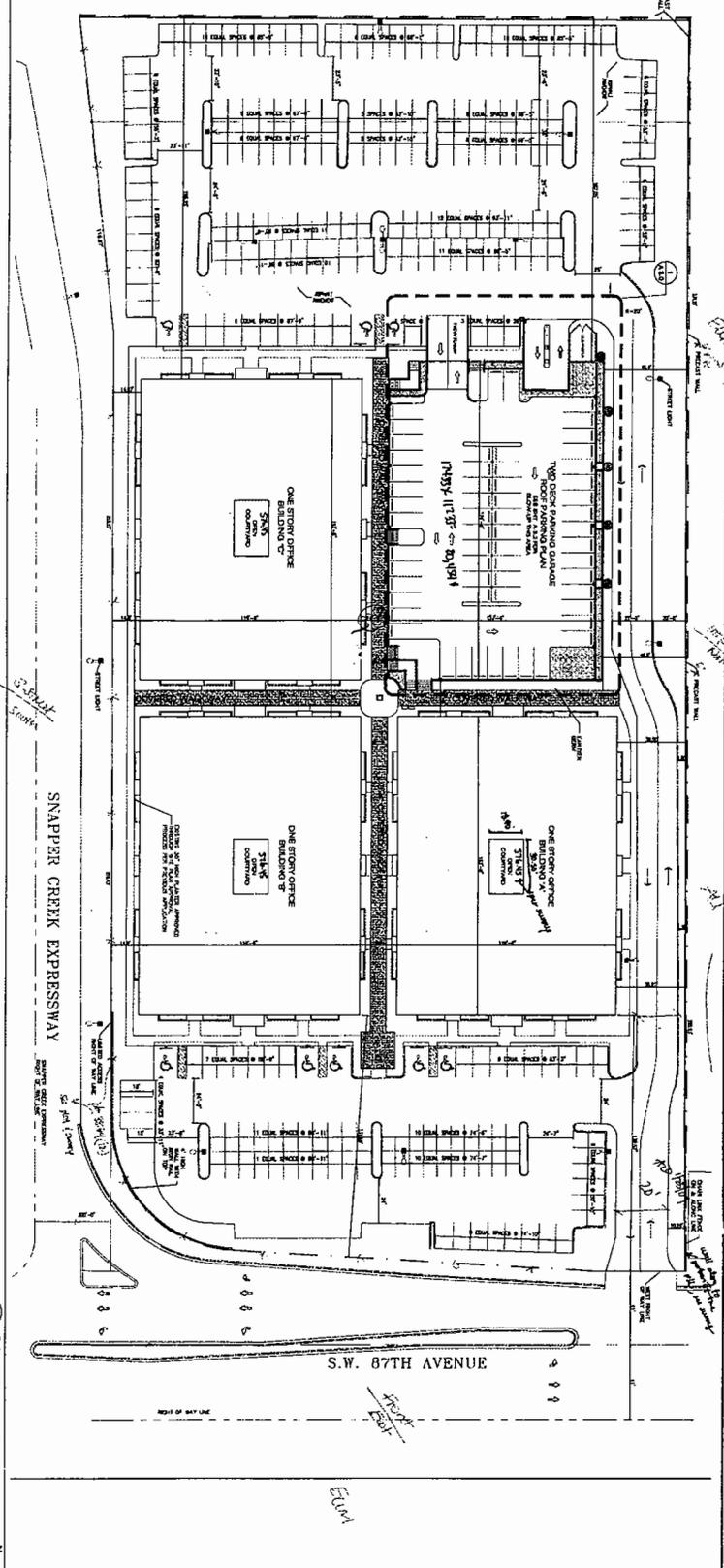
RECEIVED
208-153
DEC 12 2008

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



ENLARGED SITE PLAN

1 GENERAL SITE PLAN
SCALE 1" = 30'



1 GENERAL SITE PLAN
SCALE: 1" = 30'

LEGAL DESCRIPTION

THE EAST 87 FEET OF TRACK 68, ALL TRACKS 83 AND 84 OF DADE TRACT DEVELOPMENT COMPANY, ACCORDING WITH THE PLAT RECORDS OF MIAMI DADE COUNTY, FLORIDA, LIVING NORTH AND WEST OF SNAPPER CREEK EXPRESSWAY, PLAT BOOK 88 AT PAGE 89 AND ALSO LIVING WEST OF SW 87TH AVENUE (GALLOWAY ROAD)

RECEIVED
DEC 12 2008

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

BY _____

GENERAL ZONING R.U. A

LOT AREA	TOTAL AREA 212,625 SF = 4.88 ACRES
LOT COVERAGES	ALLOWED
MAX LOT COVERAGES ALLOWED	45.00% OF LOT AREA = 95,641.05 SF
PROVIDED	EXISTING 45.00% OF LOT AREA = 95,641.05 SF
FLOOR AREA RATIO (FAR)	ALLOWED
MAX F.A.R. PER STORY FLOOR	0.40 OF LOT AREA = 85,056.00 SF
PROVIDED	BUILDING EXISTING 96,876 SF = 0.45
	TOTAL F.A.R. PROVIDED 1.125 = 33.74%
	TOTAL F.A.R. ALLOWED 0.40
OPEN SPACE	REQUIRED
MIN REQUIRED OPEN SPACE	25.00% OF LOT AREA = 53,156.25 SF
PROVIDED	EXISTING 43,767 SF = 20.61%
	TOTAL PROVIDED 81,963 SF
SETBACKS/REQUIREMENTS	ALLOWED
MIN REQUIRED OPEN SPACE	25.00% OF LOT AREA = 53,156.25 SF
PROVIDED	EXISTING 43,767 SF = 20.61%
	TOTAL PROVIDED 81,963 SF

1 SITE PLAN LEGEND
SCALE: 1" = 30'

32

CONSTRUCTION DOCUMENTS

Addition and Alteration to Existing Parking Garage at:
SNAPPER CREEK PROFESSIONAL CENTER
7800 South West 87th Avenue
Miami, Florida

EIA
 Edward Lewis Architects
 200 S.W. 8th Street, Suite 200
 Coral Gables, FL 33134
 Phone: 305.441.1111
 Fax: 305.441.1112
 www.edwardlewis.com

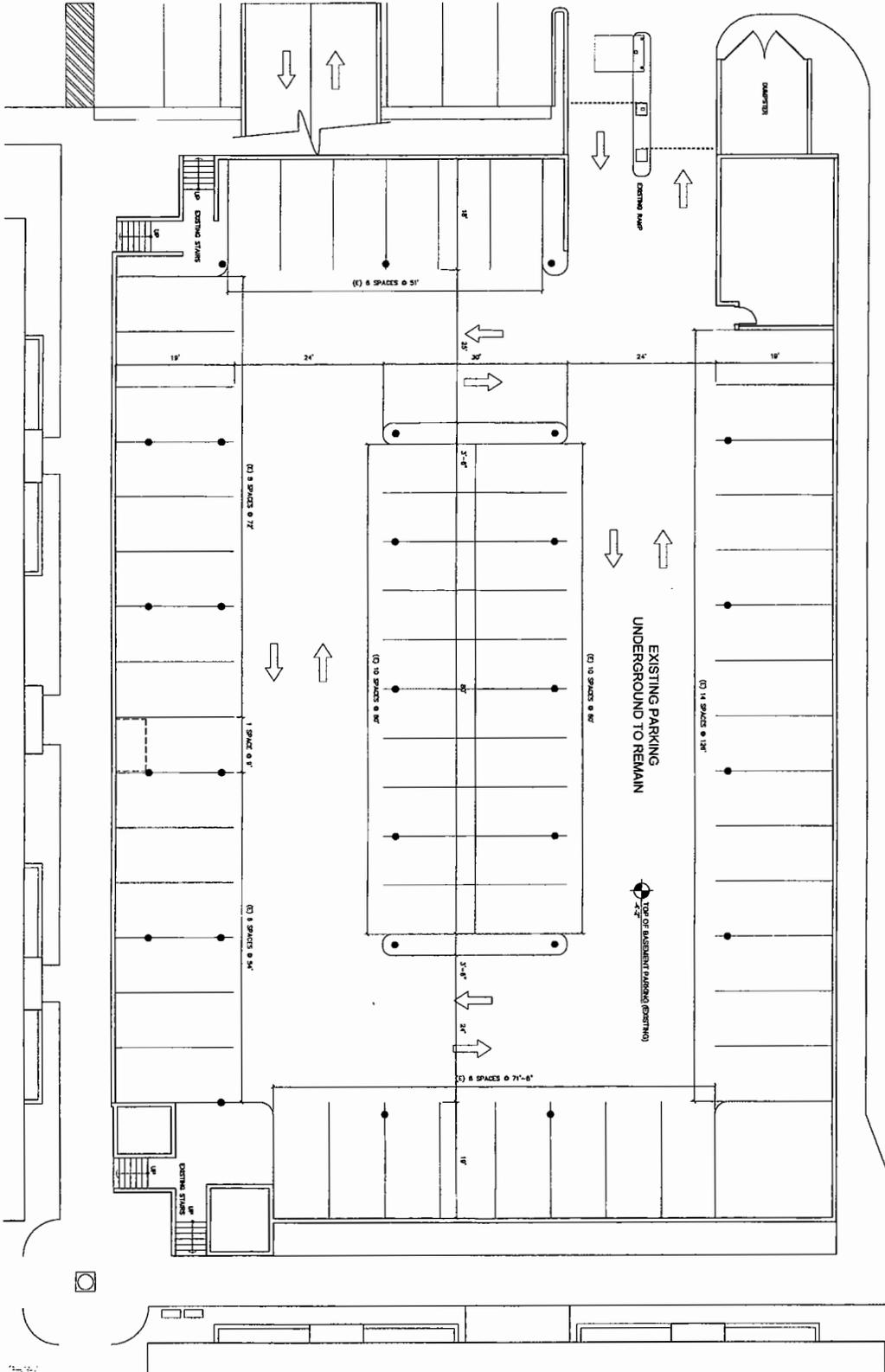
Site Plan
 Project Number: 08-014
 Date: NOVEMBER 20, 2008
 Scale: 1" = 30'
 Drawing No.: 08-014
 Date: NOVEMBER 20, 2008

A 1.0

RECEIVED
MAY 12 2008

RECEIVED
2008-12-19
DEC 12 2008

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



1 LEVEL 1 UNDERGROUND - FLOOR PLAN
EXISTING
SCALE: 1/8" = 1'-0"

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DEC 12 2008
MAY 12 2008

Plotted Dec 01, 2008
November 26, 2008
EXISTING U/G
FLOOR PLAN
A 2.0

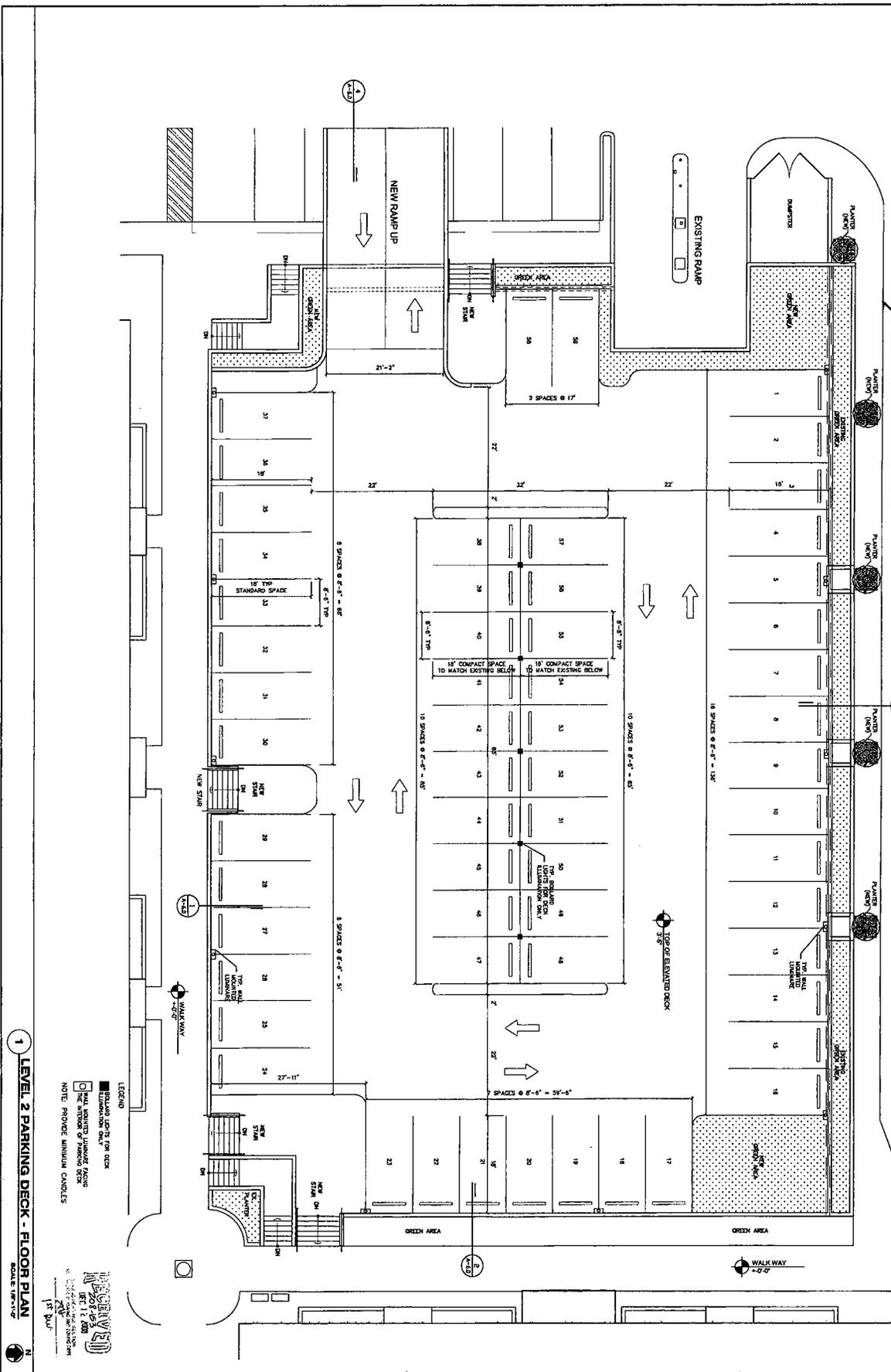
CONSTRUCTION DOCUMENTS
Addition and Alteration to Existing Parking Garage at:
SNAPPER CREEK PROFESSIONAL CENTER
7800 South West 87th Avenue
Miami, Florida

33
EFLA
Edward Lewis
Architects
3600 SOUTH BAYVIEW BLVD
CORAL GABLES, FL 33134
PH: 305.441.1800
WWW.EDWARDLEWISARCHITECTS.COM
REGISTERED PROFESSIONAL ARCHITECTS
FL 0000011800-00000000

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 PLANNING SECTION
 12/11/08 10:51 AM

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 2008-12-15
 DEC 12 2008

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



1 LEVEL 2 PARKING DECK - FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEGEND
 ■ SOLID LINE FOR CURB
 □ DIMENSION ONLY
 □ HALL, STAIR, ELEVATOR, ETC.
 □ NOTE: PROVIDE MINIMUM COVERS

Plotted Dec 01, 2008
 Project Number: 08-014
 Date: NOVEMBER 26, 2008
LEVEL 2 FLOOR PLAN
 Scale: 1/8" = 1'-0"
A.3.0

Edward Lewis Architects
 1100 Biscayne Blvd., Suite 1000
 Miami, FL 33132
 Phone: 305.371.1100
 Fax: 305.371.1101
 www.edwardlewis.com

CONSTRUCTION DOCUMENTS
 Addition and Alteration to Existing Parking Garage at:
SNAPPER CREEK PROFESSIONAL CENTER
 7800 South West 87th Avenue
 Miami, Florida

Edward Lewis Architects
 1100 Biscayne Blvd., Suite 1000
 Miami, FL 33132
 Phone: 305.371.1100
 Fax: 305.371.1101
 www.edwardlewis.com

DATE: NOVEMBER 26, 2008
 PROJECT: SNAPPER CREEK PROFESSIONAL CENTER
 SHEET: LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

EDWARD LEWIS ARCHITECTS
 1100 BISCAYNE BLVD., SUITE 1000
 MIAMI, FL 33132
 PH: 305.371.1100
 FX: 305.371.1101
 WWW.EDWARDLEWIS.COM

DATE: NOVEMBER 26, 2008
 PROJECT: SNAPPER CREEK PROFESSIONAL CENTER
 SHEET: LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

EDWARD LEWIS ARCHITECTS
 1100 BISCAYNE BLVD., SUITE 1000
 MIAMI, FL 33132
 PH: 305.371.1100
 FX: 305.371.1101
 WWW.EDWARDLEWIS.COM

DATE: NOVEMBER 26, 2008
 PROJECT: SNAPPER CREEK PROFESSIONAL CENTER
 SHEET: LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

EDWARD LEWIS ARCHITECTS
 1100 BISCAYNE BLVD., SUITE 1000
 MIAMI, FL 33132
 PH: 305.371.1100
 FX: 305.371.1101
 WWW.EDWARDLEWIS.COM

DATE: NOVEMBER 26, 2008
 PROJECT: SNAPPER CREEK PROFESSIONAL CENTER
 SHEET: LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

EDWARD LEWIS ARCHITECTS
 1100 BISCAYNE BLVD., SUITE 1000
 MIAMI, FL 33132
 PH: 305.371.1100
 FX: 305.371.1101
 WWW.EDWARDLEWIS.COM

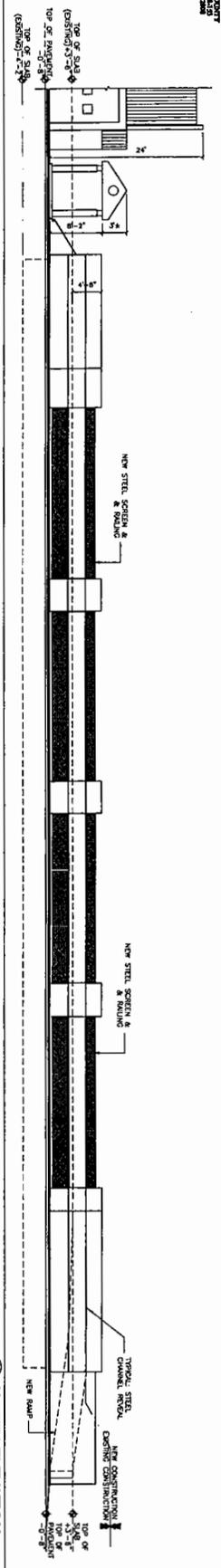
DATE: NOVEMBER 26, 2008
 PROJECT: SNAPPER CREEK PROFESSIONAL CENTER
 SHEET: LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

EDWARD LEWIS ARCHITECTS
 1100 BISCAYNE BLVD., SUITE 1000
 MIAMI, FL 33132
 PH: 305.371.1100
 FX: 305.371.1101
 WWW.EDWARDLEWIS.COM

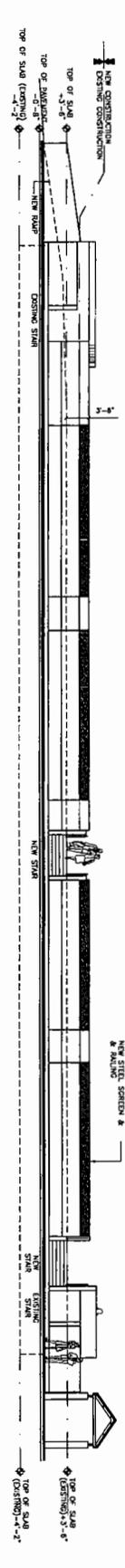
DATE: NOVEMBER 26, 2008
 PROJECT: SNAPPER CREEK PROFESSIONAL CENTER
 SHEET: LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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 MIAMI, FL 33132
 PH: 305.371.1100
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 WWW.EDWARDLEWIS.COM

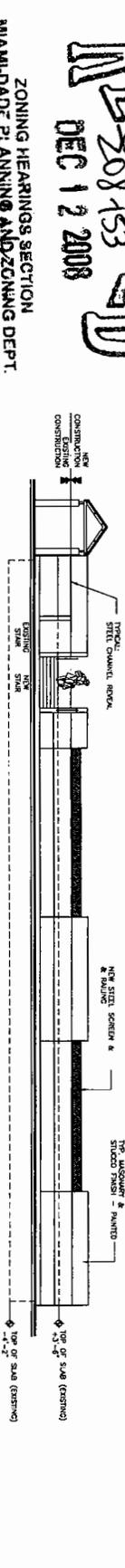
RECEIVED
 PLANNING AND ZONING DEPT.
 12/12/08



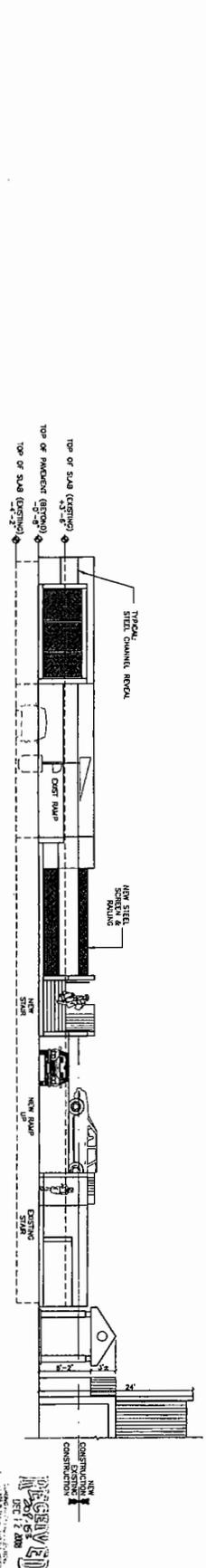
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION

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 DEC 12 2008

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

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 PLANNING AND ZONING DEPT.
 12/12/08

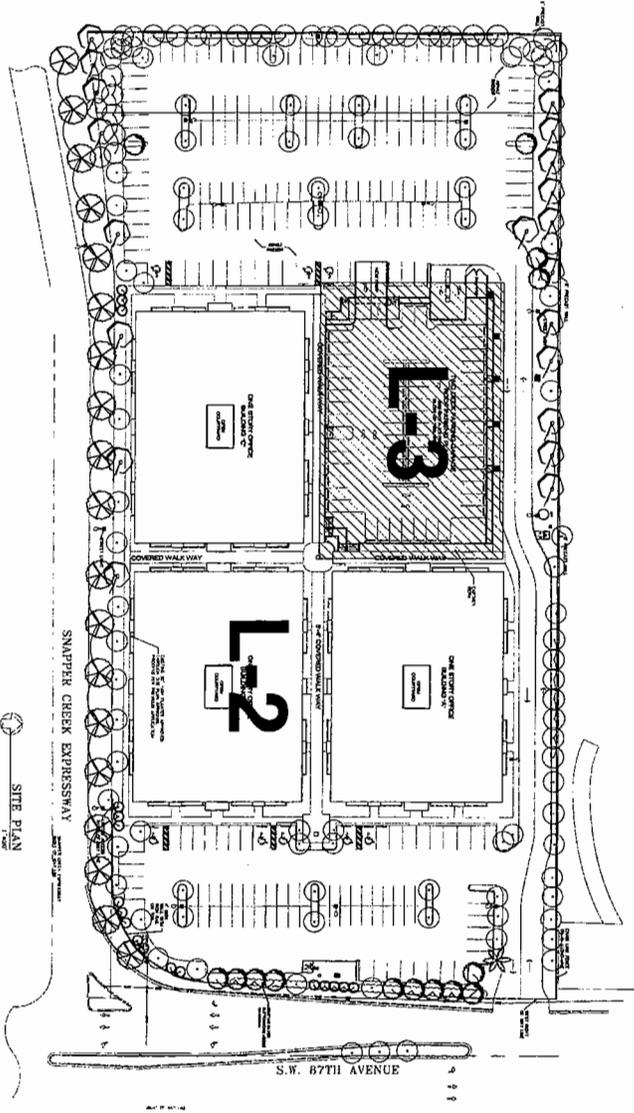
Plot No.	1208
Project Name	SNAPPER CREEK PROFESSIONAL CENTER
Project Number	08-014
Date	NOVEMBER 20, 2008
Sheet Title	BUILDING ELEVATIONS
Drawn By	CLB
Checked By	CLB
Scale	AS SHOWN
Sheet Number	A 5.0

CONSTRUCTION DOCUMENTS
 Addition and Alteration to Existing Parking Garage at:
SNAPPER CREEK PROFESSIONAL CENTER
 7800 South West 87th Avenue
 Miami, Florida

55

ELA
 edward lewis
 architects

300 SOUTH BAY STREET, SUITE 200
 MIAMI BEACH, FLORIDA 33139
 TEL: 305.673.1100
 FAX: 305.673.1101
 C. EDWARD LEWIS ARCHITECTS



OVERALL LANDSCAPE PLAN

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

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- LIST OF SHEETS**
- INDEX
 - L-1 TREE DISPOSITION
 - L-2 OVERALL LANDSCAPE PLAN
 - L-3 GARAGE LANDSCAPE PLAN
 - L-4 PLANTING DETAILS

LANDSCAPE DESIGN INFORMATION (Required to be permanently retained in final Zoning District File)

Net Lot Area: 4.85 Acres, 212,883 sq. ft.

OPEN SPACE

A. Show the total of open space required by Chapter 23, as required in the plan. **REQUIRED: 212,883 sq. ft. (4.85 acres)**

B. Show the amount of open space provided by Chapter 23, as required in the plan. **PROVIDED: 212,883 sq. ft. (4.85 acres)**

C. Show the amount of open space provided by Chapter 23, as required in the plan. **PROVIDED: 212,883 sq. ft. (4.85 acres)**

LAND AREA CALCULATION

Item	Area (sq. ft.)	Area (Acres)
1. Total Lot Area	212,883	4.85
2. Total Area of Buildings	10,000	0.23
3. Total Area of Parking	10,000	0.23
4. Total Area of Landscaping	192,883	4.39
5. Total Area of Open Space	212,883	4.85

NOTES:

C.D. - Work with the City of Miami to resolve the outstanding issues.

SEE LANDSCAPE LIST ABOVE

*All sheet files
 12/1/08
 12/1/08
 12/1/08*

INDEX

Sheet No. 1 of 4

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

Drawn by: [Signature]

Checked by: [Signature]

RECEIVED

DEC 12 2008

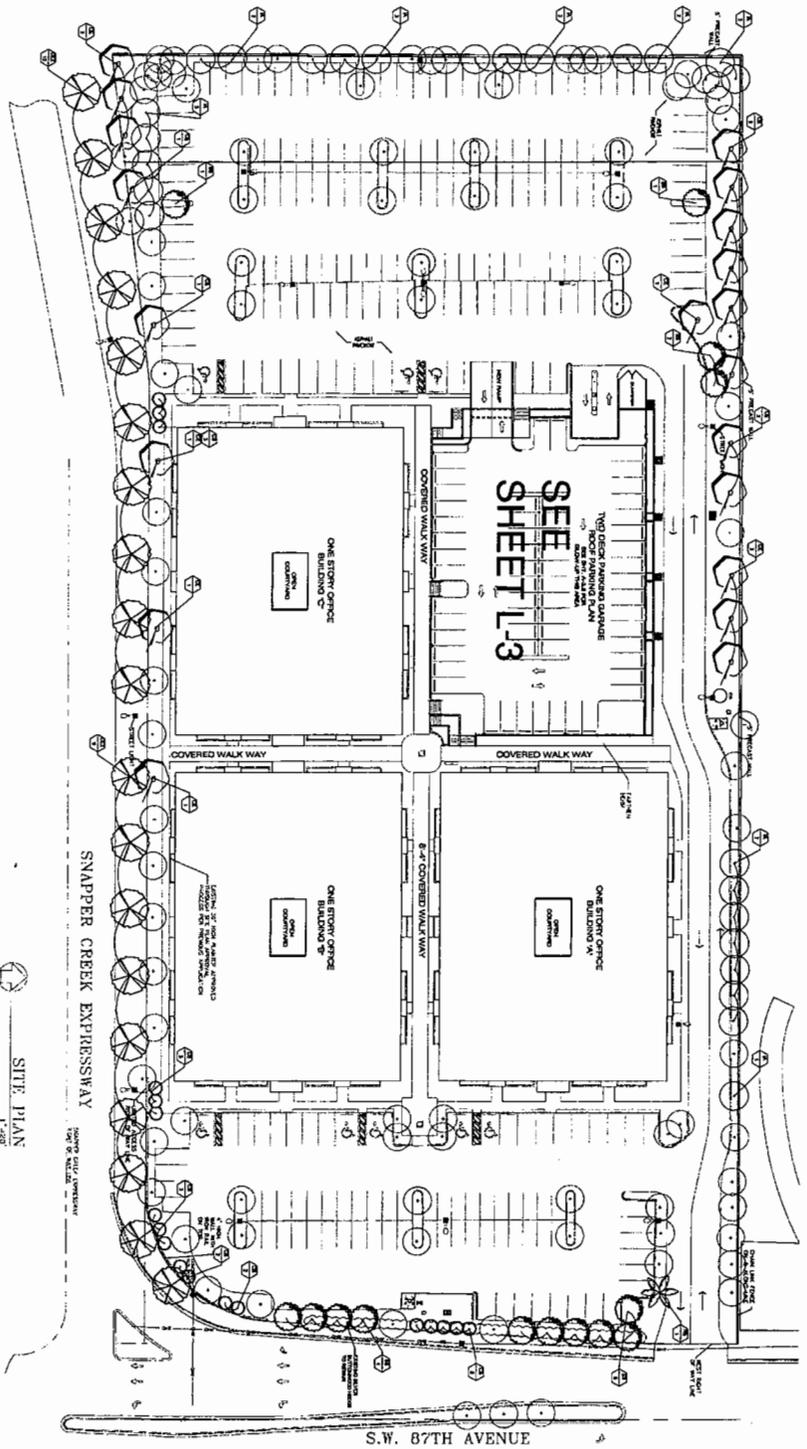
CONSTRUCTION DOCUMENTS

Addition and Alteration to Existing Parking Garage at:
SNAPPER CREEK PROFESSIONAL CENTER
 7800 South West 87th Avenue
 Miami, Florida

W H D

WITKIN HULTS DESIGN GROUP

302 NORTH 71st Avenue, Fort Lauderdale, Florida
 Phone: 954.873.3081 Fax: 954.873.3082
 www.witkinhults.com



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

SITE PLAN
1" = 20'

OVERALL LANDSCAPE LIST

NO.	SYMBOL	LANDSCAPE NAME	QUANTITY
20	CE	CONDORED MEDIA QUINCY BUTTWOOD	8" N. x 4" BK. 15' OAL, 16
19	CE2	CONDORED MEDIA QUINCY BUTTWOOD	12" N. x 8" BK. 2' OAL, 16
18	CS	CONDORED MEDIA SPECIES SILVER BUTTWOOD	8" N. x 4" BK. 15' OAL, 16
25	IA	IRIDIUM SPREAD SILVER BUTTWOOD	8" N. x 4" BK. 15' OAL, 16
1	RE	REPTILING PALM	12" N. x 8" BK. 15' OAL, 16
14	SS	SPERMATOPHYTES GLANDORA CASUA	12" N. x 8" BK. 15' OAL, 16

INDICATES PLANT SPECIES
EXISTING THEREAFTER TO REMAIN

RECEIVED
 DEC 12 2008
 PLANNING AND ZONING DEPT.

Drawing Name: Overall Landscape Plan
 Date: 11/26/2008
 Sheet: 1 - 28 of 27
 Drawn By: _____
 Check By: _____
 Design No.: _____

L-2

DESIGNER

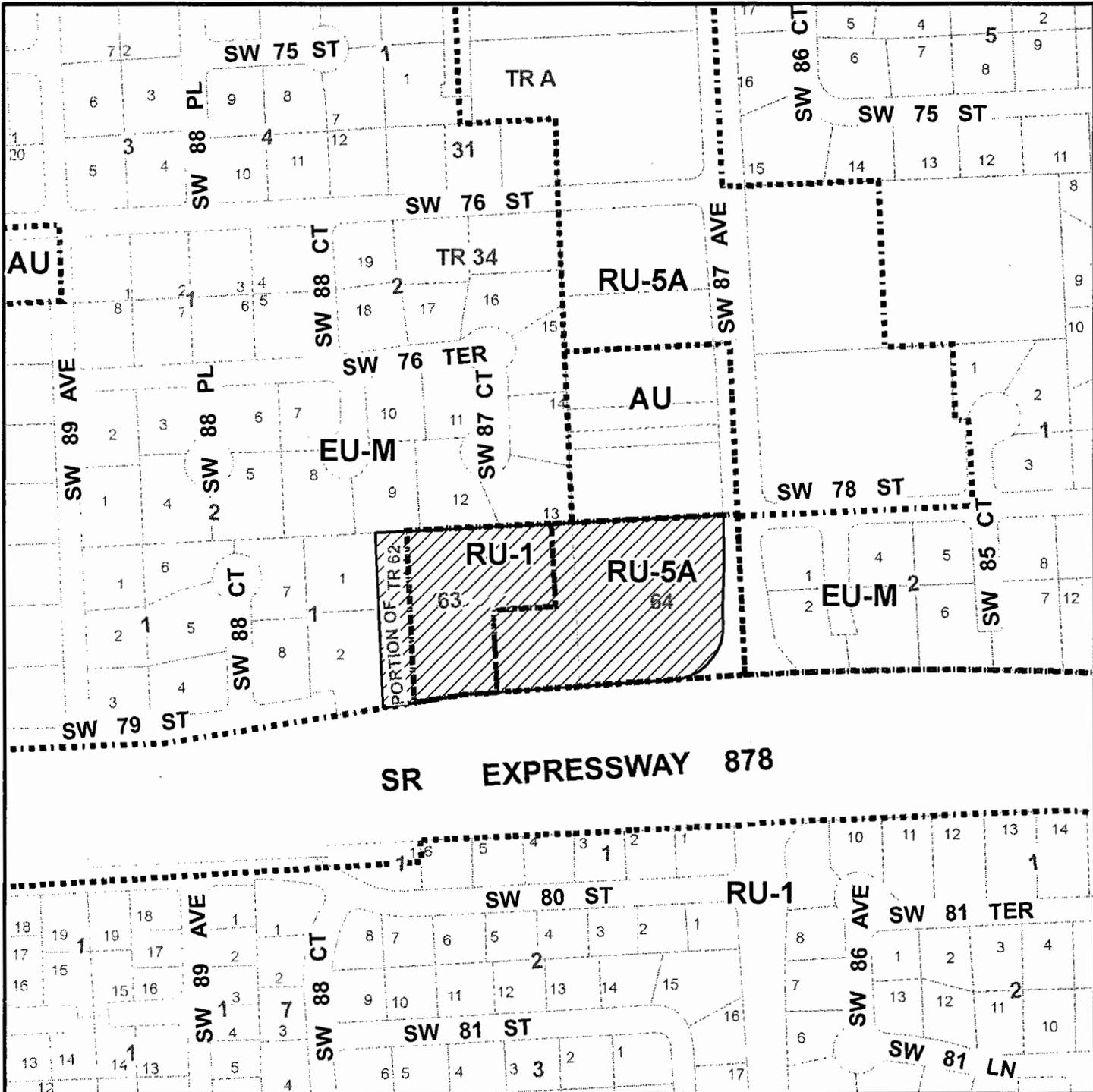
 DATE: 11/26/08

PROJECT
 ADDITION AND ALTERATION TO EXISTING PARKING GARAGE AT
 SNAPPER CREEK PROFESSIONAL CENTER
 7800 South West 87th Avenue
 Miami, Florida

CONSTRUCTION DOCUMENTS
 Addition and Alteration to Existing Parking Garage at:
SNAPPER CREEK PROFESSIONAL CENTER
 7800 South West 87th Avenue
 Miami, Florida

WITHKIN HULTS
 DESIGN GROUP
 207 West 11th Avenue, Suite 200, Coral Gables, FL 33134
 Phone: 305.442.1981 Fax: 305.442.1988
 www.withkindesign.com

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 DESIGN GROUP
 207 West 11th Avenue, Suite 200, Coral Gables, FL 33134
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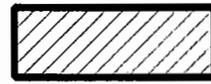
SR EXPRESSWAY 878

MIAMI-DADE COUNTY

HEARING MAP
 Section: 33 Township: 54 Range: 40
 Applicant: GULL HOUSE LIMITED NO.#2,#7 & #14
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning

Process Number

08-153

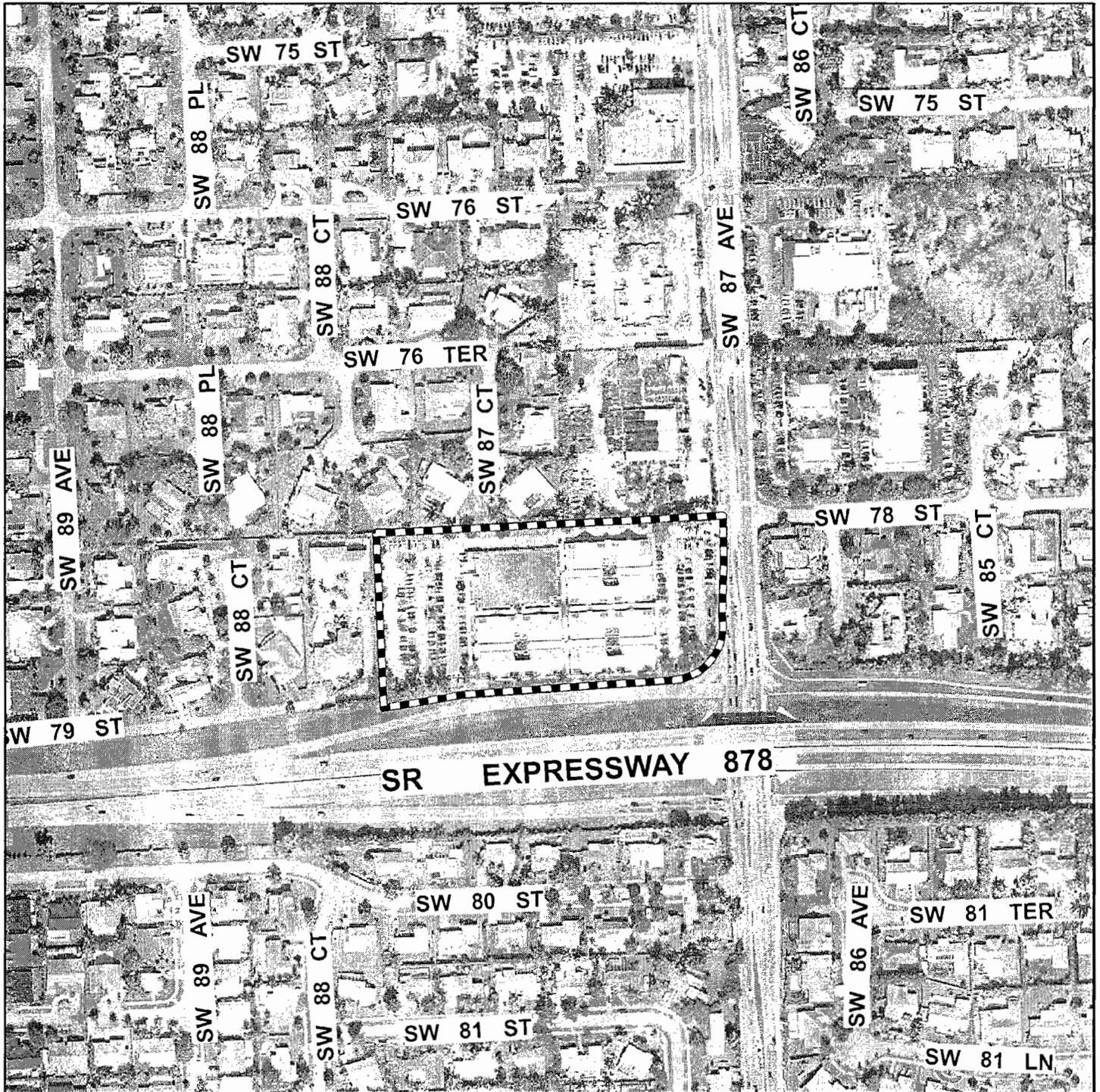


SUBJECT PROPERTY



REVISION	DATE	BY
		40

SKETCH CREATED ON: 08/15/08



MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 33 Township: 54 Range: 40

Applicant: GULL HOUSE LIMITED NO.#2,#7 & #14

Zoning Board: C12

Commission District: 7

Drafter ID: JEFFER

Scale: NTS

----- Zoning

Process Number

08-153



SUBJECT PROPERTY



SKETCH CREATED ON: 08/15/08

REVISION	DATE	BY

2. MOISES RIVERA & DALILA SUAZO
(Applicant)

09-5-CZ12-2 (08-198)
Area 12/District 7
Hearing Date: 5/5/09

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1948	Dade County Zoning Department	Zone change from multiple zone changes.	BCC	Approved
1950	T.N. Dianger	District Boundary Change.	BCC	Approved

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL NO. 12**

APPLICANTS: Moises Rivera and Dalila Suazo

PH: Z08-198 (09-05-CZ12-2)

SECTION: 24-54-40

DATE: May 5, 2009

COMMISSION DISTRICT: 7

ITEM NO.: 2

=====

A. INTRODUCTION

o **REQUEST:**

Applicants are requesting to permit additions to a single-family residence setback 3.65' (6.1' required) from the interior side (west) property line.

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

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Rivera-Suazo Residence," as prepared by Kent D. Hamilton, A.I.A. Architect, consisting of 2 sheets dated stamped received 1/12/09 and 1 sheet stamped dated received 10/8/08 for a total of 3 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUEST:**

The applicants are seeking to legalize an existing single-family residence that encroaches into the interior side (west) setback area.

o **LOCATION:** 6600 SW 43 Street, Miami-Dade County, Florida.

o **SIZE:** 61' x 145.87'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-1; Single-Family residence

Low Density Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

SOUTH: RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

EAST: RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

WEST: RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

The subject property is located at 6600 SW 43 Street in an area zoned RU-1, Single-family Residential District, developed with single-family residences.

E. SITE AND BUILDINGS:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

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

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

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

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and
2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and
4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and
6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and
7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and
8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and
10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and
11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and
12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

- i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
13. any structure within an interior side setback required by the underlying district regulations;
 - a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and
14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and
15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and
16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and
17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and
18. safe sight distance triangles shall be maintained as required by this code; and
19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and
20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.
21. the proposed development will meet the following:
 - A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.
 - B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;

- C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;
 - D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;
 - E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.
- (e) **Notwithstanding** the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:
- (1) will result in a significant diminution of the value of property in the immediate vicinity; or
 - (2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
 - (3) will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.
- (f) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:
- (A) the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and
 - (B) the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, an increase in the lot area coverage for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is located at 6600 SW 43 Street in an area zoned RU-1, Single-Family Residential District, developed with single-family residences under the RU-1B, One family District regulations. Pursuant to Resolution #5711, adopted by the Board of County Commissioners (BCC) in February 1953, all RU-1B districts in Miami-Dade County were rezoned to RU-1, with the approval of all lots and uses legally established prior to this date being established as conforming uses. As such, the 61' x 145.87' lot on which the existing residence is located is a legally established RU-1 zoning district lot. The applicants are requesting to permit the existing residence setback 3.65' from the interior side (west) property line. The RU-1 zoning regulations require that single-family residences and their additions setback 6.1' from the interior side property lines. The applicants have submitted a site plan depicting the aforementioned requests. Said site plan indicates an office, gym, bathroom and Florida room additions on the west of the residence that extend into the interior side west setback area. The aforementioned additions, in particular the office and gym in the northwest quarter of the residence have minimal access to the remainder of the residence. However, the applicant has indicated an approximate location of an opening between the office and living

room as well as the removal of a closet from the office. Additionally, the plans indicate a row of hedges along the entire west property line. Staff does not recommend approval of this application for reasons stated below.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. The Miami-Dade Fire Rescue Department (**MDFRD**) has **no objections** to this application and their memorandum indicates that the estimated average travel response time is **7:12** minutes. The **Public Works Department (PWD)** also has **no objections** to this application. Their memorandum indicates that this application may require platting in accordance with Chapter 28 of Miami-Dade County Code and that the application will not generate any new additional peak hour trips.

Approval of this application will allow the applicants the maintenance and continued use of the existing single-family residence with a non-conforming interior side setback. The subject property is designated as **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which allows 2.5 to 6 dwelling units per acre. Since the request will not add additional dwelling units to the subject property, the RU-1 zoned density of the subject site remains **consistent** with the density threshold of the LUP map of the CDMP.

When analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood. Staff acknowledges that there is a similar approval in the immediate area which is more intensive than the request being sought in this application. Specifically, staff notes that a property located at 6620 SW 47 Street, 4 blocks south of the subject property was granted approval for a carport setback 3' (7.5' required) from the interior side property line pursuant to Resolution #4-ZAB-233-91, in September 1991. However, staff notes that this request was granted in-lieu of the requested .45' setback for the carport addition, which staff at the time opined, would minimize the overpowering effect on the neighboring residence. In this case, approval of this request would legalize the entire west portion of the residence which was apparently added without proper reviews and approval. However, as opposed to the previous approval for a carport addition, this would legitimize the entire structure, which would have a more overpowering visual effect on the neighboring property to the west. Staff therefore opines, that approval of encroachments as intensive as requested in this application does not maintain the basic intent of the zoning and subdivision regulations and would have a detrimental impact on the appearance and stability of the neighborhood. As such, staff notes that the approval of the request would not only be **incompatible** with and adversely affect the aesthetic character of the area, but would also further a negative precedent for similarly intense requests for relief of interior side setback requirements. Therefore, staff recommends denial without prejudice of the request under the NUV Standards.

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

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

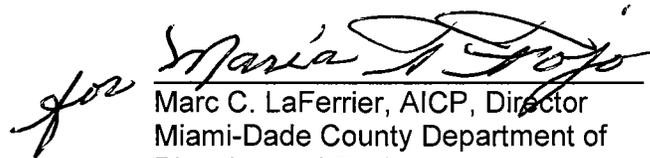
Based on all of the aforementioned, staff opines that, though the subject RU-1 site remains **consistent** with the LUP map of the CDMP, approval of the request would have an adverse effect on the aesthetic character of the surrounding properties and is therefore **incompatible** with the surrounding area. Staff therefore, recommends denial without prejudice of the request under Section 33-311(A)(4)(b), Section 33-311(A)(4)(c) ANUV and under Section 33-311(A)(14) ASDO.

I. **RECOMMENDATION:**

Denial without prejudice.

J. **CONDITIONS:** None.

DATE INSPECTED: 12/26/07
DATE TYPED: 03/11/09
DATE REVISED: 03/11/09, 03/13/09, 04/13/09
DATE FINALIZED: 04/13/09
MCL:MTF:MW:NN:NC:CH

for 

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

Memorandum



Date: October 28, 2008
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

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

Subject: C-12 #Z2008000198
Moises Rivera and Dalila Suazo
6600 S.W. 43rd Street
Request to Permit an Addition with Less Setback than Required
(RU-1) (0.20 Acres)
24-54-40

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

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

Concurrency Review Summary

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

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

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

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

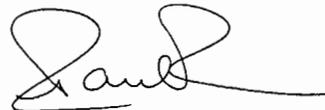
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MOISES RIVERA & DALILA SUAZO

This Department has no objections to this application.

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

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



Raul A Pino, P.L.S.

28-NOV-08

Memorandum



Date: 22-OCT-08
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2008000198

Fire Prevention Unit:

No objections to site plan date stamped October 8, 2008.

Service Impact/Demand:

Development for the above Z2008000198
located at 6600 S.W. 43 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1598 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:12 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 14 - South Miami - 5860 SW 70 Street
Rescue, ALS Engine, Battalion

Planned Service Expansions:

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

Fire Planning Additional Comments:

Not applicable to service impact analysis.

OFFICE OF NEIGHBORHOOD COMPLIANCE TAMIAMI REGION

ENFORCEMENT HISTORY

NAME:

Moises Rivera & Dalila
Suazo

ADDRESS:

6600 SW 43 Street, Miami
Folio# 3040240080550

DATE: 04/08/09**ZONING HEARING#:**

08-198

CURRENT ENFORCEMENT HISTORY:

No open cases. No current violations.

PRIOR CASES:

CMS# 200003008846. Failure to Obtain Zoning Permit. Not in violation. Case closed.

CMS# 200403000130. Illegal Auto Repairs. Not in violation. Case closed.

CMS# 200403000131. Illegal Parked RV. Not in violation. Case closed.

ZONING REGULATIONS	PROVIDES	COMMENTS
ZONING	R-1	SEE ZONING ORDINANCE § 12-11
SETBACKS	FRONT 10 FT SIDE 5 FT REAR 5 FT	SEE ZONING ORDINANCE § 12-11
MAXIMUM HEIGHT	35 FT	SEE ZONING ORDINANCE § 12-11
MAXIMUM AREA	10,000 SQ. FT.	SEE ZONING ORDINANCE § 12-11
MAXIMUM LOT COVERAGE	50%	SEE ZONING ORDINANCE § 12-11

GENERAL CONDITIONS

1. ALL SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
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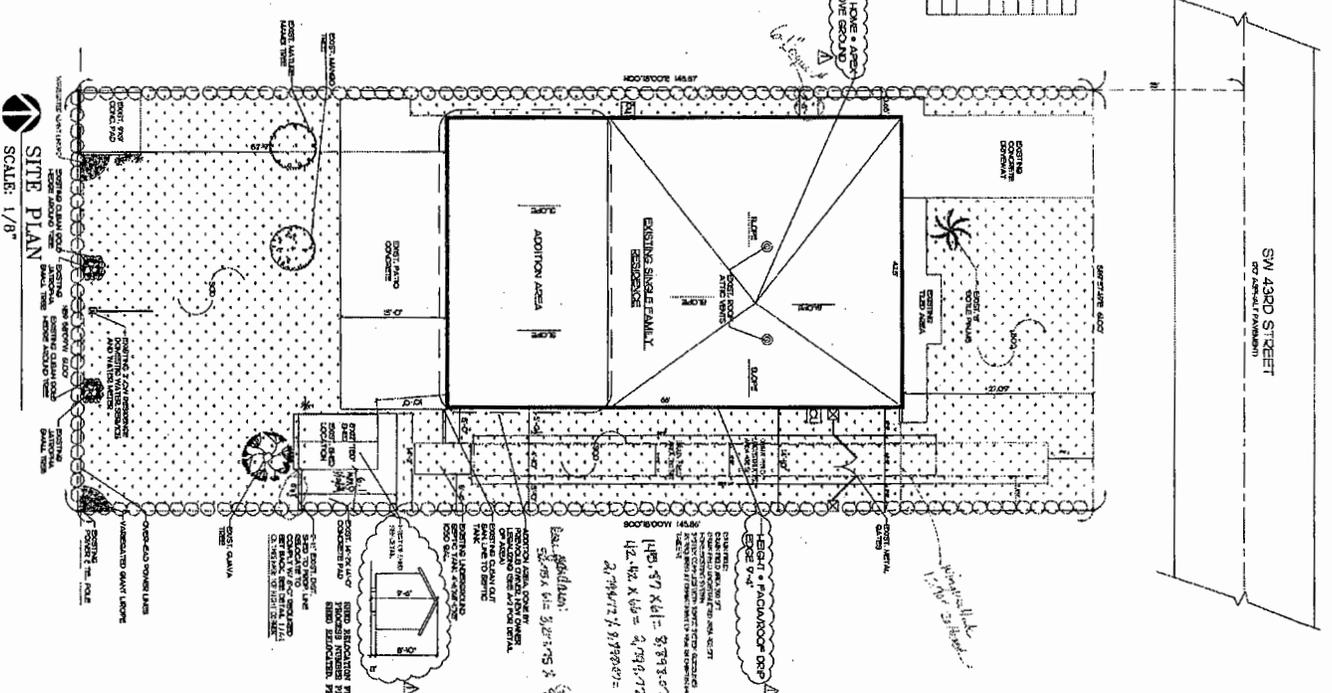
GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
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LEGAL DESCRIPTION

RECEIVED
JAN 12 2009

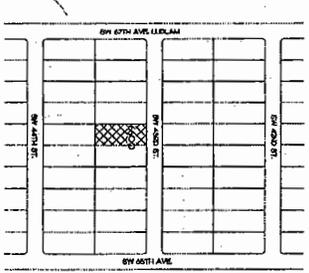
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____



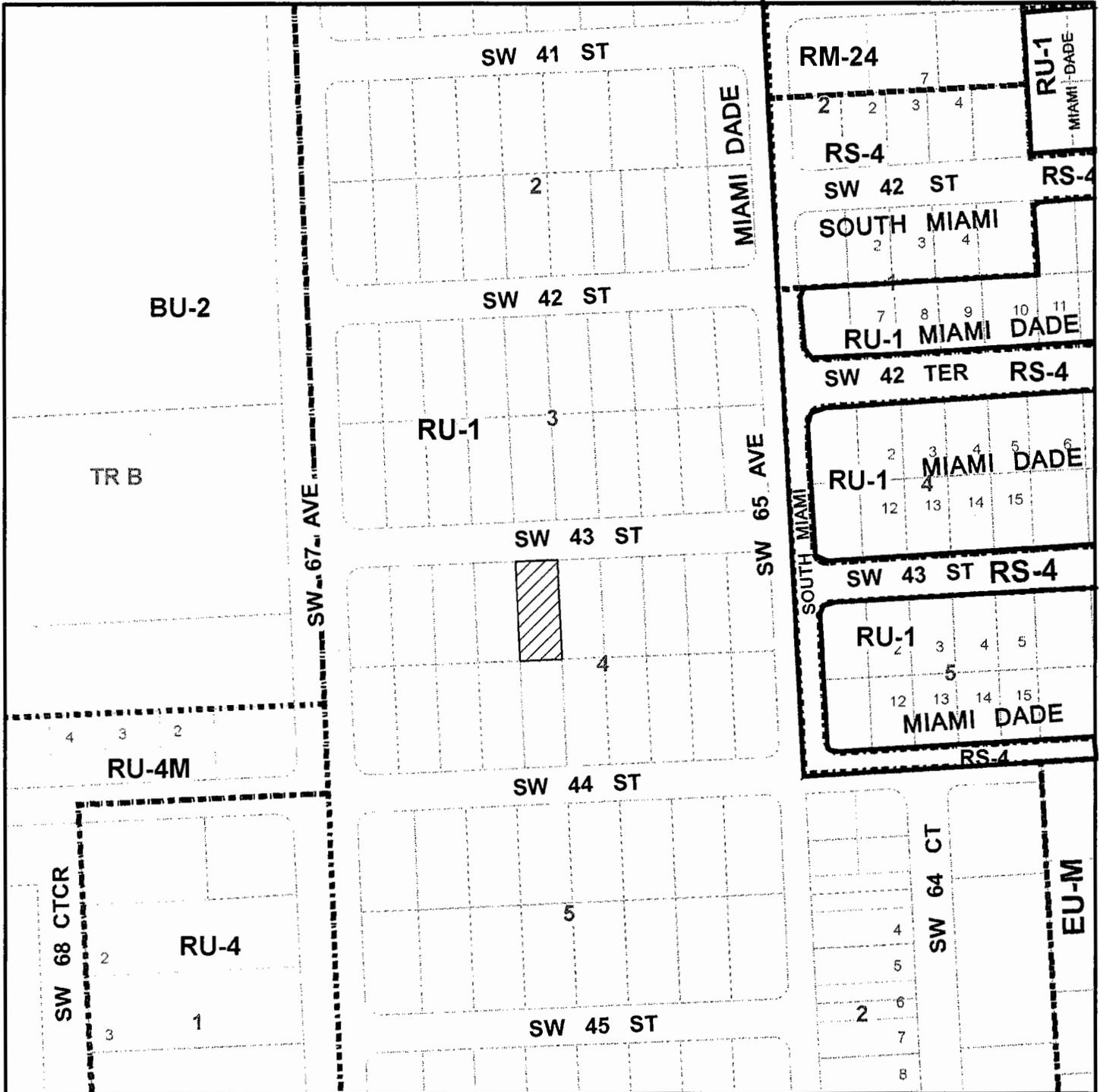
RU-1B OCCUPANCY
TYPE VB CONSTRUCTION
SQUARE FOOTAGE EXIST. RES. 1,859 S.F.
ADDITIONAL (A/C) AREA 946 S.F.
TOTAL 2,805 S.F.
HOME BUILT IN 1947-1948
ADDITION MADE BY PREVIOUS OWNER
CURRENT OWNER LEGALIZING

DRAWING INDEX

A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	EXT. ELEVATIONS
A-4	ROOF FRAMING / FOUNDATION PLAN
M-1	PLUMBING PLANS/SPECS
M-2	Mechanical Plans/SPECS
E-1	ELECTRICAL PLAN / PANEL SCHEDULES / GROUND DIAGRAM



SHED RELOCATION PERMIT DONE UNDER A SEPARATE PERMIT # 2008-060223
PROCESS NUMBER
1 ON EXIST. CONC. PAD
SCALE: 1/4"



MIAMI-DADE COUNTY
HEARING MAP

Process Number

08-198

Section: 24 Township: 54 Range: 40
 Applicant: MOISES RIVERA & DALILA SAUZO
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number

08-198

Section: 24 Township: 54 Range: 40
 Applicant: MOISES RIVERA & DALILA SAUZO
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



FOLIO FILE DATE: 10/09/08

REVISION	DATE	BY

**3. DADE COUNTY SCHOOL EMPLOYEES
FEDERAL CREDIT UNION
(Applicant)**

**09-5-CZ12-3 (08-206)
Area 12/District 10
Hearing Date: 5/5/09**

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1959	Harold C. & Mazie O. Zangler	Special Exception 2 building sites, setbacks & spacing.	BCC	Approved on a Modified Basis
1979	Robert A Wiener & Helen E Stuart	- Zone change from GU to BU-1A - Unusual-Use outdoor display - Variance for parking - Variances on all uses in buildings - Variance on fence height - Variances for fence & sign in Right of Way - Variance of deletion requiring a wall.	BCC	Approved w/conds.
1991	Richard & Willadean Allen	Zone change from GU to RU-5.	BCC	Approved
1992	Director of Building & Zoning Department	Deletion of condition #2 of resolution.	ZAB	Approved
1992	Dade County School Employee Federal Credit Union	- Zone change from GU to RU-5A - Non-Use Variance of lot frontage - Non-Use Variance for parking on natural terrain.	BCC	Approved w/conds.

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Dade County School Employees
Federal Credit Union

PH: Z08-206 (09-5-CZ12-3)

SECTION: 36-54-39

DATE: May 5, 2009

COMMISSION DISTRICT: 10

ITEM NO.: 3

A. INTRODUCTION:

o **REQUESTS:**

- (1) RU-5, RU-5A and BU-1A to RU-5A
- (2) SPECIAL EXCEPTION to permit drive-thru tellers.
- (3) Applicant is requesting to permit a landscaped open space of 21.48% (25% permitted).
- (4) Applicant is requesting to waive the required wall set in 10' from the right-of-way along the rear (west) property line where said lot lies across the street from RU zoned property.
- (5) Applicant is requesting to permit a 12.5' wide (14' required) one-way drive.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 and #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Buildings and Structures) and approval of requests #3-#5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "SW 117 Ave Drive-Thru Teller," as prepared by FCI and consisting of 10 sheets. Sheets "SP1," and "A1.0" dated stamped received 12/19/08, sheet "A3.0" and "LA2.0" dated last revised 1/12/09, Sheet "A2.0" dated last revised 3/3/09 and the remaining 5 sheets dated stamped received 12/01/08. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

Approval of this application will allow the applicant to change the zoning on the property from RU-5, Semi-Professional Office and Apartments District, RU-5A, Semi-Professional Office District, and BU-1A, Limited Business District to RU-5A District. Additionally, the applicant seeks a special exception to permit drive-thru tellers in connection with an existing bank, to permit the continued use of an existing bank and office site with less than the required landscaped area, to permit the continued use of a wall along the rear property line and to permit a one-way driveway with less width than that required by the Zoning Code.

o **LOCATION:**

7780 and 7800 SW 117 Avenue, Miami-Dade County, Florida.

o **SIZE:** 3.73 Acres

B. ZONING HEARINGS HISTORY:

In 1959, pursuant to Resolution, #3183, a portion of the subject property was approved for a special permit allowing two residential building sites. Subsequently in 1979, pursuant to Resolution #Z-275-79, a portion of the subject property was granted the approval for a district boundary change from GU, Interim District to BU-1A, Limited Business District including non-use variances of wall requirements, parking and allowing an unusual use for outdoor display. In 1991, pursuant to Resolution #Z-99-91, a portion of the subject property was granted the approval for a district boundary change from GU, Interim District to RU-5, Semi-Professional Offices and Apartments District and in 1992, pursuant to Resolution #Z-73-92, a portion of the subject property was granted the approval for a district boundary change from GU, Interim District to RU-5A, Semi-Professional Office District, including a non-use variance of lot frontage requirements.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Office/Residential**. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
RU-5, RU-5A and BU-1A; Two-story office/bank	Office Residential
<u>Surrounding Properties</u>	
<u>NORTH:</u> RU-5A; offices	Office Residential
<u>SOUTH:</u> RU-5A, offices	Office Residential
<u>EAST:</u> GU; government buildings	Institutional
<u>WEST:</u> RU-1; Single Family Residences	Low Medium Density

E. SITE AND BUILDINGS:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

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

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(3) Special Exception, Unusual and New Uses. Hear applications for and grant or deny **special exceptions**; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.

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

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

and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(20) Alternative Site Development Option for Semi-Professional Office Buildings and Structures. This subsection provides for the establishment of an alternative site development option, after public hearing, for semi-professional office buildings and structures, when such uses are permitted by the underlying district regulations, in the RU-5 and RU-5A zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

- (e) An alternative amount of landscaped open space shall be approved upon demonstration of the following:
- (1) landscaped open space shall not be decreased by more than twenty percent (20%) of the landscape open space required by the applicable district regulations; and
 - (2) the proposed alternative development will not result in the destruction or removal of mature trees on the lot with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in Section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the lot; and
 - (3) the landscaped open space provided shall be used to shade and cool, direct wind movements, enhance architectural features, relate structure design to site, visually screen non-compatible uses and block noise generated by major roadways and intense use areas; and
 - (4) the landscaped open space provided shall relate to any natural characteristics in such a way as to preserve and enhance their scenic and functional qualities; and
 - (5) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (6) the installation of the required percentage of landscaped open space on a parcel containing a previously approved and existing building, would necessitate a decrease in the number of parking spaces provided, or necessitate a decrease in the square footage of an existing building on the site; and
 - (7) the total number of lot or street trees shall be increased by twenty percent (20%) greater than the number required by the underlying zoning district regulations, or by an additional twenty percent (20%) of the number of trees previously approved, whichever number is greater, and provided such trees are provided

on the site or within the adjacent rights-of-way, respectively; said trees to be of a type and size as required by Chapter 18A; and

- (8) a prorata additional number of shrubs shall be provided commensurate with the trees in (7) above, said shrubs to be of a number, type and size as required by Chapter 18A.
- (h) An alternative placement of a required perimeter wall setback from the property line(s) of a parcel where said property line adjoins or lies across the street right-of-way from a residential district, shall be approved after public hearing upon demonstration of the following:
 - (1) the setback of the wall is the minimum distance necessary so as not to encroach into an existing utility or landscape easement(s); and
 - (2) that visual screening for the wall by way of landscaping is included in the easement area to prevent graffiti vandalism in a manner provided by this Code; and
 - (3) that a suitable mechanism for maintenance of the landscaped area by the property owner, tenant association or similar association, or special taxing district, be provided in the form of a recordable covenant running with the land.
- (k) **Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:
 - (1) will result in a significant diminution of the value of property in the immediate vicinity; or
 - (2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
 - (3) will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.
- (l) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the economic viability of any commercial enterprises proposed within the approved development and the quality of life of residents and other owners of property in the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, landscaped open space over and above that normally required by the code, additional trees or landscaping materials, the inclusion of residential use(s), convenient pedestrian connection(s) to adjacent residential development(s), convenient covered bus stops or pick-up areas for

transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, monument signage (where detached signs are allowed) or limited and cohesive wall signage, and decorative street lighting. In determining which amenities or buffering elements are appropriate, the following shall be considered:

- (A) the types of needs of the residents or other owners immediate vicinity and the needs of the business owners and employees of the parcel proposed for development that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and
- (B) the proportionality between the impacts on the residents or other owners of property of parcel(s) in the immediate vicinity and the amenities or buffering required. For example, a reduction in setbacks for numerous lots or significantly large commercial buildings may warrant the provision of additional landscaped open space.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The 3.73-acre subject parcel is developed with two existing two-story office buildings located at 7780 and 7800 SW 117 Avenue. The subject property contains multiple zoning districts and is zoned RU-5, RU-5A and BU-1A. Office buildings are located to the north and to the south of the subject property, single family residences are located to the west and a fire station, police station and governmental office buildings lie across SW 117 Avenue.

The plans submitted by the applicant indicate two existing two-story office buildings, Building "A" with a total of 28,569 sq. ft. and Building "B" with a total of 37,416 sq. ft. Both buildings are connected by a second floor passageway. The plans submitted by the applicant indicate a proposed three lane drive-thru facility located below the second floor passageway connecting the two buildings. Additionally, the plans depict the reconfiguration of the surface parking area and of the driveways in order to accommodate the proposed drive-thru tellers facility.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the

applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. However, the Public Works Department mentions on their memorandum that the subject site requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Their memorandum further indicates that this application does not generate additional daily peak hour trips. The **Miami-Dade Fire Department** has **no objections** to the application and indicates that the estimated average travel response time is **3:30** minutes.

Approval of the district boundary change will allow the applicants to combine the multiple zoning districts which presently exist on the subject property (RU-5, RU-5A and BU-1A) into one zoning district (RU-5A). The proposed RU-5A District, will allow the applicant to continue with the existing banking and office facility on the subject property. This area is designated for **Office/Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, zoned, or Plan-designated adjoining or adjacent residential uses. The CDMP also indicates that office uses may be approved only if the scale and character of the prospective office use are compatible with the surrounding residential neighborhood and if the site has sufficient dimensions to permit adequate on-site parking and buffering of adjacent residences from the office. Other factors that will be considered in determining compatibility include, but are not limited to, traffic, noise, lighting, shadows, access, signage, landscaping, and hours of operation. Staff is of the opinion that the site plan submitted would not have an unfavorable effect on the surrounding area. Although, the subject property abuts single-family residences to the west, staff notes that the exterior of the existing buildings will not be altered and that the only change to the site will be to the parking surface area, such as the reconfiguration of the parking area and driveways and of the proposed drive-thru tellers which will be constructed between the two existing buildings located below the two story passageway connecting the two buildings. As such, staff is of the opinion that the scale and character of the prospective banking facility with drive-through tellers are compatible with the surrounding residential neighborhood and that the site has sufficient dimensions to permit adequate on-site parking and buffering of adjacent residences from the office. In addition, as indicated by the Public Works Department, the proposed drive-through facility will not generate additional traffic to the area. Staff also notes that the subject property fronts on a heavily trafficked section line road, SW 117 Avenue, and that there is a fire station, police station and governmental buildings across said Avenue. Staff, therefore, is of the opinion that the proposed drive-through teller facility in connection with the existing bank and office buildings is compatible with the surrounding area and consistent with the CDMP. Based on the aforementioned, the proposed RU-5A rezoning is **consistent** with the CDMP and, in staff's opinion, **compatible** with the area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development 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. The Board shall consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities 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. The applicant is seeking approval for a district boundary change from RU-5A, Semi-Professional Offices District, RU-5, Semi-Professional Offices and Apartments District, and BU-1A, Limited Business District to RU-5A District, with the intention of maintaining two two-story banking and office buildings which comply with the maximum height and number of stories permitted under the RU-5A District. As previously mentioned, staff concludes that the proposed development would be **consistent** with the LUP Map designation and the interpretative text of the CDMP and opines that it would be **compatible** with the surrounding area. Staff notes that the proposed drive-thru tellers in connection with the existing banking and office facility will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Further, the Public Works Department indicates that no additional vehicle trips will be generated by this application. Therefore, staff opines that the proposed RU-5A zoning would be **compatible** with the surrounding area.

When request #2 is analyzed under Section 33-311(A)(3) Special Exception, to allow proposed drive-thru tellers in connection with an existing banking and office facility, staff is of the opinion that the proposed drive-thru tellers in connection with a banking and office facility would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate any additional traffic as previously mentioned in the Public Works Department memorandum, would not result in excessive noise, since the proposed drive-thru tellers will be buffered from the neighboring residential properties to the west by an existing 6' high concrete wall which runs along the entire length of the west property line. In addition the proposed drive-thru teller facility will be constructed between the two existing two-story buildings and below an existing second story passageway which connects the two buildings. As such, staff is of the opinion that the noise of the proposed drive-thru facility would be buffered from the neighboring properties due to its location on the site. In addition, staff is of the opinion that the proposed drive-thru facility would not cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population. As such, staff recommends that request #2 be approved with conditions under Section 33-311(A)(3).

When requests #3 and #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. As previously mentioned, the applicant seeks to permit the continued use of a banking and office facility which will add drive-thru tellers with a landscaped open space of 21.48% where 25% is required and to permit the continued use of an existing 6' high concrete wall along the rear (west) property line where the Zoning Code requires the wall to be set in 10' from the right-of-way line SW 118 Court. Staff opines that the 3.52% reduction of landscaped area is not excessive or indicative of any

intrusiveness of the proposed drive-thru tellers in connection with the existing banking and office facility. As previously mentioned, staff is of the opinion that the proposed drive-thru facility has been designed to be centrally sited between the two existing two-story office buildings and that the visual impact by the proposed drive-thru tellers will be mostly interior to the site. Additionally, staff opines that request #4 to permit the continued use of an existing 6' high concrete wall along the rear (west) property line of SW 118 Court where the wall is required to be set in 10' from said right-of-way, would not be excessive or indicative of any intrusiveness of the proposed drive-thru tellers in connection with the existing banking and office facility. Staff opines that the existing 6' high concrete wall provides sufficient buffer to the neighboring residential community to the west. Additionally, staff notes that the applicant's request is to maintain the location of the existing 6' high concrete wall undisturbed because said wall has served as an adequate buffer to the residential community lying to the west of the subject property since the two two-story banking and office facilities were originally built. As such, staff recommends approval with conditions of requests #3 and #4 under Section 33-311(A)(4)(b) (NUV).

When request #5 is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. The applicant seeks to permit a portion of a proposed one-way driveway with a driveway width of 12.5' where a minimum driveway width of 14' is required. Staff notes, that the proposed 12.5' one-way driveway width occurs at the first level of Building "B" where covered parking is provided more specifically between an structural column and a concrete walkway within Building "B" for a distance of approximately 30'. Staff also notes that the proposed 12.5' one-way driveway width is a result of the proposed restriping of the parking area at the first level of Building "B" which is necessary in order to maintain the required number of parking spaces for the existing banking and office facility. Additionally, the plans indicate that Building "B" has parking areas to the east, west and north providing two-way driveways which comply with the Zoning Code. As such, staff recommends approval with conditions of request #5 under Section 33-311(A)(4)(b) (NUV).

The Alternative Site Development Option (ASDO) Standards for the RU-5A Zoning District, Section 33-311(A)(20), provide for the approval of a zoning application that can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis under same. As such, requests #3, and #4 cannot be approved under the ASDO Standards and should be denied without prejudice under Section 33-311(A)(16) (ASDO).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #3, #4 and #5 are due to unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. However, the property can be developed in accordance with the existing zoning regulations and previous zoning approvals. Therefore, since the applicant has not proven that compliance with same would result in an unnecessary hardship, requests #3, #4 and #5 cannot be approved under the ANUV

Standards, and should be denied without prejudice under Section 33-311(A)(4)(c) (ANUV).

Based on all of the aforementioned, staff is of the opinion that the application is **consistent** with the CDMP and that the applicant's proposed utilization of the site as illustrated on the submitted plans is **compatible** with the surrounding area. Accordingly, staff recommends approval of request #1, approval with conditions of request #2; approval with conditions of requests #3, #4 and #5 under Section 33-311(A)(4)(b) (NUV); denial without prejudice of requests #3, and #4 under Section 33-311(A)(16) (ASDO); and denial without prejudice of requests #3, #4 and #5 under Section 33-311(A)(4)(c) (ANUV).

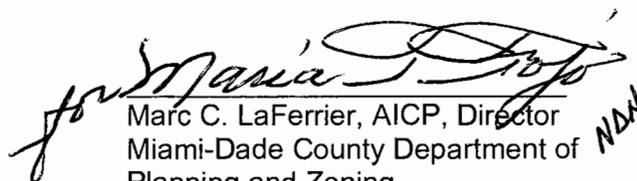
I. RECOMMENDATION:

Approval of request #1, approval with conditions of request #2; approval with conditions of requests #3, #4 and #5 under Section 33-311(A)(4)(b) (NUV); denial without prejudice of requests #3, and #4 under Section 33-311(A)(16) (ASDO); and denial without prejudice of requests #3, #4 and #5 under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS: (for requests #2 thru #5 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit; said plan to include, but not be limited to, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, 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 "SW 117 Ave Drive-Thru Teller," as prepared by FCI and consisting of 10 sheets. Sheets "SP1," and "A1" dated stamped received 12/19/08, sheet "A3" and "LA2" dated last revised 1/12/09, Sheet "A2" dated last revised 3/3/09 and the remaining 5 sheets dated stamped received 12/01/08.
3. That the use be established and maintained in accordance with the approved plan.
4. In accordance with Section 33-257 of the Zoning Code, that an Agreement in Lieu of Unity of Title, in recordable form, encumbering the subject property be submitted to and meet with the approval of the Director of the Department of Planning and Zoning within 30 days after final public hearing approval of this application.
5. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
6. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).
7. That the applicant comply with all applicable conditions and requirements of the Public Works Department.

DATE INSPECTED: 03/17/09
DATE TYPED: 03/17/09
DATE REVISED: 03/20/09;04/14/09
DATE FINALIZED: 04/05/09
MCL:MTF:MW:NN:NC:AA


for Maria J. Tojo
Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning *NW*

Memorandum



Date: November 17, 2008

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the printed name in the "From:" field.

Subject: C-11 #Z2008000206
Dade County School Employees Federal Credit Union
7780 & 7800 S.W. 117th Avenue
District Boundary Change from RU-5 and BU-1A to RU-5A
Special Exception to Permit Drive-Thru Tellers
(RU-5/BU-1A) (3.73 Acres)
36-54-39

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

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Southwest Wellfield. The site is situated within the 210-day travel time contour of the said wellfield. The subject property is also located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would

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generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Operating Permits

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

Wetlands

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

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

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:DADE COUNTY SCHOOL EMPLOYEES FEDERAL CREDIT UNION

This Department has no objections to this application.

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

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.

27-JAN-09

Memorandum



Date: 10-MAR-09
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2008000206

Fire Prevention Unit:

OBJECTIONS:
 Fire Water Engineering and Water Supply Bureau has objections to the Advertisement final wording for this Zoning Hearing application, as follows:
 - One-Way driveways required to be minimum 15 feet.

Service Impact/Demand:

Development for the above Z2008000206
 located at 7800 & 7780 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1748 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 3:30 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 9 - Kendall - 7777 SW 117 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.

OFFICE OF NEIGHBORHOOD COMPLIANCE TAMIAMI REGION

ENFORCEMENT HISTORY

NAME:

DADE COUNTY SCHOOL
EMPLOYEES FEDERAL
CREDIT UNION

ADDRESS:

7800 & 7780 SW 117
AVENUE, MIAMI
Folio# 3049360000120
3049360000210

DATE: 04/08/09

ZONING HEARING#:
08-206

CURRENT ENFORCEMENT HISTORY:

No open cases. No current violations.

PRIOR CASES:

CMS#200202004688. Garbage Collection at Late Hours. Case referred to MDPD.

CMS# 200103003013. Signs in the Right of Way. Corrected by NCO. Case closed.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Dade County School Employees Federal Credit Union
~~n/k/a South Florida Educational Federal Credit Union~~

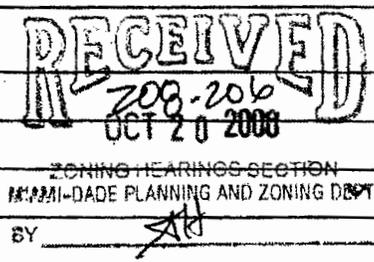
<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
William Page, Pres., 6960 SW 66 St., Miami, FL 33143	0%
Patricia Parham, Chair, 517 Aragon Ave., Coral Gables, FL 33134	0%
Edward Krohn, Vice Chair, PO Box 357309, Gainesville, FL 32635	0%
Alfred Thomas, Prin. Fin. Ofc., 2151 NW 113 Terr, Miami, FL 33167	0%
Vivian Sanchez, Secretary, 610 NW 204 Ave., Pembroke Pines, FL	33029 0%

As a federally chartered credit union, all of its members own an equal portion. We currently have over 54,000 members.

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

TRUST/ESTATE NAME: _____

<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 partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

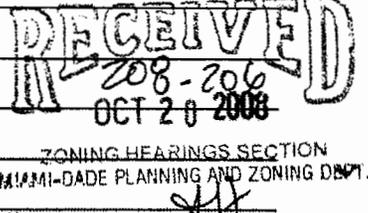
<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: Will C. Page, Pres.
(Applicant)

Sworn to and subscribed before me this 7th day of August, 2008. Affiant is personally know to me or has produced N/A as identification.

Gloriann Lloyd
(Notary Public)

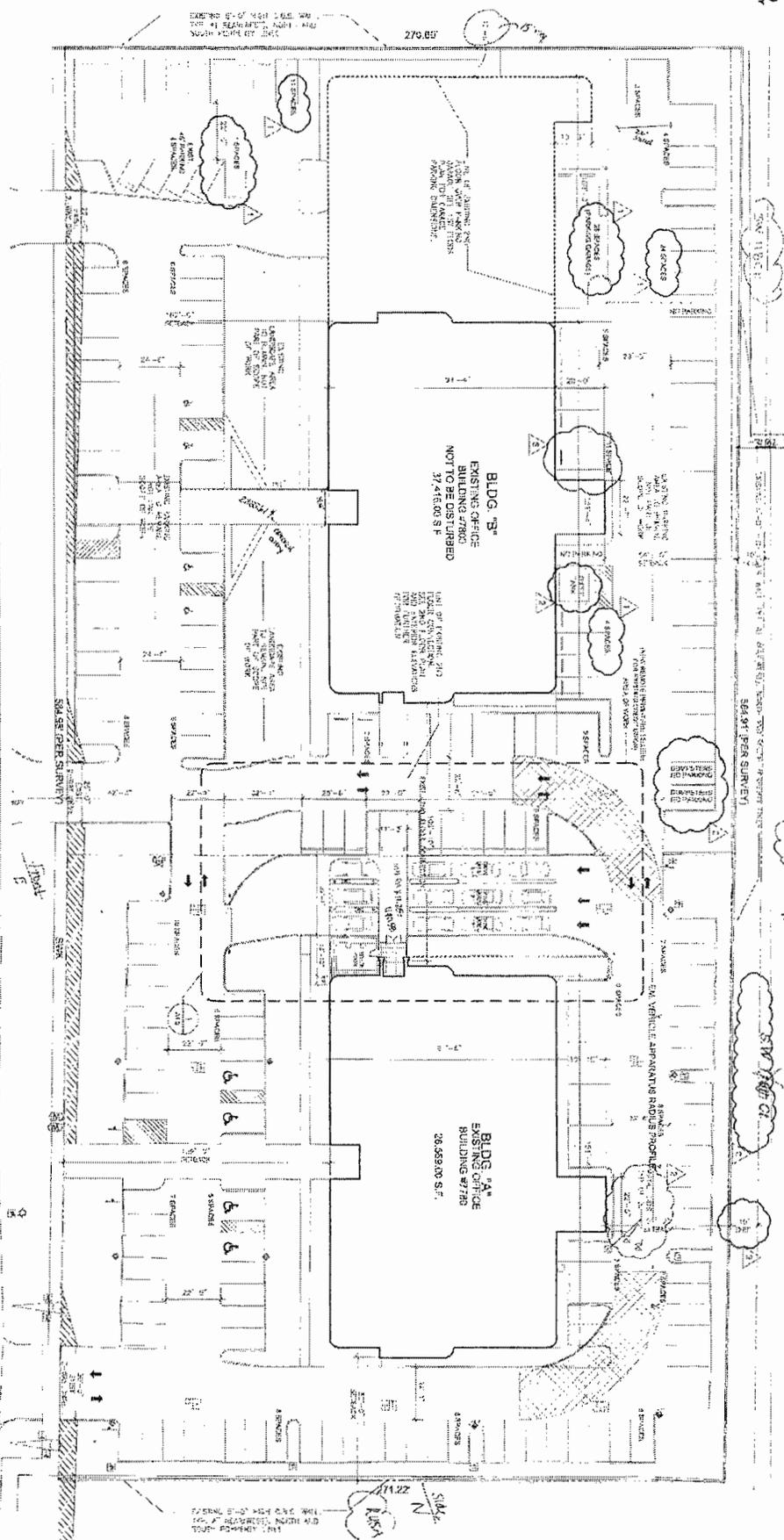
 Gloriann Lloyd
My Commission DD343801
Expires October 17 2008

My commission expires: _____

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.

RECEIVED
 COUNTY OF MIAMI
 DEPT. OF PLANNING AND ZONING
 12/19/2008



Site Building 'A'	Site Building 'B'	Site Building 'C'
<p>Current Building Name: OVERALL SITE PLAN</p> <p>Address: 1770 S.W. 11TH AVENUE, MIAMI, FL 33135</p> <p>Parcel ID: 08-01-01-0000-0000-0000</p> <p>Area: 177,000 S.F.</p>	<p>Current Building Name: OVERALL SITE PLAN</p> <p>Address: 1770 S.W. 11TH AVENUE, MIAMI, FL 33135</p> <p>Parcel ID: 08-01-01-0000-0000-0000</p> <p>Area: 177,000 S.F.</p>	<p>Current Building Name: OVERALL SITE PLAN</p> <p>Address: 1770 S.W. 11TH AVENUE, MIAMI, FL 33135</p> <p>Parcel ID: 08-01-01-0000-0000-0000</p> <p>Area: 177,000 S.F.</p>
<p>Building Name: BLDG. 'A'</p> <p>Area: 26,629.00 S.F.</p> <p>Use: EXISTING OFFICE BUILDING</p>	<p>Building Name: BLDG. 'B'</p> <p>Area: 37,416.00 S.F.</p> <p>Use: EXISTING OFFICE BUILDING</p>	<p>Building Name: BLDG. 'C'</p> <p>Area: 26,629.00 S.F.</p> <p>Use: EXISTING OFFICE BUILDING</p>
<p>Site Building 'A'</p> <p>Area: 26,629.00 S.F.</p> <p>Use: EXISTING OFFICE BUILDING</p>	<p>Site Building 'B'</p> <p>Area: 37,416.00 S.F.</p> <p>Use: EXISTING OFFICE BUILDING</p>	<p>Site Building 'C'</p> <p>Area: 26,629.00 S.F.</p> <p>Use: EXISTING OFFICE BUILDING</p>



OVERALL SITE PLAN
 SW 117TH AVE DRIVE-THRU TELLER
 1770 S.W. 11TH AVENUE
 MIAMI, FLORIDA

PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 12/19/2008

RECEIVED
 DEC 19 2008

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

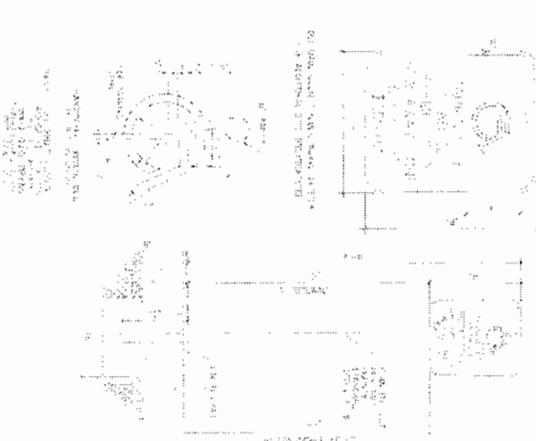
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ZONING HEARINGS SECTION
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 BY _____

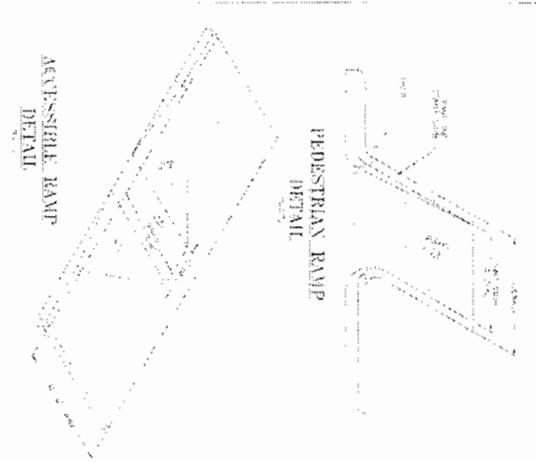
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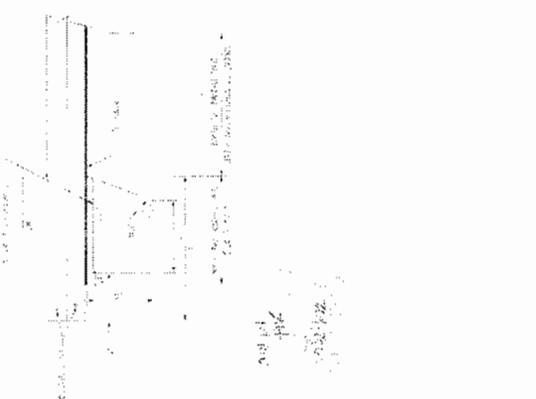
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3 RAMP DETAILS



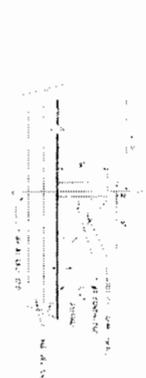
4 TYPICAL EXTRUDED CURB DETAIL



5 TYP. CURB DETAIL



6 TYP. CAR STOP DETAIL



7 STRIPING DETAIL



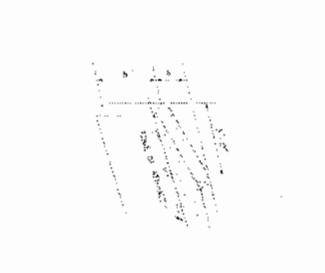
8 TYPICAL SIDEWALK DETAILS



9 ADA PARKING STALL PLAN



10 TYP. CURB TERMINATION



DATE: 1/25/03

SP 2.0

1/25/03

SW 117TH AVE DRIVE-THRU TELLER
 17405 SW 117TH AVE
 MIAMI, FLORIDA



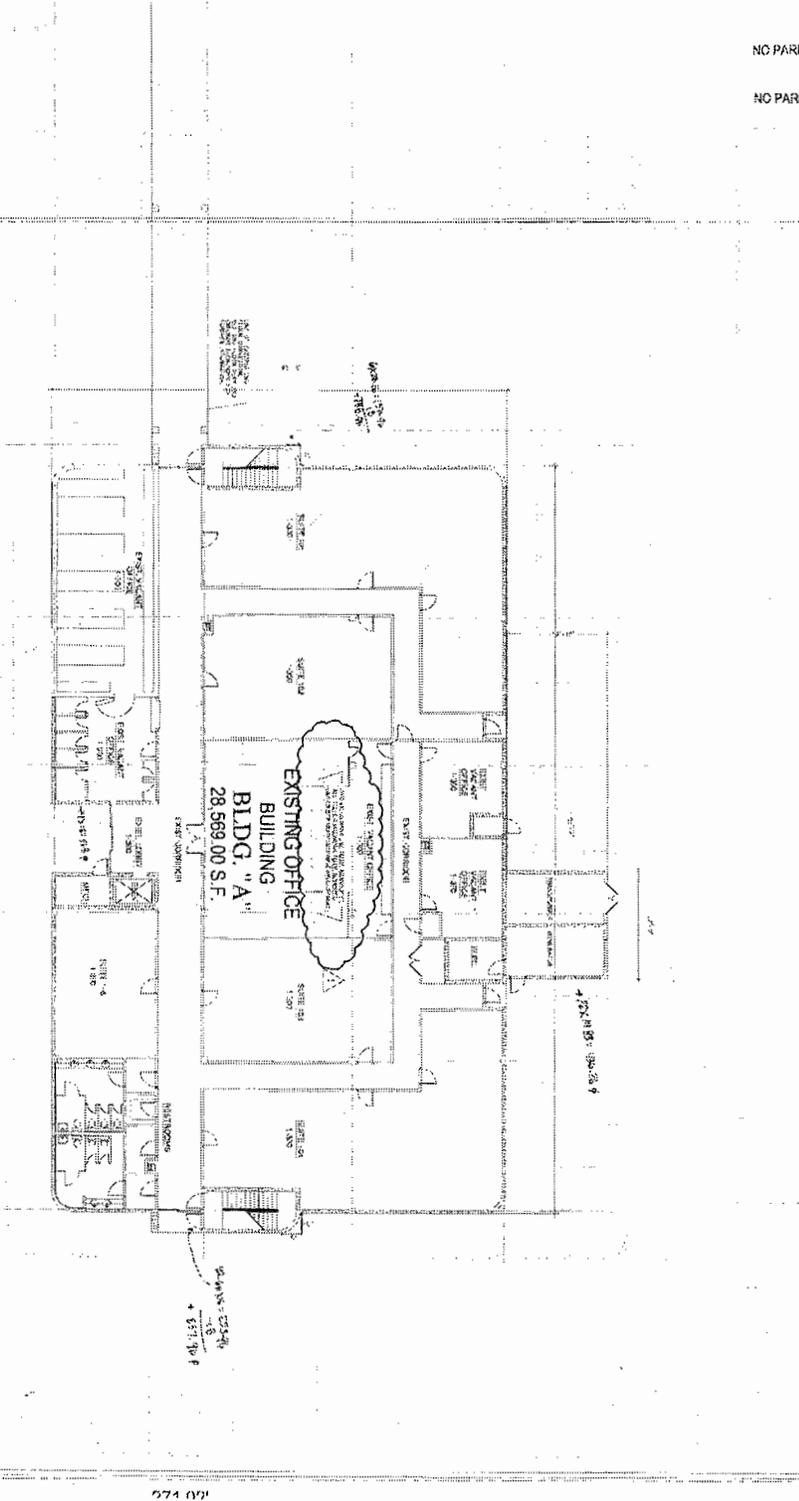
wha
 design, inc.
 1100 N. W. 10th Ave.
 Suite 100
 Miami, FL 33136
 Phone: 305.375.1100
 Fax: 305.375.1101
 www.whadesign.com

FCI
 FLORIDA CONCEPTS, INC.
 1100 N. W. 10th Ave.
 Suite 100
 Miami, FL 33136
 Phone: 305.375.1100
 Fax: 305.375.1101
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 208-100

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 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AK



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BLDG. "A" FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

TITLE: BLDG. "A" FIRST FLOOR PLAN
 PROJECT: SW 117th AVE DRIVE-THRU TELLER
 7780/7800 S.W. 117th AVENUE
 MIAMI, FLORIDA
 DATE: 12/15/08
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 SHEET NO: 1253

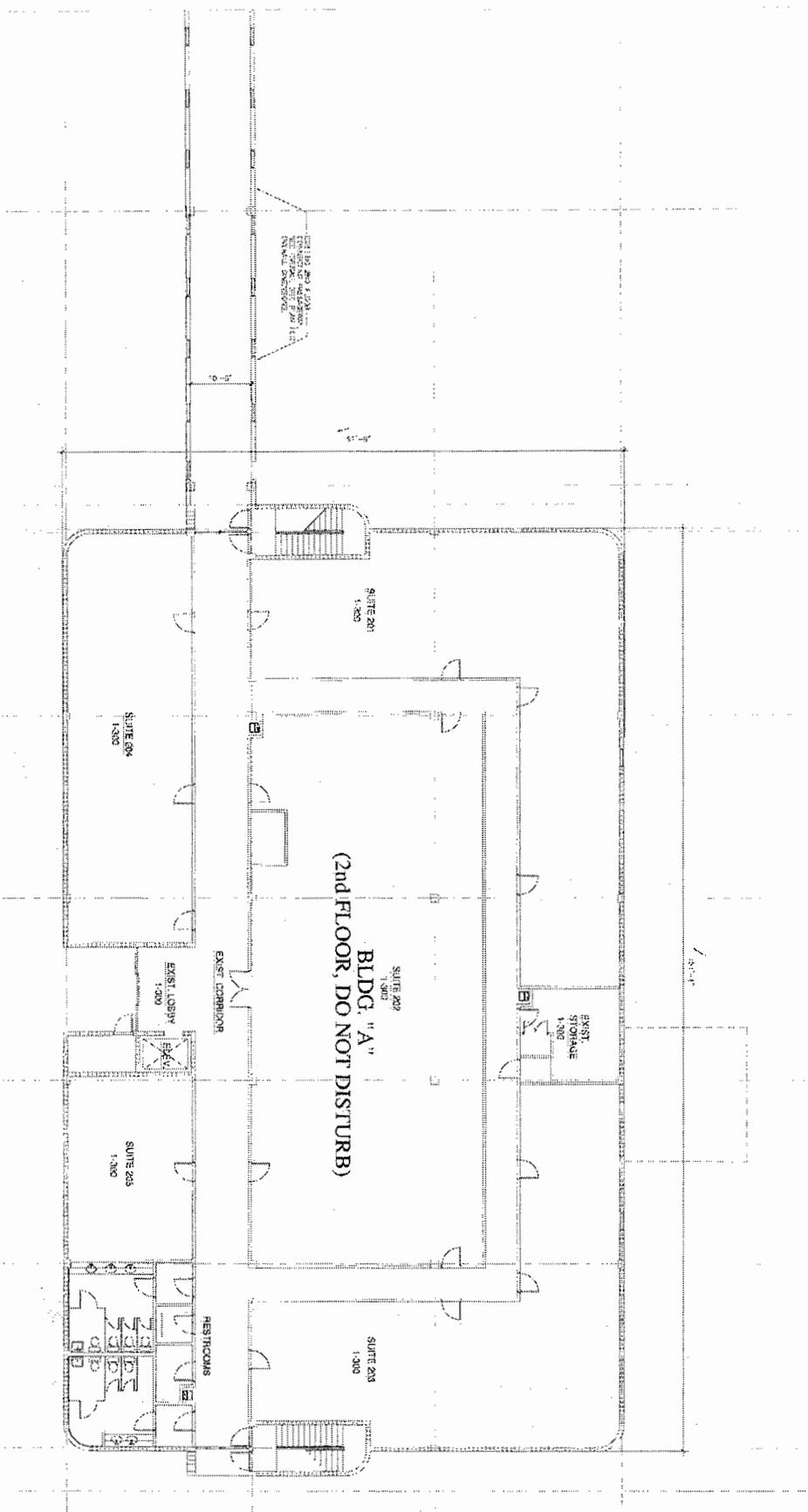
wha
 design, inc.
 1100 S.W. 15th Avenue, Suite 100
 Miami, Florida 33135
 (305) 371-1100
 www.whadesign.com

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 FLORIDA CONCEPTS, INC.
 1001 S.W. 10th Ave. Room 400
 Clearwater, Florida
 (727) 437-6226

24

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 2008-10-16
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ZONING HEARINGS SECTION
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 BY AA



BLDG. "A" SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 N
 1/8" = 1'-0"

DATE: 12/31/08
 DRAWN BY: A.I.I.
 CHECKED BY: 1253

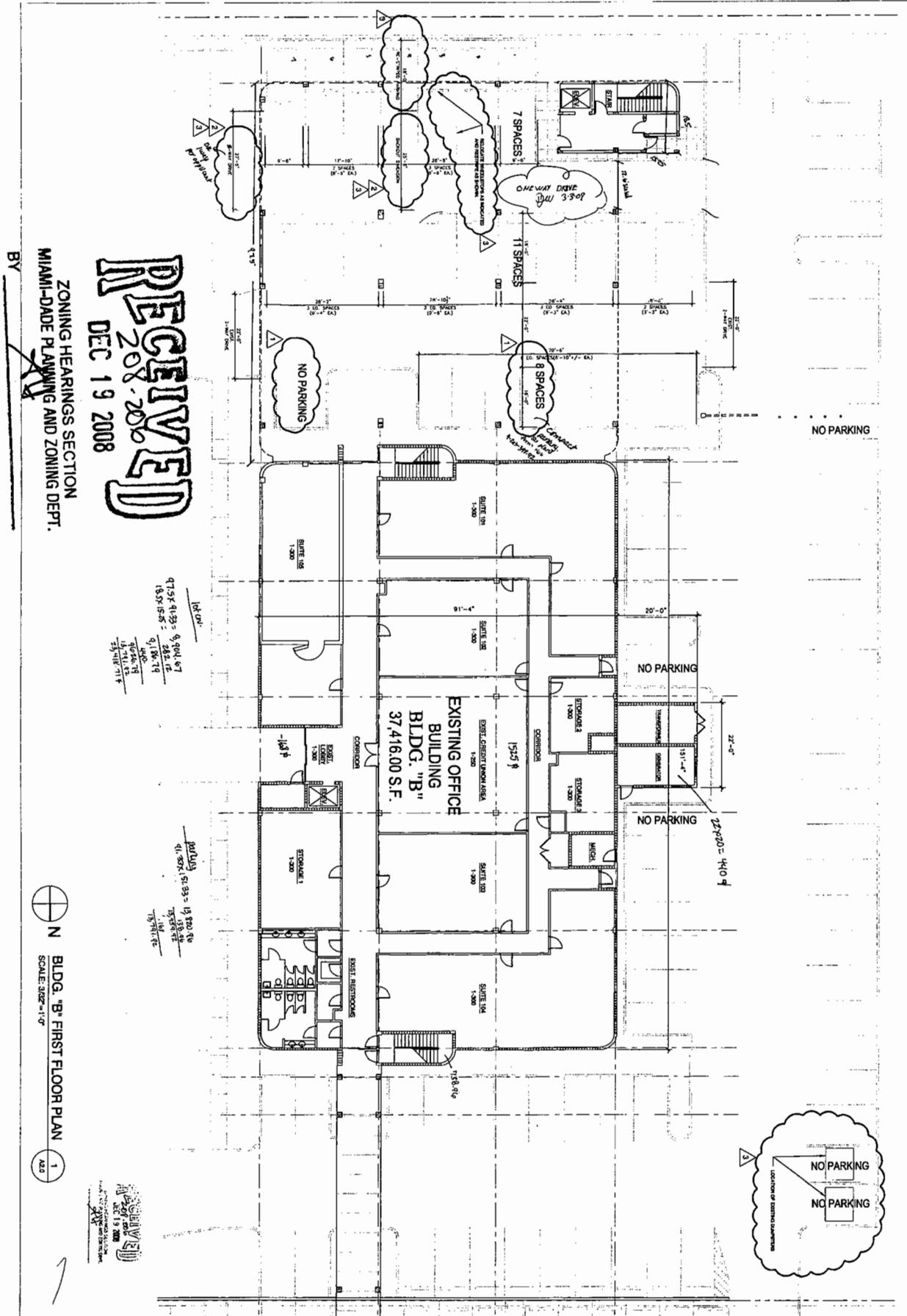
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 SW 117TH AVE DRIVE-THRU TELLER
 2780/2800 S.W. 117th AVENUE
 MIAMI, FLORIDA



DATE:	12/31/08
BY:	A.I.I.
CHECKED BY:	1253
PROJECT:	SW 117th Ave Drive-Thru Teller
LOCATION:	SW 117th Ave Drive-Thru Teller
SCALE:	1/8" = 1'-0"
PROJECT NO.:	08-001
DATE:	12/31/08
BY:	A.I.I.
CHECKED BY:	1253
PROJECT:	SW 117th Ave Drive-Thru Teller
LOCATION:	SW 117th Ave Drive-Thru Teller
SCALE:	1/8" = 1'-0"
PROJECT NO.:	08-001

design, inc.
 2000 S.W. 11th Ave
 Suite 200
 Miami, FL 33135
 Phone: 305-371-1111
 Fax: 305-371-1112
 Website: www.wha.com

FCI
 FLORIDA CONCEPTS, INC.
 1000 S.W. 11th Ave, Suite 200
 Miami, FL 33135
 Phone: 305-371-1111
 Fax: 305-371-1112
 Website: www.fci.com



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 9739 41-53- 9,004.67
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 9,136.11- 11,111.16
 13,711.16
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1st OF
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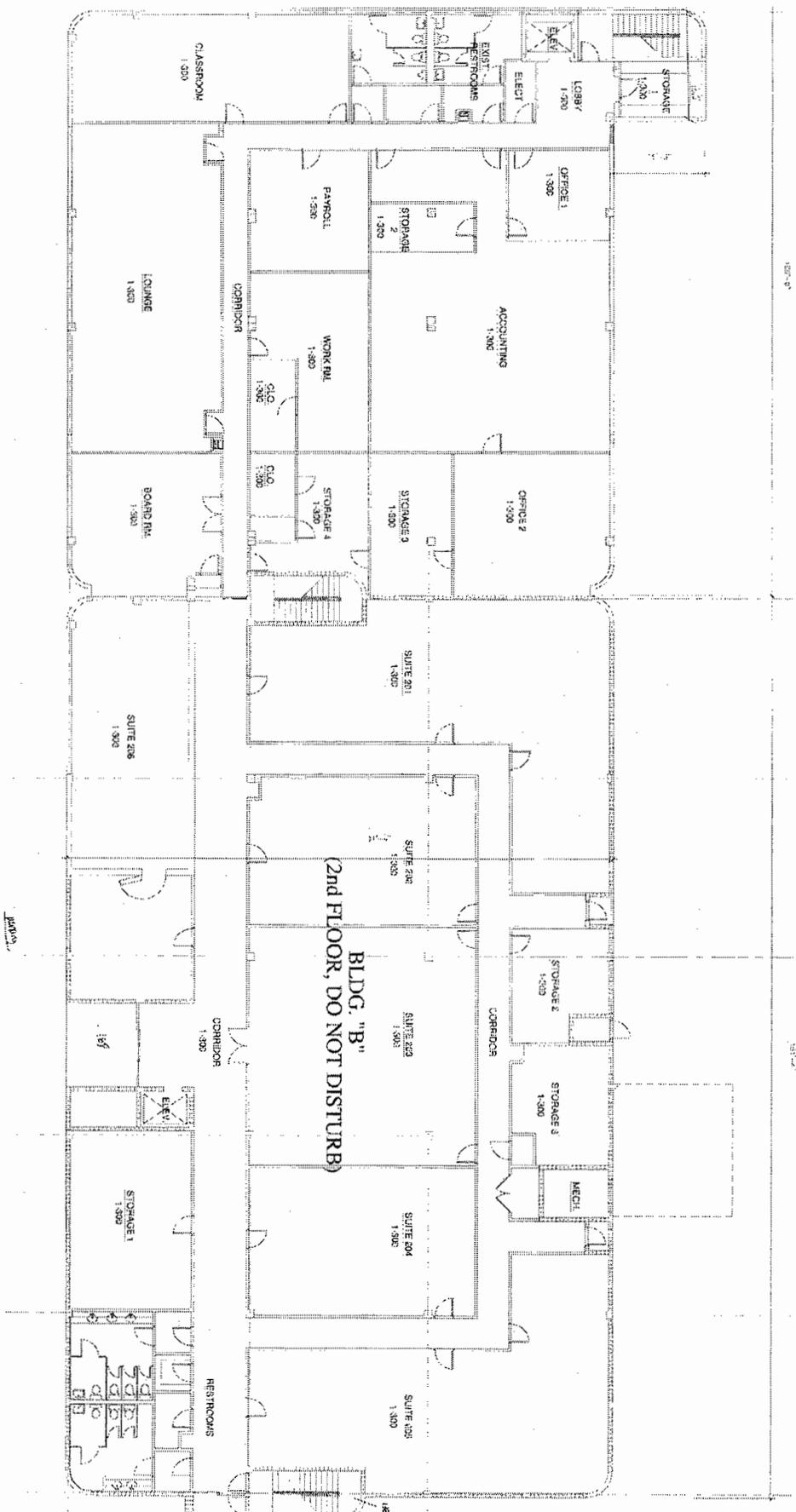
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 BLDG. "B" FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"
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 ASD



TITLE:	BLDG. "B" FIRST FLOOR PLAN
PROJECT:	SW 117TH AVE DRIVE-THRU TELLER 7780/7800 S.W. 117th AVENUE MIAMI, FLORIDA
DATE:	12.06.07
DWG. BY:	MMH
REVISION:	11.24.08
REVISION:	12.08.08
REVISION:	12.18.08
CHECKED BY:	SA
WHA JOB#:	06-004

design inc.
 1177 BAY STREET
 MIAMI, FL 33130
 (305) 442-2100
 (305) 442-2101
 (305) 442-2102
 (305) 442-2103
 (305) 442-2104
 (305) 442-2105
 (305) 442-2106
 (305) 442-2107
 (305) 442-2108
 (305) 442-2109
 (305) 442-2110
 (305) 442-2111
 (305) 442-2112
 (305) 442-2113
 (305) 442-2114
 (305) 442-2115
 (305) 442-2116
 (305) 442-2117
 (305) 442-2118
 (305) 442-2119
 (305) 442-2120

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 CLEARWATER, FLORIDA
 (727) 447-8776



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 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

BLDG. "B" SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"
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208-106-27-23,958-88
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 208-106-27-23,958-88
 208-106-27-23,958-88

TITLE: BLDG. "B" SECOND FLOOR PLAN
 PROJECT: SW 117TH AVE DRIVE-THRU TELLER
 7750/7800 S.W. 117th AVENUE
 MIAMI, FLORIDA

NO.	DATE	DESCRIPTION
1	12/11/08	ISSUED FOR PERMIT
2	12/11/08	ISSUED FOR PERMIT
3	12/11/08	ISSUED FOR PERMIT
4	12/11/08	ISSUED FOR PERMIT
5	12/11/08	ISSUED FOR PERMIT
6	12/11/08	ISSUED FOR PERMIT
7	12/11/08	ISSUED FOR PERMIT
8	12/11/08	ISSUED FOR PERMIT
9	12/11/08	ISSUED FOR PERMIT
10	12/11/08	ISSUED FOR PERMIT

design, inc.
 800-451-4511
 1000 N. W. 10th St.
 Suite 200
 Ft. Lauderdale, FL 33304
 www.designinc.com

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 FLORIDA CONCEPTS, INC.
 800-451-4511
 1000 N. W. 10th St.
 Suite 200
 Ft. Lauderdale, FL 33304
 www.fci.com



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number
08-206

Section: 36 Township: 54 Range: 39
 Applicant: DADE COUNTY SCHOOL EMPLOYEE CREDIT UNION
 Zoning Board: C12
 Commission District: 10
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 10/27/08

REVISION	DATE	BY