KITS

9-2-2009 Version # 1

MIAMI-DADE COUNTY

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

PREVIOUSLY DEFERRED

A.	09-9-CZ12-2	YMCA OF GREATER MIAMI	09-34	16-55-40	
B.	09-7-CZ12-3	CARLOS J LUIS	09-20	04-55-40	
C.	09-7-CZ12-4	KENDALL 77 LTD	09-31	03-55-40	
D.	09-9-CZ12-1	ALFREDO GARCIA-MENOCAL	08-239	06-55-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, OCTOBER 6, 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

A. YMCA OF GREATER MIAMI (09-9-CZ12-2/09-034) **16-55-40**
Area 12/District 8

(1) MODIFICATION of Condition #2 of Resolution #4-ZAB-612-70, passed and adopted by The Zoning Appeals Board, last modified by Resolution #CZAB12-18-06, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'YMCA Facility,' as prepared by Omelio Arrabal, Architect, dated stamped received 3/7/06 and consisting of 5 sheets."

TO: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'YMCA of Greater Miami,' as prepared by Borrelli & Partners, consisting of 22 sheets, dated stamped received 6/19/09."

(2) MODIFICATION of Condition #5 of Resolution #CZAB12-18-06, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "5. Prior to the completion of Phase 2 improvements, the YMCA shall provide and maintain in perpetuity a twenty (20) foot landscape buffer to the north, east and west of the basketball gymnasium. The Owner shall visually buffer the gymnasium from the Briar Village subdivision using twelve (12) to twenty (20) foot tall (at time of planting) live oaks.

TO: "5. Prior to the completion of Phase 1 improvements, the YMCA shall provide and maintain in perpetuity a twenty (20) foot landscape buffer along the north perimeter of the parking structure abutting the Briar Village subdivision. The Owner shall visually buffer the parking structure from the Briar Village subdivision using twelve (12) to fifteen (15) foot tall green buttonwood trees fifteen (15) feet on center, at the time of planting."

The purpose of Requests #1 and #2 is to allow the applicant to submit a new site plan showing a proposed wellness facility, aquatic center, parking garage and gymnasium to be built in 4 phases for a previously approved fitness center.

(3) Applicant is requesting to waive the zoning regulations requiring a 5' high masonry wall where a business lot abuts a GU zoned property to the west.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 and #2 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 request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

LOCATION: 9355 S.W. 134 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.78 Acres

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public

Hearing) approval with conditions of request #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

Protests: 384 Waivers: 853

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 09/01/09

B. CARLOS J. LUIS (09-7-CZ12-3/09-020) **04-55-40**
Area 12/District 8

(1) SPECIAL EXCEPTION to permit night lighting for an existing tennis court.

(2) MODIFICATION of Condition #2 of Resolution CZAB12-19-06, passed and adopted by the Community Zoning Appeals Board #12, 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 'Detached Gazebo for Mr. & Mrs. Luis,' as prepared by A. Taquechel Assoc., Inc., consisting of two pages dated stamped received 2/13/06, except as specified by any zoning resolution applicable to the subject property any future additions on the property which conform to Zoning Code requirements, will not require further public hearing action."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan,' and "Mr. Carlos Luis Residence,' as prepared by RLS Lighting, Inc., dated stamped received 2/18/09, consisting of 2 sheets, and 'Site Plan,' as prepared by Carlos Luis, dated stamped received 3/10/09 for a total of 3 sheets. Except as specified by any zoning resolution applicable to the subject property any future additions on the property which conform to Zoning Code requirements, will not require further public hearing action."

(3) DELETION of Condition #4 of Resolution #4ZAB-67-79, passed and adopted by the Zoning
Appeals board, reading as follows:

"4.That no lights be permitted in connection with the use."

(4) DELETION of Condition #5 of Resolution #CZAB12-19-06, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

"5.That no lights be permitted in connection with the use of the tennis court."

The purpose of requests #2 - #4 is to allow the applicant to delete conditions that prohibited tennis court lighting and to submit a new site plan showing tennis court lighting.

(5) Applicant is requesting to permit a porte-cochere setback 24' (50' required/25' previously approved) from the front (south) property line.

(6) Applicant is requesting to permit the tennis court and 10' high chain link fence setback 44' (75' required/45' previously approved) from the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 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 #5 and #6 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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: 8741 S.W. 102 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 175' x 218'

Department of Planning and Zoning Recommendation: Withdrawal of request #1 and approval with conditions of requests #3 and #4 under Section 33-311(A)(17), approval with conditions of request #2 under Section 33-311(A)(7) and approval with conditions of requests #5 and #6 under Section 33-311(A)(4)(b) of the NUV standards and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and Section 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 6

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 07/01/09

C. KENDALL 77 LTD (09-7-CZ12-4/09-031) **03-55-40**
Area 12/District 8

(1) DELETION of Paragraph #2, Items #1 and #27 of the Declaration of Restrictions, recorded in Official Record Book 10243, Pages 851-856, last modified by a modification of a Declaration of Restrictions, recorded in Official Record Book 26870, Pages 123-125, reading as follows:

"1. Grocery stores of the type of 7-11 or U-Tote'M, meat and fish markets; provided, however, that this restriction shall not prevent the use of the premises for specialty or gourmet food and grocery stores, a delicatessen, fruit store or health food store, any one of which must have not more than 4,000 square feet of floor area, including storage areas;"

"27. Supermarket"

The purpose of the request is to delete provisions that prohibit grocery store and supermarket uses in order to allow the applicant to include grocery/supermarket stores at the previously approved retail center.

Upon a demonstration that the applicable standards have been satisfied, approval of the request 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).

LOCATION: 7700-98 North Kendall Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.71 Acres

Department of Planning and Zoning Recommendation: Approval with conditions of the request under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17).

Protests: 137 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 09/01/09

D. ALFREDO GARCIA-MENOCAL (09-9-CZ12-1/08-239) **06-55-40**
Area 12/District 8

AU to RU-5A

LOCATION: 11605 S.W. 95 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3 Acres

Department of Planning and Zoning Recommendation: Approval, subject to the acceptance of the proffered covenant.

Protests: 1 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 09/01/09

NOTICE

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

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

A. YMCA OF GREATER MIAMI
(Applicant)

09-9-CZ12-2 (09-034)
Area 12/District 8
Hearing Date: 10/06/09

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1971	Frances Kerr Lowe	- Zone change from AU to EU-M, RU-TH, GU, BU-2 & IU-1	BCC	Approved On a Modified Basis.
1971	Frances Kerr Lowe	- Zone change from AU to EU-M, RU-TH, GU, BU-2 & IU-1	ZAB	Recommended for Approval
1975	Briar Bay Associates	- Modification of conditions of Resolution to add 15 tennis courts.	ZAB	Approved w/Conds.
1977	City National Bank Miami	- Modification of conditions of Resolution (revise plans)	ZAB	Approved w/Conds.
1979	City National Bank Miami	- Zone change from GU to BU-2	BCC	Approved w/Conds.
1992	Levitt Entertainment Inc.	- Modification of condition #2 of Resolution. - Non-Use Variance of setbacks and spacing required.	ZAB	Approved w/Conds.
1994	Levitt Entertainment Inc.	- Appeal of Administration Decision.	ZAB	Withdrawn without Prejudice
2006	The Young Men's Christian Association	- Modification of condition #2 of Resolution.	C12	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
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#2

APPLICANT'S NAME: **YWCA OF GREATER MIAMI**

REPRESENTATIVE: Melissa Tapanes

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
09-9-CZ12-2/09-034	September 1, 2009	CZAB12		09

REC: Approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing) approval with conditions of request #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: October 6, 2009 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

■ **OTHER: Deferred due to a lack of time. This Item will be heard first on the agenda.**

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	**M**	Peggy BRODEUR	**X**		
COUNCIL MAN		Jorge Luis GARCIGA	**X**		
VICE-CHAIRMAN		Alberto SANTANA	**X**		
COUNCIL WOMAN.		Carla Ascencio-SAVOLA	**X**		
COUNCIL MAN	**S**	Jose I. VALDES	**X**		
COUNCIL WOMAN		Angela VAZQUEZ	**X**		
CHAIRMAN		Elliot N. ZACK	**X**		
		VOTE:	7	0	

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EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: **EDUARDO SANCHEZ**

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

APPLICANT: YMCA of Greater Miami **PH:** Z09-34 (09-9-CZ12-4)

SECTION: 16-55-40 **DATE:** October 6, 2009

COMMISSION DISTRICT: 8 **ITEM NO.:** A

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A. INTRODUCTION

o REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution #4-ZAB-612-70, passed and adopted by The Zoning Appeals Board, last modified by Resolution #CZAB12-18-06, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'YMCA Facility,' as prepared by Omelio Arrabal, Architect, dated stamped received 3/7/06 and consisting of 5 sheets."

TO: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'YMCA of Greater Miami,' as prepared by Borrelli & Partners, consisting of 22 sheets, dated stamped received 6/19/09."

(2) MODIFICATION of Condition #5 of Resolution #CZAB12-18-06, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "5. Prior to the completion of Phase 2 improvements, the YMCA shall provide and maintain in perpetuity a twenty (20) foot landscape buffer to the north, east and west of the basketball gymnasium. The Owner shall visually buffer the gymnasium from the Briar Village subdivision using twelve (12) to twenty (20) foot tall (at time of planting) live oaks.

TO: "5. Prior to the completion of Phase 1 improvements, the YMCA shall provide and maintain in perpetuity a twenty (20) foot landscape buffer along the north perimeter of the parking structure abutting the Briar Village subdivision. The Owner shall visually buffer the parking structure from the Briar Village subdivision using twelve (12) to fifteen (15) foot tall green buttonwood trees fifteen (15) feet on center, at the time of planting."

The purpose of Requests #1 and #2 is to allow the applicant to submit a new site plan showing a proposed wellness facility, aquatic center, parking garage and gymnasium to be built in 4 phases for a previously approved fitness center.

(3) Applicant is requesting to waive the zoning regulations requiring a 5' high masonry wall where a business lot abuts a GU zoned property to the west.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 and #2 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 request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

- **SUMMARY OF REQUESTS:**

  The approval of this application will allow the applicant to modify previously approved plans to submit new plans showing a proposed wellness facility, aquatic center, parking garage and gymnasium to be built in 4 phases. In addition, the approval of this application will allow the applicant to waive the required 5' high masonry wall where a business lot abuts a GU, Interim District, zoned property to the west of the site.

- **LOCATION:**

  9355 S.W. 134 Street, Miami-Dade County, Florida.

- **SIZE:** 5.78 Acres

B. ZONING HEARINGS HISTORY:

In 1970, the subject site was part of a larger parcel of land which was granted an Unusual Use for a golf course and clubhouse by the Zoning Appeals Board, pursuant to Resolution No. 4-ZAB-612-70. In 1971, the subject site remained a part of a larger parcel of land which was granted a zone change from AU, Agricultural District, to GU, Interim District, pursuant to Resolution No. Z-27-71. After several modifications to the plans, in 1979, the Board of County Commissioners granted a district boundary change from GU, Interim District, to BU-2, Special Business District, pursuant to Resolution No. Z-1-79. In 1992, the Zoning Appeals Board, pursuant to Resolution No. 4ZAB-453-92, granted a modification of the previously approved plans to indicate an additional tennis court for a total of sixteen tennis courts on the property. The Board also granted a setback request for a tennis court. In 2006, a modification to the plans was granted by Community Zoning Appeals Board 12 (CZAB-12) in order to allow the applicant to submit revised plans illustrating a basketball gym and an aquatic facility for an existing fitness center, pursuant to Resolution No. CZAB12-18-06.

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 (UDB) for **Parks and Recreation**.

   The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be

interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large-scale development.

Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential (or other) development or is otherwise subject to a restrictive covenant accepted by a public entity.

2. **Uses and Zoning Not Specifically Depicted on the LUP Map**. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
BU-2; fitness center	Parks and Recreation
Surrounding Properties:	
NORTH: RU-TH; residential development	Low-Medium Density, 6 to 13 dua
SOUTH: EU-M; residences	Parks and Recreation
RU-TH; residences	Low-Medium Density, 6 to 13 dua
EAST: RU-TH; residential development	Low-Medium Density, 6 to 13 dua

WEST:	GU; golf course	Parks and Recreation

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans 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**
Urban Design:	**N/A**

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)(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 comments**
Aviation	**No objections**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The item was deferred from the September 1, 2009, meeting due to a lack of time. The subject property is located at 9355 S.W. 134 Street. The properties to the north, east and south are developed with single-family residences and townhouses while a golf course lies to the west of the subject property. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this property for **Parks and Recreation** use. The Master Plan indicates that both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. However, unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use comparable to and compatible with surrounding development provided that such development is consistent with the goals, objectives and policies of the CDMP. The CDMP indicates that all existing lawful uses and zoning are deemed to be consistent with the Master Plan. As such, the existing fitness center and proposed four-phased expansion on this existing BU-2 zoned property is **consistent** with the CDMP.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. The **Public Works Department (PWD)** has **no objections** to this application. Their memorandum indicates that this project meets traffic concurrency criteria for an Initial Development Order and will generate **172** PM additional peak hour **vehicle trips**. The traffic distribution of these trips to the adjacent roadways reveals that the

addition of these new trips does not exceed the acceptable level of service (LOS) of the area roadways which are currently operating at LOS "C". However, their memorandum further indicates that an eastbound left-turn lane into the YMCA's main entrance off of SW 136 Street is required and must be completed prior to the approval of a certificate of occupancy. The **Miami-Dade Fire Rescue Department (MDFR)** Department has **no objections** to this application and their memorandum indicates that the estimated average travel response time is **7:00**. The **Miami-Dade Aviation Department (MDAD) does not object** to this application and their memorandum indicates that the proposed 45 ft. AGL (Above Ground Level) structure at this location conforms to the Miami-Dade County Airport Zoning Ordinance.

When analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the proposed modification of conditions of two resolutions to allow the applicant to submit a new site plan showing a proposed wellness facility, aquatic center, parking garage and gymnasium to be built in 4 phases for a previously approved fitness center will not, in staff's opinion, generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, provoke excessive overcrowding of people, tend to provoke a nuisance, be incompatible with the area, nor be contrary to the public interest. Specifically, the proposed expansion does not unduly burden or affect public transportation facilities since the 175 additional daily peak hour vehicle trips generated by this application as indicated by the Public Works Department's memorandum will not affect the levels of service of area roadways. The plans submitted depict the development of the proposed expansion in four phases. Phase 1 would allow the construction of a health and wellness facility, aquatic center, sports courts, children's playground, fenced play yard as well as a parking field. Phase 1A will incorporate an alternate version of Phase 1, replacing one of the outdoor sports courts with a 7,300 sq. ft., indoor gymnasium. Phase II, which is projected to commence in 5 to 7 years, entails an additional 7,300 sq. ft. indoor gymnasium to replace outdoor sports courts, additional locker rooms and an extension of the parking field in the northwest corner of the site, which will provide 59 parking spaces in excess of the 232 spaces required by the zoning regulations. Finally, Phase III of the plan which is projected to commence in 9–10 years, will entail the construction of a 3-story parking garage in the northwest corner of the site which will result in a total of 375 parking spaces on the site, 85 parking spaces in excess of that required by the BU-2, zoning regulations. The applicant has indicated that the excess parking will allow ample parking for YMCA patrons during peak hours to avoid overflow parking into the neighboring right-of-way medians. Additionally, Phase III will entail the expansion of the wellness center and a Kids Adventure Center. The submitted plans indicate that the maximum height of any proposed building on the site will not exceed 35'. Access to the site is provided via a private drive leading from S.W. 134 Street and another one leading from S.W. 136 Street, less than 1 mile west of South Dixie Highway. Landscaping is provided around the site in the form of Mahogany and Live Oak trees, palms and shrubs, with a line of Green Buttonwood trees within a 20' landscape buffer to the north and west of the proposed garage, which provide a visual buffer to the abutting residential properties to the north.

When considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this application will not have an unfavorable effect on same, and will not be contrary to the public interest. Approval of this application will allow the applicant to provide additional recreational services to the patrons of this facility while improving their

quality of life. The patrons of this facility will be able to utilize the wellness facility, aquatic center, sports courts, children's playground, fenced play yard, tennis courts, and locker rooms, which will not be contrary to the public interest, but beneficial in every manner. The submitted plans indicate that the maximum height of the tallest proposed buildings on the site of 35', is similar to the maximum allowed in the abutting RU-TH and EU-M, residential districts. The parking garage, visually buffered by abundant landscaping in the form of a line of Green Buttonwood trees within the minimum 20' wide landscape buffer to the north and west, also contributes to an excess in parking, which staff opines will lessen the likelihood of traffic spillage on the abutting residential streets during special events at the facility. Further, the center abuts a golf course to the west, which staff opines is a compatible recreational use. Based on all of the aforementioned, staff is of the opinion that approval of requests #1 and #2 would be **compatible** with the surrounding residential area to the east, south and north of the subject property and with the golf course located to the west. Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards).

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

When request #3 is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not affect the stability and appearance of the community. As previously mentioned, the golf course is a compatible use to the recreational center. Additionally, the submitted plans indicate a 20' wide landscape buffer along the interior side (west) property line which consists of Green Buttonwood trees, 12'-15' at the time of planting. The applicant's letter of intent, indicates that the aforementioned trees will grow to 27 to 42 feet, within 5 to 10 years. As such, staff opines that approval of the applicant's request to waive the zoning regulations requiring a 5' high masonry wall will not have a negative visual impact on the abutting golf course, and that the proposed development of the site with the landscape buffer will be aesthetically pleasing and be more compatible with the outdoor recreational use that the abutting golf course provides. Therefore, staff opines that the approval of request #3 would not be out of character with the area and incompatible therewith, and recommends approval with conditions of same under the NUV standards.

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicants would be required to prove that request #3 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 BU-2 zoning regulations and the previous zoning approvals. Therefore, staff recommends denial without prejudice of request #3 under the Alternative Non-Use Variance (ANUV) Standards.

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

I. RECOMMENDATION:

Approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing) approval with conditions of request #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That all the conditions of Resolution #4-ZAB-612-70, Resolution #4-ZAB-453-92 and Resolution #CZAB12-18-06 remain in full force and effect except as herein modified.

2. That the applicant obtain a Certificate of Use (CU) from and promptly renew the same annually with the Department of Planning and Zoning upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

DATE INSPECTED: 06/01/09
DATE TYPED: 07/08/09
DATE REVISED: 07/14/09, 07/29/09, 09/14/09
DATE FINALIZED: 09/14/09
MCL:NN:TA:CH

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

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Memorandum

MIAMI-DADE COUNTY

Date: July 10, 2009

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

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

Subject: NA #Z2009000034-2nd Revision
YMCA of Greater Miami
9355 S.W. 134 Street
Modification of a Previous Resolution Showing an Expansion to an Existing YMCA Facility
(BU-2) (5.78 Acres)
16-55-40

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

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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

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

Stormwater Management

The Water Control Section has no objection to this application. However any proposed re-development with more than 2.0 acres of impervious area will require a Surface Water Management General Permit from DERM for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and/or site development, or public works approval of paving

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and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

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

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

Tree Preservation
Tree Removal Permit 2009-TREE-PER-00073 was issued to YMCA of Greater Miami Inc on April 16, 2009 and is scheduled to expire on April 16, 2010. TP 2009-TREE-PER-00073 requires the preservation of specimen-sized (Trunk diameter 18 inches or greater) trees E-2,E-6,E-11 and E-12 as identified in DERM-approved permitted plans. The landscape plan submitted with this application entitled "YMCA South Dade", dated 6/18/2009, sheets L101-I and L101-IA, prepared by Borrelli and Partners Architecture, depicts these trees to remain.

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

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

Hazardous Materials Management:
Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the underlying zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

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 should be advised that due to the nature of some land uses permitted under the existing zoning classification, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:
Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Concurrency Review Summary

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

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

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

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

REVISION 1

PH# Z2009000034

CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: YMCA OF GREATER MIAMI

This Department has no objections to this application.

An eastbound left-turn lane into the YMCA's main entrance off of SW 136th Street is required and must be completed prior to obtaining the C.O.

Additional improvements may be required at time of permitting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 155 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9706	SW 97 Ave. n/o SW 136 St.	C	C
9710	SW 102 Ave. s/o SW 136 St.	C	C
9796	SW 136 St. w/o US-1	C	C

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

Raul A Pino, P.L.S.

02-JUL-09

Memorandum

MIAMI-DADE COUNTY

Date: May 5, 2009

To: Franklin Gutierrez, Agenda Coordinator
Department of Planning & Zoning

From: José Ramos, R.A., Chief, Aviation Planning
Aviation Department

Subject: Zoning Hearing Application #09-034
YMCA OF GREATER MIAMI.
Determination Number DN-09-04-126

Received by
Zoning Agenda Coordinator
MAY 12 2009

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Zoning Hearing Application #09-034, YMCA of Greater Miami. The applicant is requesting a modification to a previously approved site plan in order to redevelop the property with a three phase master plan proposing a health and wellness facility, aquatic center, sports courts, children's playground, a parking field and structure. The subject property is 5.78 Acres and is located at 9355 S.W. 134 Street, Miami-Dade County, Florida. Folio No. 3050160580010.

Please be advised that MDAD has reviewed the application for both land use and airspace restrictions.

Airspace Review:

Based on our cursory review of the project information provided to us, an assumed project height of 45 ft Above Ground Level (AGL) structure at the above referenced parcel conforms to the Miami-Dade County Airport Zoning Ordinance.

This height determination is an estimate issued on a preliminary or advisory basis. Note that the applicant will not need to file with the FAA form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards' for these structure(s). However, any construction cranes for this project exceeding 200 feet in height must be filed by the construction contractor using the same form. The form is available through this office or through the FAA website: http://forms.faa.gov/forms/faa7460-1.pdf. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the construction contractor may "e-file" online at https://oeaaa.faa.gov .

Please note that the airspace review process is governed by two different regulations: the Miami-Dade County Height Zoning Ordinances and Federal Regulation Title 14 Part 77. The FAA has its own airspace evaluation requirements, and issues airspace determinations for structures and cranes based on the particular facts then presented before the FAA. Your department or the applicable municipal building official determines whether the County's zoning requirements and height limitations are met, and FAA determines whether FAA building, marking and height requirements are met.

Land Use Review:

Based on the available information, it was determined that the parcel is located inside the No School Zone (NSZ) as depicted in the Height and Land Use Zoning Code for Kendall-Tamiami Executive Airport in Article XL, Section 33-395 (3). According to the Ordinance, "New educational facilities, excluding aviation, are not permitted within this land use classification."

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and the Miami-Dade Aviation Department.

Should you have any questions in obtaining and/or filling out FAA form 7460-1 or if I can be of any further assistance, please feel free to contact me at 305-876-8080.

JR/AH/cf

C: M. Fajardo
S. Harman
A. Herrera
Jesse Hernandez, Planning & Zoning
File

REVISION 2

Memorandum

Date: 13-JUL-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2009000034

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped June 19, 2009.

Service Impact/Demand

Development for the above Z2009000034
located at 9355 S.W. 134 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1993 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	36,225 (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: 24.30 alarms-annually.
The estimated average travel time is: 7:00 minutes

Existing services

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

Station 4 - Coral Reef - 9201 SW 152 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

Current service impact calculation based on site plan date stamped June 19, 2009. Substantial changes to the plan will require additional service impact analysis.

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

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DATE: 09/22/09
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

YMCA OF GREATER MIAMI	9355 S.W. 134 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2009000034

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

CURRENT ENF HISTORY:

200902011286 09-08-09 NO VIOLATION FOUND CASE CLOSED. ON 9/22/09 NO VIOLATION

200902002771 03-12-09 ENFORCEMENT HISTORY (NO VIOLATION FOUND ON PROPERTY CASE CLOSED).

200802002186 03-07-08 ISSUED WARNING # N08613 (OUTSIDE BUSINESS USES-UNPERMITTED DUMPSTER ILLEGALLY PLACED IN PARKING LOT VIOLATION CORRECTED CASE CLOSED).

200702011991 11-02-07 CLOSED (SETBACK VIOLATIONS).

200502004609 09-23-05 (ENFORCEMENT HISTORY NO VIOLATION FOUND ON PROPERTY CASE CLOSED).

200502003669 08-24-05 (JUNK/TRASH/OVERGROWTH NO VIOLATION FOUND CASE CLOSED).

200202008345 01-14-03 (ISSUED WARNING 82938 (FAILURE TO OBTAIN ZONING PERMIT RESTIPPING OF PARKING LOT WITHOUT PERMITS VIOLATION CORRECTED CASE CLOSED).

200202008248 03-13-03 (ISSUED WARNING 901179 SIGN VIOLATION ON PRIVATE PROPERTY VIOLATION CORRECTED CASE CLOSED).

200202008069 11-08-02 (ISSUED WARNING 061508 SIGN VIOLATION ON PRIVATE PROPERTY VIOLATION CORRECTED CASE CLOSED).

200102008131 10-29-01 (JUNK YARD VIOLATION) VIOLATION CORRECTED CASE CLOSED).

LUIS CARCAMO

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: YMCA of Greater Miami

NAME AND ADDRESS	Percentage of Stock
Not for profit corporation	
See attached YMCA Association Board List	

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

TRUST/ESTATE NAME:

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	Percent of Ownership

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 Interest

Date of contract: _____

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

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

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

Signature: _____
(Alfred Sanchez on behalf of Applicant)

Sworn to and subscribed before me this 4 day of Feb 2009. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

ANNETTE GENTLES
MY COMMISSION # DD 469781
EXPIRES: September 8, 2009
Bonded Thru Notary Public Underwriters

My commission expires Sep 2009

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or a other 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 percent (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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YMCA Board of Directors

Board Member Name and Address	Committee	Affiliation	Contact Numbers
Gilberto Neves Odebrecht Construction, Inc. 201 Alhambra Circle, Suite 1400 Coral Gables, FL 33134	***Chair***	Construction President and CEO	Work 305-341-8800 Fax 305-569-1500 Cell 305-469-7783 E-Mail gneves@odebrecht.com
Brian P. Mormile U. S. Trust Bank of America Private Wealth Management 701 Brickell Avenue, Suite 800 Miami, FL 33131-2847	***Chair-Elect*** ***Financial Development***	Banking Market Executive Private Wealth Management	Work 305-347-2733 Fax 305-347-2791 Cell 305-794-3587 E-Mail brian.mormile@ustrust.com
Andrew Stearns Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 150 West Flagler Street, Suite 2200 Miami, FL 33130	***Secretary*** ***Financial Development***	Legal Attorney - Partner	Work 305-789-3412 Fax 305-789-3395 Cell 305-710-2185 E-Mail astearns@swmwas.com
Lisa D. Napier Deloitte & Touche LLP 200 South Biscayne Boulevard, Suite 400 Miami, FL 33131	***Treasurer***	Accounting Director, Audit & Enterprise Risk Services	Work 305-372-3209 Fax 305-960-1381 Cell 305-528-6032 E-Mail lnapier@deloitte.com
Caridad C. Errazquin Colonial Bank, N. A. 1200 Brickell Avenue 11th Floor Miami, FL 33157	***Finance*** ***Investment***	Banking Sr. Commercial Lending Officer	Office 305-523-1835 Fax 305-523-1896 Cell 305-298-6839 E-Mail cari errazquin@colonialbank.com
Tomas P. Erban 604 Malaga Avenue Coral Gables, FL 33134	***Board Development - Chair***	Retired Business Executive	Home 305-447-0021 Cell 305-281-0554 E-Mail tperban@comcast.net
Antje M. Gibson Royal Caribbean Cruises Ltd. 1050 Caribbean Way Miami, FL 33132		Cruise/Travel Vice President of Treasury	Office 305-539-6440 Fax 305-539-6400 E-Mail agibson@rccl.com
Julie Goldman Falls Shopping Center 8888 SW 136 Street, Ste 553 Miami, FL 33176	***South Dade Board Chair***	RECEIVED 2009-04 MAR 04 2009 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY AH	Office 305-255-4571 Fax 305-235-7248 E-Mail JuGoldman@simon.com

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YMCA Board of Directors

Board Member Name and Address	Committee	Affiliation	Contact Numbers
Frank Jantzen III AvMed Health Plans 9400 S. Dadeland Blvd., Suite 409 Miami, FL 33156		Health Care Vice President Client Services	Work 305-671-6102 Fax 305-671-6103 Cell E-Mail
Natacha Munilla Thunder Electrical Contractors, Inc. 7035-G S.W. 47th Street Miami, FL 33155	***Financial Development Co-Chair***	Business Executive Vice President	Work 305-669-1776 Fax 305-669-1710 Cell 305-345-0130 E-Mail natacha@thunder-electric.com
Harold Edward Patricoff (Ed) Shutts & Bowen LLP 1500 Miami Center/201 S. Biscayne Blvd. Miami, FL 33131	***Financial Development***	Legal Attorney Partner - Litigation Department	Work 305-358-6300 Fax 305-347-7761 Cell 305-310-0290 E-Mail hpatricoff@shutts.com
David H. Promoff 19841 N.E. 23 Avenue Miami, FL 33180	***Investment Chair*** ***Audit*** ***Buildings & Facilities*** ***Finance***	Retired Banking Executive	Home 305-931-8323 Cell 305-333-6572 E-Mail dpromoff@mindspring.com
M. J. (Manny) Rodriguez Florida Power & Light Company 9250 West Flagler Street, #5202 Miami, FL 33174		Utilities Miami-Dade Regional Director	Work 305-552-3443 Fax 305-552-2772 Cell 305-794-7638 E-mail manny_j_rodriguez@fpl.com
Roberto Sanchez Health Care Consulting Service 782 N.W. 42 Avenue, Suite 638 Miami, FL 33126	***Immediate Past Chair***	Health Care President	Work 305-448-0222 Fax 305-448-0225 Cell 305-794-5657 E-Mail healthcarecs@aol.com
Carlos M. Trueba Rodriquez, Trueba & Co., PA 1985 N.W. 88th Court, Suite 101 Doral, FL 33172	***Audit Chair*** ***Financial Development***	Accounting Partner	Work 305-593-2644 Ext. 110 Fax 305-593-0390 Cell 305-439-0132 E-mail ctrueba@rtc-cpa.com

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YMCA Board of Directors

Trustees

Frederick Jackson Jr. (Fred) BeecherJackson 13633 Deering Bay Drive, Apartment 235 Coral Gables, FL 33158	***Chair***	Consulting CEO	Work 305-255-1983 Fax 305-232-2239 Cell 305-975-7192 E-mail fredj@beecherjackson.com
Helio Castroneves Castroneves Racing 386 Isla Dorada Boulevard Miami, FL 33143	***Trustee***	Auto Racing Champion Driver/Owner	Work 305-446-7474 Fax Cell E-mail kcn@castronevesracing.com
Thomas M. Cornish (Tom) Seitlin Insurance 6700 N. Andrews Ave. Suite 300 Ft. Lauderdale, FL 33309	***Trustee***	Insurance President and CEO	Work 954-267-8550 Fax 954-493-7367 Cell 305-299-8942 E-Mail tcornish@seitlin.com
Arthur H. Hertz (Art) Wometco Enterprises, Inc. 3195 Ponce De Leon Blvd. Coral Gables, FL 33134	***Trustee***	Business Executive CEO	Work 305-529-1400 Fax 305-529-1485 Cell E-mail arth@wometcoent.com
Joseph T. Natoli (Joe) University of Miami 1252 Memorial Drive, Suite 230 Coral Gables, FL 33146	***Trustee***	Education Senior Vice President of Business & Finance & CFO	Work 305-284-6100 Fax 305-284-4621 Cell E-mail jnatoli@miami.edu
Jean D. Shehan 721 Biltmore Way, PH-1301 Coral Gables, FL 33134	***Trustee***	Philanthropy	Home 305-477-0995 Fax 305-477-9883

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YMCA Board of Directors

Trustees

Willard Shepard NBC 6 15000 S.W. 27th Street Miramar, FL 33027	***Trustee***	Television Broadcast Media Anchorman	Work 305-379-6666 Cell 305-591-3880 Fax E-mail willard.shepard@nbc.com
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G. Ed Williamson II Williamson Cadillac 7815 S.W. 104 Street Miami, FL 33156	***Trustee***	Business Executive Chairman/CEO	Work 305-670-7101 Fax 305-670-7329 Cell 305-794-9559 Email ewill@williamsoncadillac.com
Joe Zubizarreta Zubi Advertising 355 Alhambra Circle, 10th Floor Coral Gables, FL 33134	***Trustee***	Advertising COO	Work 305-428-6169 Fax Cell Email jzubi@zubiad.com

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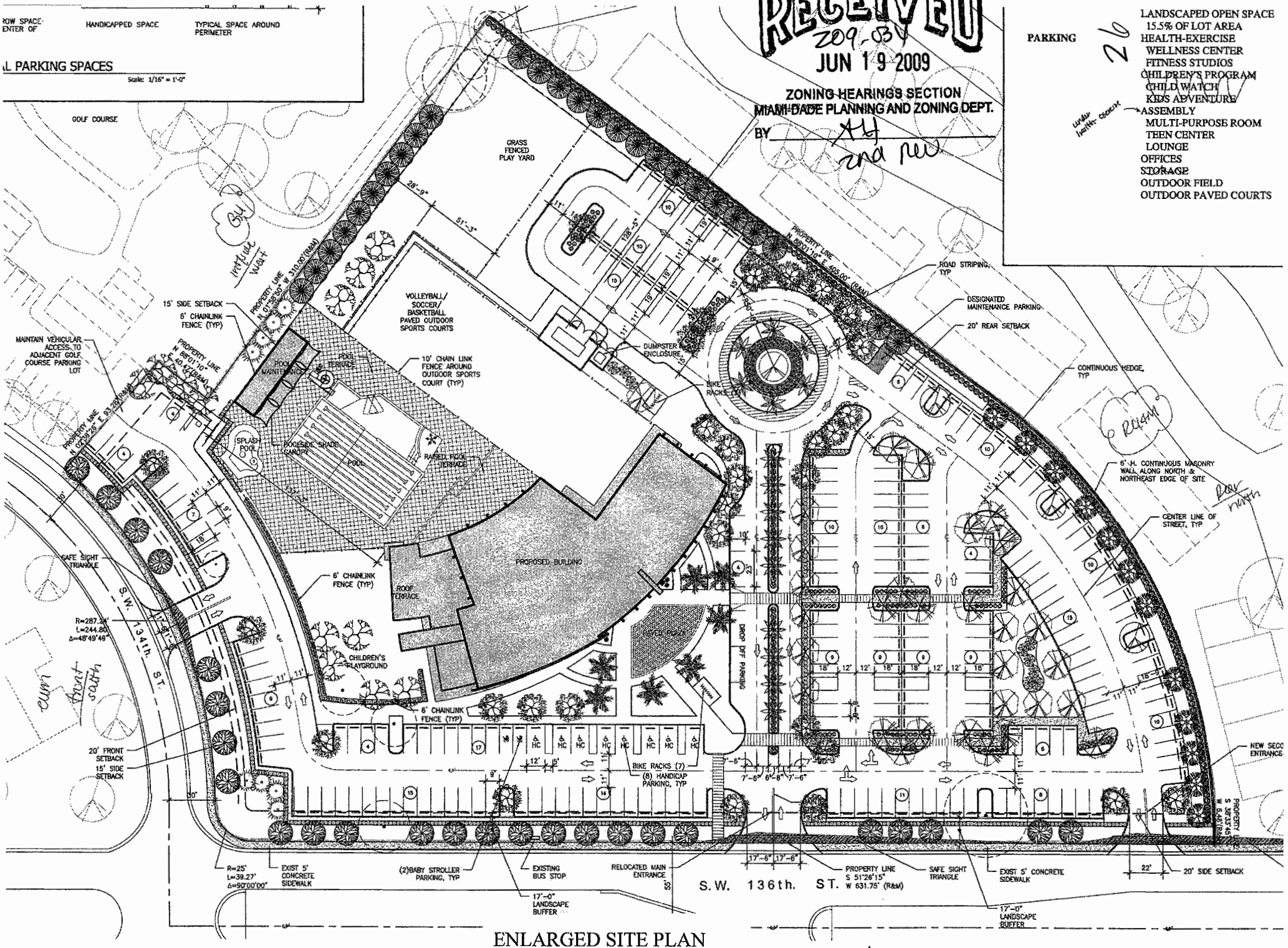
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PARKING 26
LANDSCAPED OPEN SPACE
15.5% OF LOT AREA
HEALTH-EXERCISE
WELLNESS CENTER
FITNESS STUDIOS
CHILDREN'S PROGRAM
CHILD WATCH
KIDS ADVENTURE
ASSEMBLY
MULTI-PURPOSE ROOM
TEEN CENTER
LOUNGE
OFFICES
STORAGE
OUTDOOR FIELD
OUTDOOR PAVED COURTS
HANDICAPPED SPACE
TYPICAL SPACE AROUND PERIMETER
L PARKING SPACES
Scale: 1/16" = 1'-0"
GOLF COURSE
GRASS FENCED PLAY YARD
VOLLEYBALL/ SOCCER/ BASKETBALL PAVED OUTDOOR SPORTS COURTS
10' CHAIN LINK FENCE AROUND OUTDOOR SPORTS COURT (TYP)
PROPERTY LINE N 01°50'50" W 310.00'(R&M)
PROPERTY LINE N 88°01'10" E 405.00'(R&M)
15' SIDE SETBACK
6' CHAINLINK FENCE (TYP)
MAINTAIN VEHICULAR ACCESS TO ADJACENT GOLF COURSE PARKING LOT
POOL MAINTENANCE
POOL TERRACE
SPLASH POOL
POOLSIDE SHADE CANOPY
POOL
RAISED POOL TERRACE
PROPERTY LINE N 0°39'25" E 93.28'(R&M)
PROPOSED BUILDING
ROOF TERRACE
6' CHAINLINK FENCE (TYP)
CHILDREN'S PLAYGROUND
PAVER PLAZA
DROP OFF PARKING
ROAD STRIPING, TYP
DESIGNATED MAINTENANCE PARKING
20' REAR SETBACK
DUMPSTER ENCLOSURE
BIKE RACKS (7)
CONTINUOUS HEDGE, TYP
6' H. CONTINUOUS MASONRY WALL ALONG NORTH & NORTHEAST EDGE OF SITE
CENTER LINE OF STREET, TYP
SAFE SIGHT TRIANGLE
S.W. 134th. ST.
R=287.24'
L=244.80
Δ=48°49'48"
20' FRONT SETBACK
15' SIDE SETBACK
BIKE RACKS (7)
(8) HANDICAP PARKING, TYP
NEW SECO ENTRANCE
R=25'
L=39.27'
Δ=90°00'00"
EXIST 5' CONCRETE SIDEWALK
(2)BABY STROLLER PARKING, TYP
EXISTING BUS STOP
RELOCATED MAIN ENTRANCE
17'-0" LANDSCAPE BUFFER
S.W. 136th. ST.
PROPERTY LINE S 51°26'15" W 631.75' (R&M)
SAFE SIGHT TRIANGLE
EXIST 5' CONCRETE SIDEWALK
17'-0" LANDSCAPE BUFFER
20' SIDE SETBACK
ENLARGED SITE PLAN
phase I

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FILE/ZONE #: 2009-034
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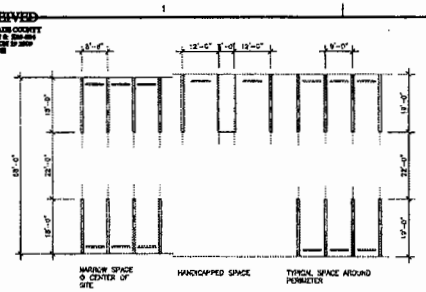
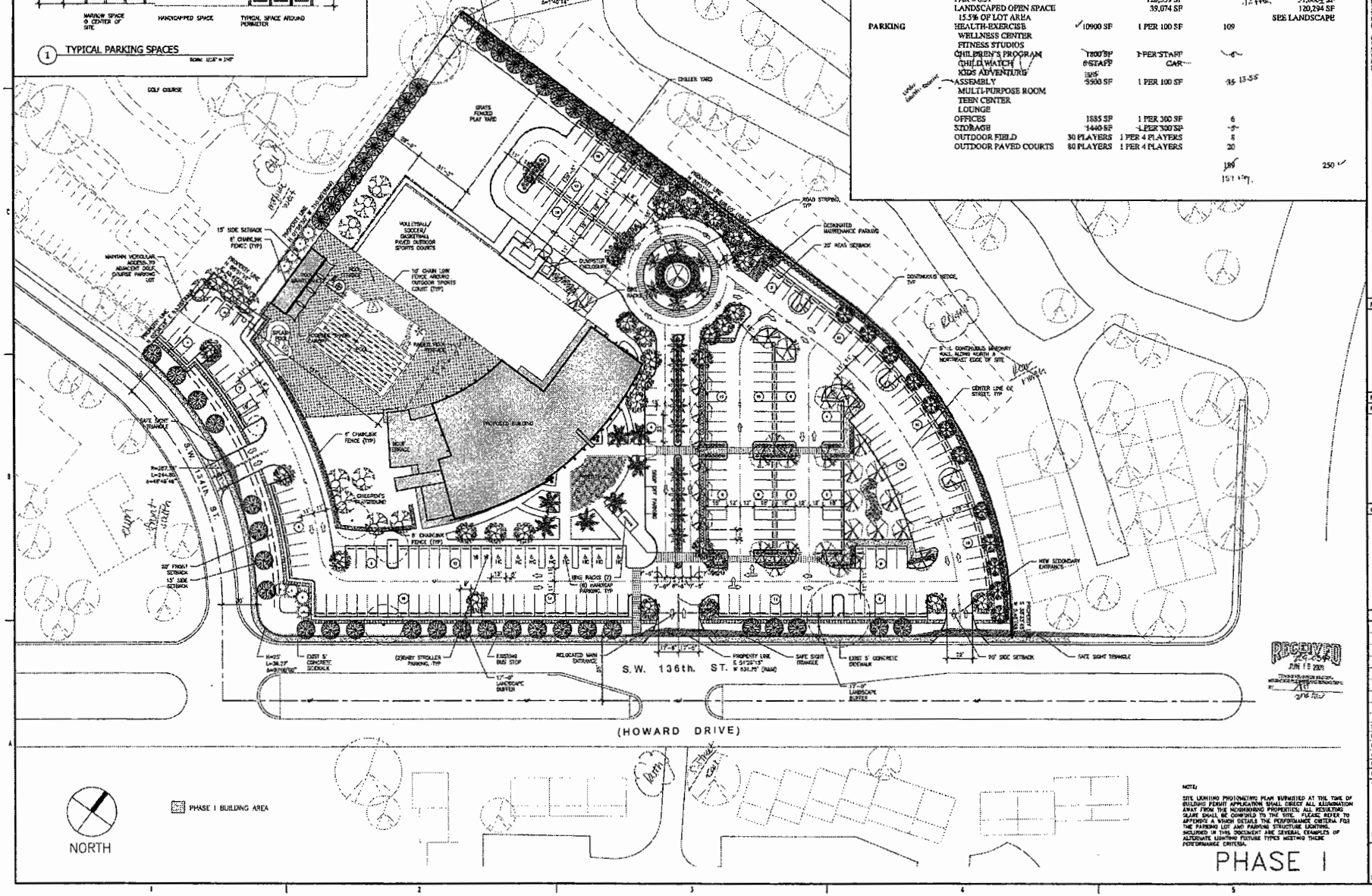


1 TYPICAL PARKING SPACES

ZONING ANALYSIS PHASE I		AREA	REQUIRED OR ALLOWED	SPACES REQUIRED	PROVIDED
ZONE:	BU2				
NET LOT AREA	252,038 SF				
BUILDING SETBACKS	FRONT (134th Street)		20'-0"		134'
	SIDE INTERIOR		15'-0"		15' (pool maintenance) 150' (gym)
	SIDE STREET (136th Street)		15'-0"		98'
	REAR		20'-0"		128'
BUILDING DATA	BUILDING HEIGHT		NO LIMIT		36'-0" 2 STORIES
	LOT COVERAGE: 40% OF LOT AREA		100,838 SF	25,000 / 252,038 = 9.9%	24,000 SF±
	FAR = 0.51		128,539 SF	.124 FAR	31,800± SF
	LANDSCAPED OPEN SPACE 15.5% OF LOT AREA		39,074 SF		120,294 SF SEE LANDSCAPE
PARKING	HEALTH-EXERCISE WELLNESS CENTER FITNESS STUDIOS	10900 SF	1 PER 100 SF	109	
	CHILDREN'S PROGRAM CHILD WATCH KIDS ADVENTURE	1800 SF 6 STAFF	1 PER STAFF CAR	6	
	ASSEMBLY MULTI-PURPOSE ROOM TEEN CENTER LOUNGE	1695 3500 SF	1 PER 100 SF	35	13.55
	OFFICES	1885 SF	1 PER 300 SF	6	
	STORAGE	1440 SF	1 PER 300 SF	5	
	OUTDOOR FIELD	30 PLAYERS	1 PER 4 PLAYERS	8	
	OUTDOOR PAVED COURTS	80 PLAYERS	1 PER 4 PLAYERS	20	
				189	250
				157 req.	



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NOTE:
SITE LIGHTING PHOTOMETRIC PLAN SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION SHALL CREDIT ALL ILLUMINATION AWAY FROM THE NEIGHBORING PROPERTIES; ALL RESULTING GLARE SHALL BE CONFINED TO THE SITE. PLEASE REFER TO APPENDIX A WHICH DETAILS THE PERFORMANCE CRITERIA FOR THE PARKING LOT AND PARKING STRUCTURE LIGHTING. INCLUDED IN THIS DOCUMENT ARE SEVERAL EXAMPLES OF ALTERNATE LIGHTING FIXTURE TYPES MEETING THESE PERFORMANCE CRITERIA.

PHASE I

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
3762 SOUTHWEST THIRD AVENUE · SUITE 100
MIAMI, FLORIDA 33145 · 305.446.5655
AUTHORITY

CONSULTANTS
04 ENGINEERING
MAJOR REDI
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SOLOMON MADDEN
MADDEN ARCHITECTURE GROUP
7350 CENTRAL COURT DRIVE
SUITE 204
MIAMI, FL 33126
(305) 854-1345 (305) 854-1346

ADDRESSING/PARKING/PLANNING CONSULTANT
KJ ENGINEERING AND ASSOCIATES
5201 BLUE LAGOON DRIVE
SUITE 800
MIAMI, FL 33126
(305) 266-4900 (305) 266-4901 FAX

PROFESSIONAL SEAL:
6/16/09

PROJECT NUMBER: -

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9555 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09
2	ZONING REVISIONS	5-1-09
3	ZONING REVISIONS	5-18-09

SCALE: 1/32"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE:
DRAWING TITLE
SITE PLAN
SCHEMATIC DESIGN PHASE
SPHI
SHEET OF

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MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.

(I) Buffers between dissimilar land uses.
(6) foot wall or
fence with a life expectancy of at least ten (10) years, or
shrubs which normally grow to a minimum height of six (6) feet, ≥ 30" H.T. and ≤ 36" O.C. at time of planting.
Chain link fencing is used, shrubs shall also be required, ≥ 36" H.T. and 36" to 48" O.C. at time of planting.
Buffers screening dissimilar uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center within a minimum five (5) foot landscaped strip.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(4) MAXIMUM LAWN AREA – 20% of Required Open Space – 39,065.89 x 20% = 7,813.18 SF

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(11) Thirty (30) percent of the required trees and/or palms shall be native species.

MIAMI DADE COUNTY
ARTICLE XXVI. BU-2, SPECIAL BUSINESS DISTRICT*
SEC. 33-253.7. BUSINESS PROPERTY ADJACENT TO RESIDENTIAL DISTRICTS.
Where a business lot abuts an AU, GU, EU or EU zoned property, a decorative masonry wall at least five (5) feet in height shall be erected on the business lots along the common property line separating the two (2) districts.
No wall will be required along the front property line of the business lot where the same is separated from a residential zone by a street.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(12) Existing Sabal Palmettos (Cabbage Palms) shall be used to satisfy minimum tree and native plant requirements.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(C) Trees.
(1) Tree size = ≥ 10' H.T. and ≥ 2" Cal. at time of planting.
Native species = ≥ 8' H.T. and ≥ 1 1/2" Cal. at time of planting.
(2) Street trees = ≥ 12' H.T. and ≥ 2" Cal. at time of planting. Mature height = ≥ 20' H.T. and ≥ 4" C.T.
Spacing = ≤ 35' O.C. – 916 LF / 35' O.C. = 26.17 Street Trees
(3) Minimum number of trees in addition to Street Trees = 22 / Acre of Net Lot Area – 5.78 Acres x 22 = 127.38 Trees

MIAMI DADE COUNTY, ARTICLE I, IN GENERAL
SEC. 33-11. FENCES, WALLS, BUS SHELTERS AND HEDGES.
The safe sight distance triangle area shall not contain obstructions to cross-visibility at a height of two and one-half (2.5) feet or more above pavement; potential obstructions include, but are not limited to, structures, grass, ground covers, shrubs, vines, hedges, trees, rocks, walls and fences.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: BU-2 Net Lot Area: 5.78 acres 252,038 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 252,038 square feet x 15.5% % = 39,065.89 square feet	39,065.89	114,007
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 250 x 10 square feet per parking space =	2,500	14,462
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	~~42,005.89~~ 41,565	128,469
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	39,065.89	20% OF
B. Maximum lawn area (St. Augustine sod) permitted = 20 % x 39,065.89 square feet =	7,813.18	128,469 – 25,694 15,439.78 PROVIDED
TREES		
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements = 22 trees x net lot acreage = (minus)	127.38 / 19 (Palms = 1 tree) / 108.38	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	30% = 32.51 X 2 = 65.02	20 Exist. + 33 = 53
C. Percentage of native trees required = the number of trees provided x 30% =	32.51	123
D. Street trees (max. average spacing of 35' o.c.): 916 linear feet along street ÷ 35 =	26.17 ✓	2 Exist. + 25 = 27
Palms as street trees (max. average spacing 25' o.c.): ____ linear feet along street ÷ 25 =	–	–
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): ____ linear feet along street ÷ 25 =	–	–
F. Total number of trees provided =	127.38 + 26.17 = 153.55	176.50
SHRUBS	153.55 x 10 =	
A. The total number of trees required x 10 = the number of shrubs required	1,535	1,552 + 4,213 GC
B. The number of shrubs required x 30% = the number of native shrubs required	460.50	464

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation ________ or hose bib ______ provided.

OPEN AREAS PHASE I	
Western buffer	5,683
Northern buffer	23,835
S.W. 134th Street buffer	7,104
S.W. 136th Street buffer	8,722
Bldg. surrounding	79,181
Rotonda + Islands	3,483
Parking Lot buffer	14,462
	128,469

PLANT MATERIAL

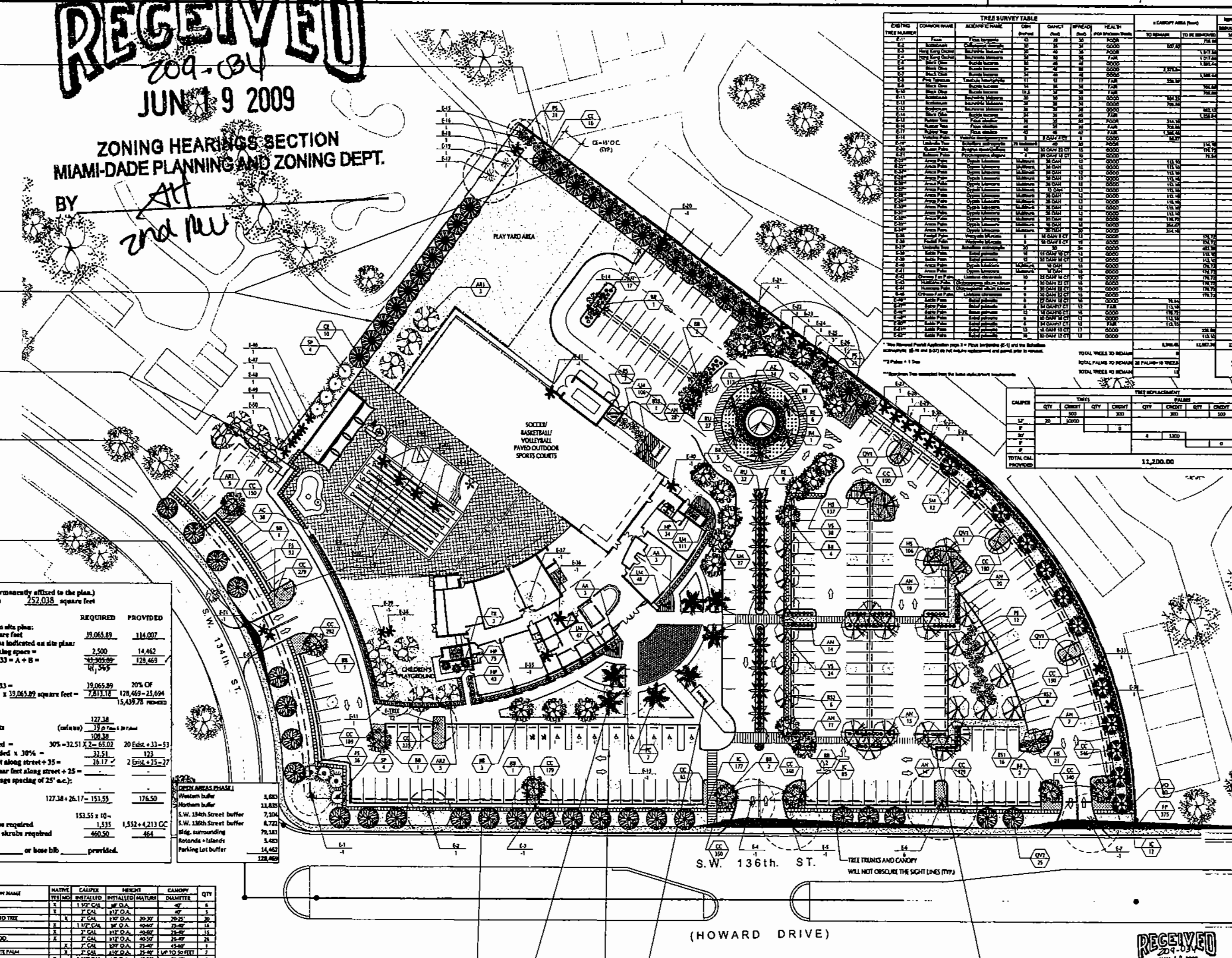
TREE/PALM

SYM	NEW	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE YES	NATIVE NO	CALIPER INSTALLED	HEIGHT INSTALLED	HEIGHT MATURE	CANOPY DIAMETER	QTY
AR1	X		ACER RUBRUM	RED MAPLE	X		1 1/2" CAL	10' O.A.		40'	6
AR2	X		ACER RUBRUM	RED MAPLE	X		2" CAL	≥12' O.A.		40'	5
BB	X		BAUHINIA BLAKEANA	HONG KONG ORCHID TREE		X	2" CAL	≥10' O.A.	20-30'	20-25'	30
BS1	X		BURSERA SIMARUBA	GUMBO LIMBO	X		1 1/2" CAL	10' O.A.	40-60'	25-40'	16
BS2	X		BURSERA SIMARUBA	GUMBO LIMBO	X		2" CAL	≥12' O.A.	40-60'	25-40'	15
CE	X		CONOCARPUS ERECTUS	GREEN BUTTONWOOD	X		2" CAL	≥12' O.A.	40-50'	25-40'	26
JM	X		JACARANDA MIMOSIFOLIA	JACARANDA		X	2" CAL	≥20' O.A.	25-40'	45-60'	1
PC	X		PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM		X	2" CAL	≥16' O.A.	25-40'	UP TO 50 FEET	7
QV1	X		QUERCUS VIRGINIANA	LIVE OAK	X		1 1/2" CAL	10' O.A.	40-50'	30-40'	1
QV2	X		QUERCUS VIRGINIANA	LIVE OAK	X		2" CAL/4" C.T.	≥12' O.A.	40-50'	30-40'	25
RE	X		ROYSTONEA ELATA	FLORIDA ROYAL PALM	X		3" CAL	≥16' O.A.	60-80'	30'	15
SM	X		SWIETENIA MAHAGONI	MAHOGANY	X		2" CAL	≥12' O.A.	35-50'	40-60'	12
SP	X		SABAL PALMETTO	CABBAGE PALM	X		2" CAL	≥10' O.A.	40-50'	10-15'	8
TR	X		THRINAX RADIATA	FLORIDA THATCH PALM	X		2" CAL	≥10' O.A.	15-20'	8-10'	3

SHRUBS/GROUNDCOVERS

SYM	NEW	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE YES	NATIVE NO	CALIPER INSTALLED	HEIGHT INSTALLED	HEIGHT MATURE	CANOPY DIAMETER	QTY
AA	X		AGAVE ATTENUATA	SPINELESS CENTURY PLANT					2-5'		6
AC	X		ALLAMANDA CATHARTICA	YELLOW ALLAMANDA		X					38
AN	X		ALLAMANDA NERIIFOLIA	BUSH ALLAMANDA		X			4-6'		145
AZ	X		ALPINIA ZERUMBET	SHELL GINGER		X			6-8'	5-8'	24
CC	X		CHLOROPHYTUM COMOSUM	SPIDER PLANT		X			10-12"	2-4'	3722
EL	X		ERNODEA LITTORALIS	BEACH CREEPER	X				1-2'		312
FP	X		FICUS PUMILA	CREEPING FIG		X					175
FS	X		FEIJOA SELLOWIANA	FEIJOA		X			10-18'		88
HP	X		HAMELIA PATENS	FIREBUSH	X				6-12'	5-8'	152
HS	X		HEMEROCALLIS SPP.	DAY LILY		X			12-36"	12-24"	264
IC	X		IXORA COCCINEA	IXORA		X			4-6'	4-10'	274
LM	X		LIRIOPE MUSCARI	LIRIOPE		X			12"		339
PS	X		PHILODENDRON SELLOUM	SPLIT-LEAF PHILODENDRON		X			4-8'	10-15'	63
RU	X		RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT		X			3-5'	6-12'	59
VS	X		VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM		X			6-8'	10'	67
VO	X		VIBURNUM ODORATISSIMUM	SWEET VIBURNUM		X					80

LANDSCAPE SITE PLAN
SCALE: 1/32" = 1'-0"



TREE SURVEY TABLE

EXISTING TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	GA/HCT (feet)	SPREAD (feet)	HEALTH (FOR SPECIMEN TREES)	CANOPY AREA (feet²) TO REMAIN	CANOPY AREA (feet²) TO BE REMOVED	REPLACEMENT AREA REGULAR TREE 100%	REPLACEMENT AREA SPECIMEN TREE 200%
E-1*	Ficus	Ficus benjamina	[illegible]	[illegible]	[illegible]	POOR		[illegible]		
E-2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	GOOD	[illegible]			
E-3	Hong Kong Orchid	Bauhinia blakeana	[illegible]	[illegible]	[illegible]	POOR		1,017.36	1,017.36	
E-4	Hong Kong Orchid	Bauhinia blakeana	[illegible]	[illegible]	[illegible]	FAIR		1,017.36	1,017.36	
E-5 through E-47	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL							[illegible]	11,887.34	[illegible]	

* Tree Removal Permit Application page 3 = Ficus benjamina (E-1) and the Schefflera actinophylla (E-19) and (E-27) do not require replacement and permit prior to removal.
** 2 Palms = 1 Tree
*** Specimen Tree exempted from the below replacement requirements

TOTAL TREES TO REMAIN
TOTAL PALMS TO REMAIN 38 PALMS = 19 TREES
TOTAL TREES TO REMAIN

11,084.35

TREE REPLACEMENT

CALIPER	TREES QTY	TREES CREDIT	PALMS QTY	PALMS CREDIT	PALMS QTY	PALMS CREDIT	SMALL TREE QTY	SMALL TREE CREDIT
		500		300		300		200
12"	20	10000						
8"			0		4	1200		
6"							0	
4"								0
TOTAL CAL. PROVIDED				11,200.00				

SEC. 33-122.3. REQUIREMENT OF BICYCLE RACKS OR OTHER MEANS OF STORAGE.

Total Parking Spaces in Lot	Required Number of Bicycle Parking Spaces
101 to 500	12

FLORIDA BUILDING CODE
11.4.1.2. Accessible site and exterior facilities: new construction. (5)PARKING SPACES:

Total Parking in Lot	Required Minimum Number of Accessible Spaces
301 to 400	8

SEC. 33-122.2. PARKING SPACES FOR PERSONS TRANSPORTING YOUNG CHILDREN AND STROLLERS.

Total Parking Spaces in Lot	Required Number of Spaces
101 to 500	2

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(D) Shrubs.
(1) 10 shrubs / required tree = 127.38 + 26.17 = 153.55 x 10 = 1,534 shrubs. 30% = native species = 461.
(2) When used as a visual screen, buffer, or hedge, shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting. Shrubs used as a buffer, visual screen, or hedge need not be of the same species.
≥ 18" H.T. and ≤ 30" O.C. at time of planting.
≥ 36" H.T. and ≤ 48" O.C. at time of planting.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(4) Palms.
1 Palm = 1 Street Tree if = ≥ 15' at maturity Canopy, ≥ 14' H.T. and ≥ 4" Cal. at time of planting. Spacing = ≤ 25' O.C. Queen palms (Syagrus romanzoffiana) shall not be allowed as street trees.
(3) Two Palms = ≥ 10' O.A. and ≥ 3" Cal. at time of planting. Spacing = 1 Tree

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(I) Parking lot buffers.
All parking lots adjacent to a right-of-way or private street shall be screened by a continuous planting and/or three (3) foot high wall with a seven (7) foot landscaped strip incorporating said planting and/or wall on private property.
≥ 18" H.T. and ≤ 30" O.C. at time of planting.
≥ 36" H.T. and ≤ 48" O.C. at time of planting.
(J) Landscaped areas in parking lots – 10 SF / parking space – 250 x 10 = 2,500 SF.
Trees at interior of the parking lot – 1 tree / 80 SF of landscaped area, exclusive of parking lot buffers – 4,240 SF of landscape area / 80 SF = 53 trees
Planting areas for each tree shall have a minimum width of five (5) feet, exclusive of the curb dimension, and shall be planted or covered with other landscape materials. This requirement is in addition to any applicable required open space as provided in Chapter 33 of the Code of Miami-Dade County or applicable municipal code.

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BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4960 SOUTHWEST 72ND AVENUE • SUITE 406
MIAMI, FLORIDA 33155 305 . 665 . 9552
AA0003771

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PROFESSIONAL SEAL:

[signature] 6/13/09

PROJECT NUMBER: -

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	6-18-09

SCALE: 1/32" = 1'-0"
FILE NAME:
DRAWN BY: J.M.B.
CHECKED BY: J.A.B.
DATE: 06-18-2009
DRAWING TITLE:
LANDSCAPE SITE PLAN PHASE I

SCHEMATIC DESIGN PHASE

L101-I

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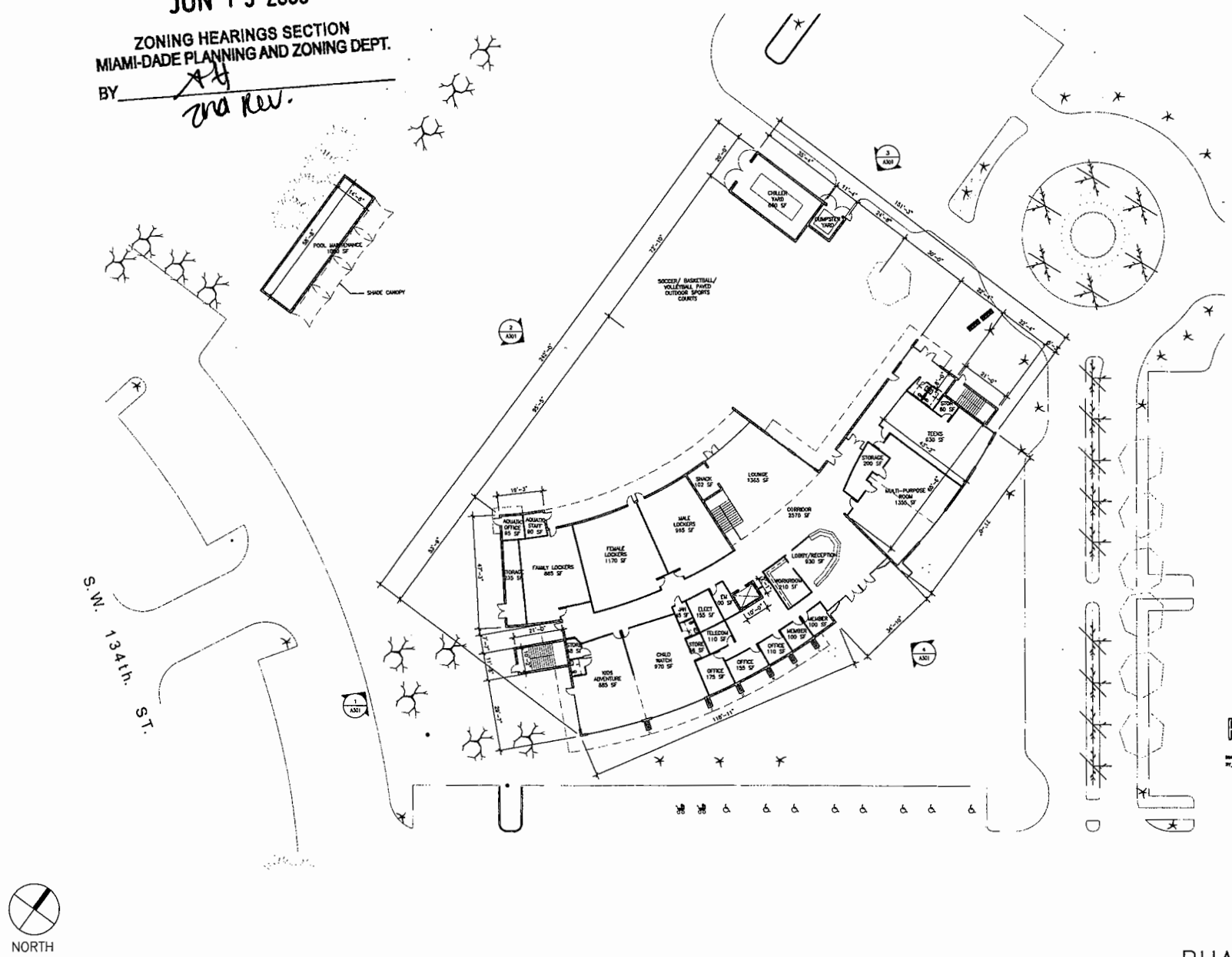
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH
2nd Rev.



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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PHASE I

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4960 SOUTHWEST 1 AVENUE - SUITE 400
MIAMI, FLORIDA 33126 305.445.5455

CONSULTANT

PROFESSIONAL SEAL:

6/18/09

PROJECT NUMBER: -

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09

SCALE: 1/16"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE: 2-16-09
DRAWING TITLE:
FIRST FLOOR PLAN

DESIGN DEVELOPMENT PHASE

SHEET A101.I OF

RECEIVED
MIAMI-DADE COUNTY
FROM: 2009-0 [illegible]
DATE: JUN 19 2009
BY: [illegible]

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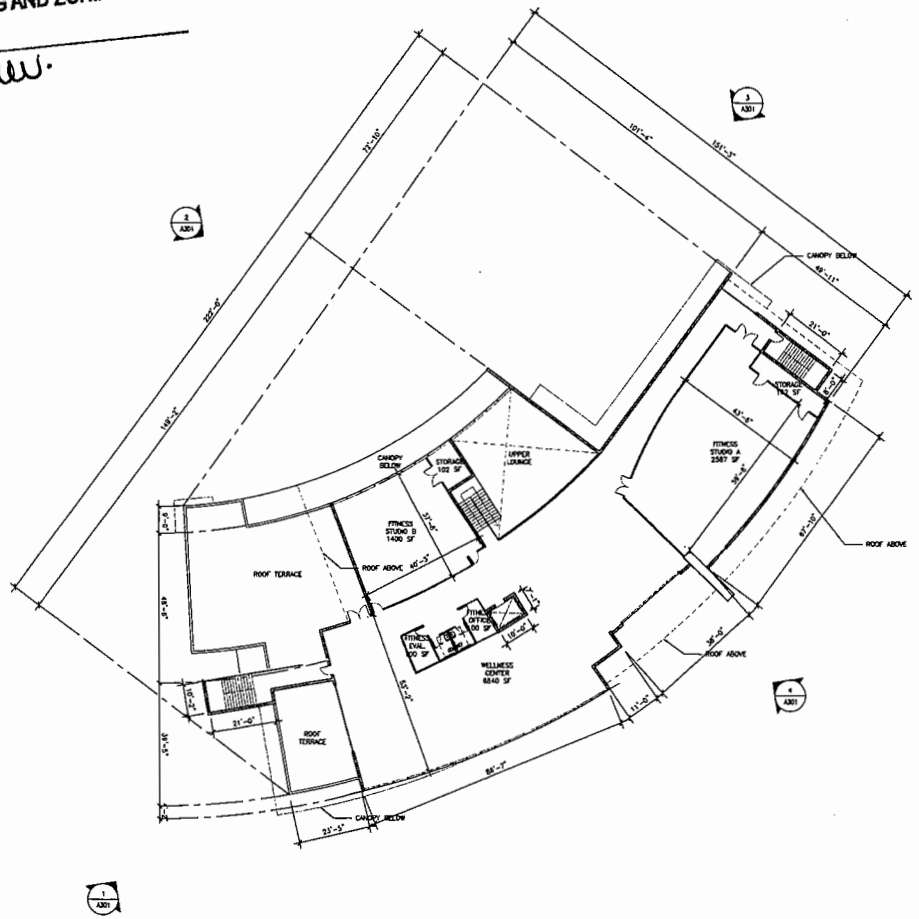

NORTH

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4400 SOUTHWEST 72ND AVENUE - SUITE 400
MIAMI, FLORIDA 33155 305.665.0015

CONSULTANTS

PROFESSIONAL SEAL:

6/18/09

PROJECT NUMBER: -

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

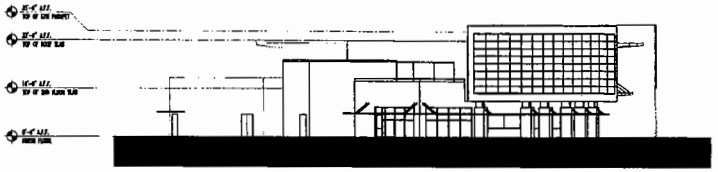
OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-6-09
2		
3		
4		
5		
6		

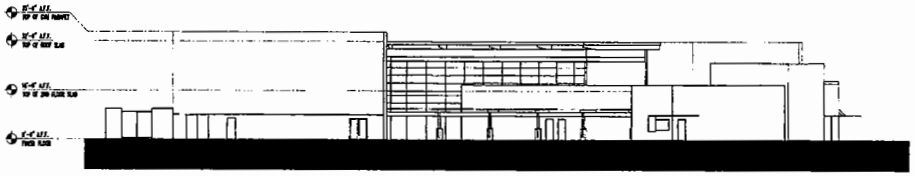
SCALE: 1/16"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE: 2-16-09
DRAWING TITLE:
SECOND FLOOR PLAN

A102.1

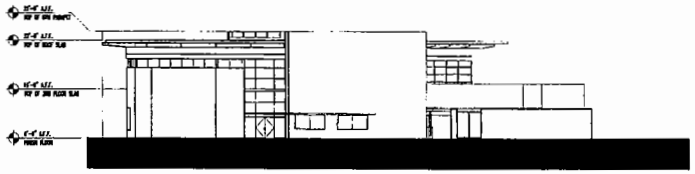
RECEIVED
MIAMI-DADE COUNTY
PROGRAM # 2009-034
DATE: JUN 19 2009
BY: [illegible]



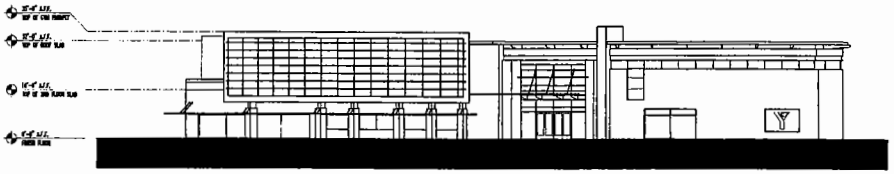
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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MIAMI-DADE PLANNING AND ZONING DEPT.
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PHASE I

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
[illegible]
AA0000711

CONSULTANTS

CIVIL ENGINEERS
MILLER-LEDO
2005 VISTA PARKWAY
SUITE 100
WEST PALM BEACH, FL 33411
(561) 689-1138/(561) 689-8108 FAX

STRUCTURAL ENGINEERS
MARTINEZ ENGINEERING GROUP
7200 CORPORATE CENTER DRIVE
SUITE 304
MIAMI, FL 33126
(305) 629-8318/(305) 629-8458 FAX

MECHANICAL/ELECTRICAL/PLUMBING ENGINEERS
TLC ENGINEERING FOR ARCHITECTURE
5757 BLUE LAGOON DRIVE
SUITE 400
MIAMI, FL 33126
(305) 266-6053/(305) 266-6085 FAX

PROFESSIONAL SEAL:

6/18/09

PROJECT NUMBER: -

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL 33176

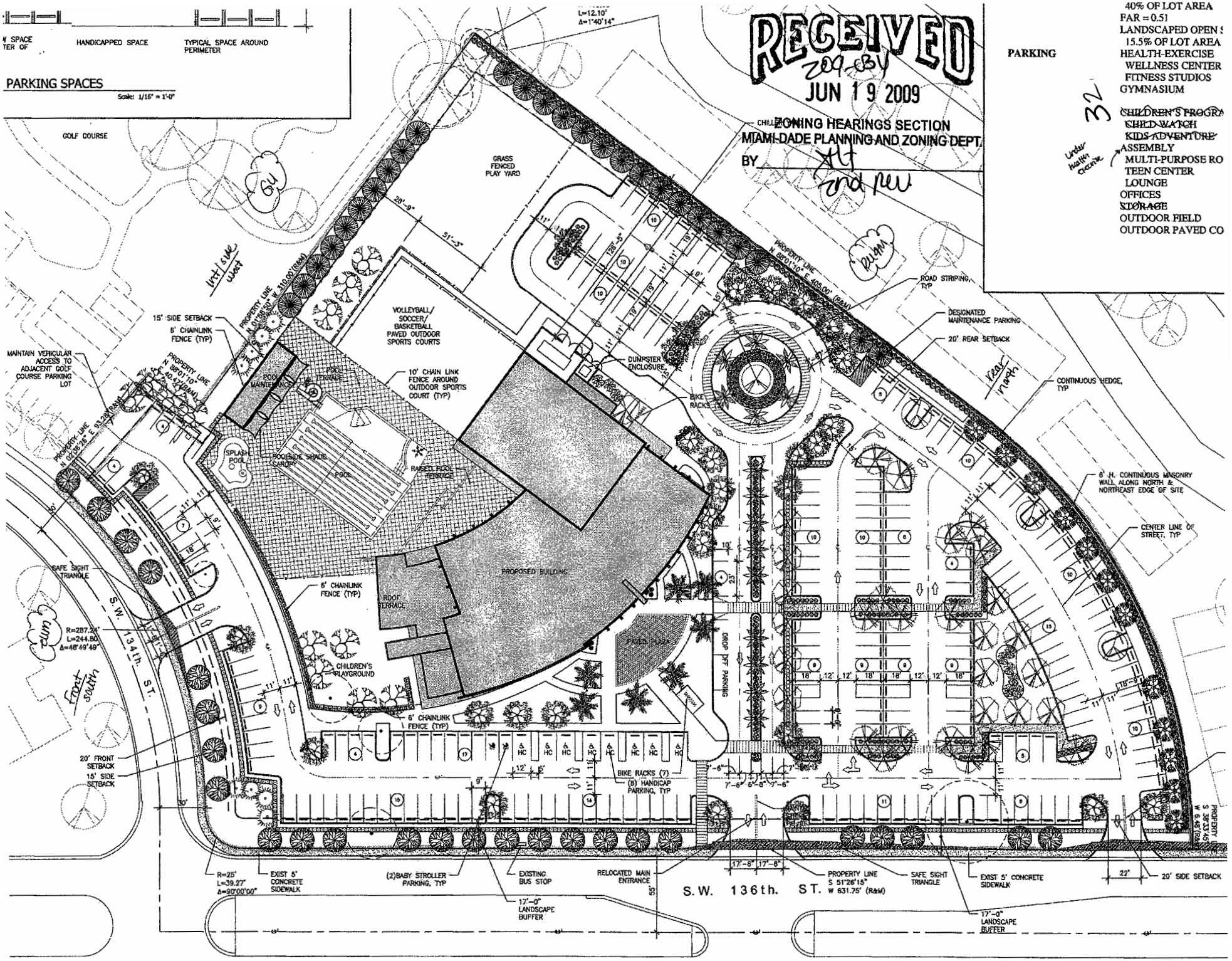
OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09
2		
3		
4		
5		
6		

SCALE: AS NOTED
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE:
DRAWING TITLE:
EXTERIOR ELEVATIONS

SCHEMATIC PHASE

SHEET A301.1 OF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JUN 19 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
PARKING SPACES
Scale: 1/16" = 1'-0"
HANDICAPPED SPACE
TYPICAL SPACE AROUND PERIMETER
PARKING
40% OF LOT AREA
FAR = 0.51
LANDSCAPED OPEN S
15.5% OF LOT AREA
HEALTH-EXERCISE
WELLNESS CENTER
FITNESS STUDIOS
GYMNASIUM
CHILDREN'S PROGRA
CHILD WATCH
KIDS ADVENTURE
ASSEMBLY
MULTI-PURPOSE RO
TEEN CENTER
LOUNGE
OFFICES
STORAGE
OUTDOOR FIELD
OUTDOOR PAVED CO
GOLF COURSE
GRASS FENCED PLAY YARD
VOLLEYBALL/ SOCCER/ BASKETBALL PAVED OUTDOOR SPORTS COURTS
10' CHAIN LINK FENCE AROUND OUTDOOR SPORTS COURT (TYP)
POOL MAINTENANCE
POOL TERRACE
SPLASH POOL
POOLSIDE SHADE CANOPY
POOL
RAISED POOL TERRACE
PROPOSED BUILDING
ROOF TERRACE
CHILDREN'S PLAYGROUND
6' CHAINLINK FENCE (TYP)
15' SIDE SETBACK
MAINTAIN VEHICULAR ACCESS TO ADJACENT GOLF COURSE PARKING LOT
SAFE SIGHT TRIANGLE
S.W. 134th. ST.
R=287.24'
L=244.80
Δ=48°49'49"
20' FRONT SETBACK
15' SIDE SETBACK
DUMPSTER ENCLOSURE
BIKE RACKS
ROAD STRIPING, TYP
DESIGNATED MAINTENANCE PARKING
20' REAR SETBACK
CONTINUOUS HEDGE, TYP
6' H. CONTINUOUS MASONRY WALL ALONG NORTH & NORTHEAST EDGE OF SITE
CENTER LINE OF STREET, TYP
DROP OFF PARKING
PAVED PLAZA
BIKE RACKS (7)
(8) HANDICAP PARKING, TYP
R=25'
L=39.27'
Δ=90°00'00"
EXIST 5' CONCRETE SIDEWALK
(2)BABY STROLLER PARKING, TYP
EXISTING BUS STOP
17'-0" LANDSCAPE BUFFER
RELOCATED MAIN ENTRANCE
S.W. 136th. ST.
PROPERTY LINE S 51°26'15" W 631.75' (R&M)
SAFE SIGHT TRIANGLE
EXIST 5' CONCRETE SIDEWALK
20' SIDE SETBACK
17'-0" LANDSCAPE BUFFER
(HOWARD DRIVE)
ENLARGED SITE PLAN
Phase 1A

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FEB 09 2009
ZONING HEARINGS

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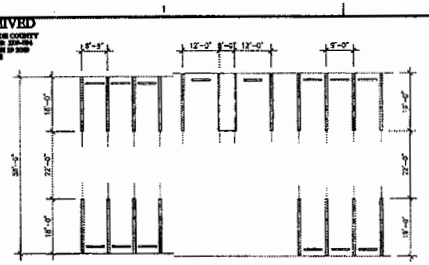
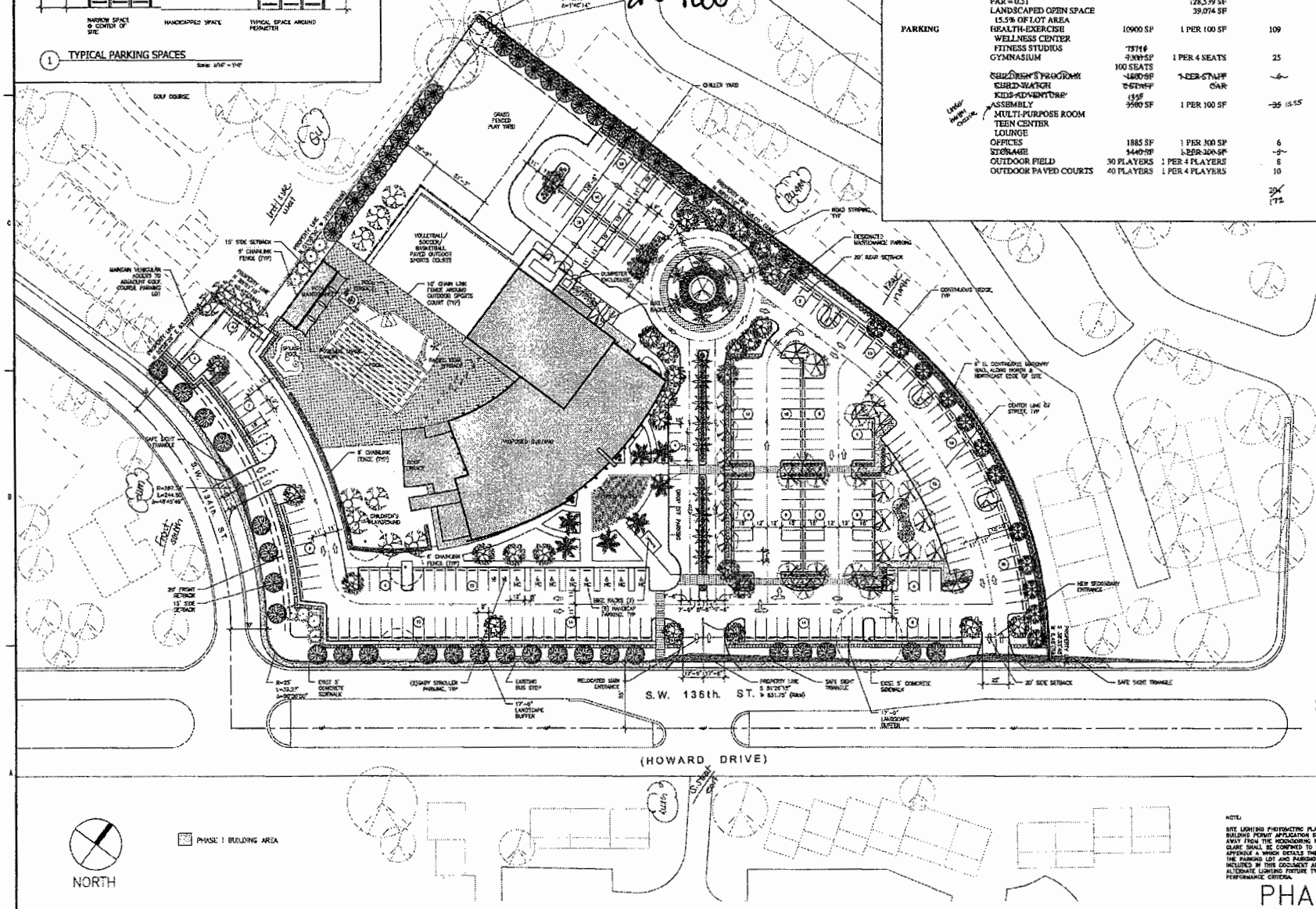


1 TYPICAL PARKING SPACES

ZONING ANALYSIS PHASE IA		AREA	REQUIRED OR ALLOWED	SPACES REQUIRED	PROVIDED
ZONE:	BU2				
NET LOT AREA	252,038 SF				
BUILDING SETBACKS	FRONT (134th Street)		20'-0"		134'
	SIDE INTERIOR		15'-0"		15' (pool maintenance) 150' (gym)
	SIDE STREET (136th Street)		15'-0"		91'
	REAR		20'-0"		128'
BUILDING DATA	BUILDING HEIGHT		NO LIMIT		36'-0" 2 STORIES
	LOT COVERAGE: 40% OF LOT AREA		100,535 SF	21,651 252,038	24,000 SF± 35% 89,000± SF
	FAR = 0.51		128,539 SF		120,294 SF
	LANDSCAPED OPEN SPACE 15.5% OF LOT AREA		39,074 SF		SEE LANDSCAPE
PARKING	HEALTH-EXERCISE WELLNESS CENTER FITNESS STUDIOS	10900 SF	1 PER 100 SF	109	99,174 .15 FHE 252,038
	GYMNASIUM	7571 SF 9,000 SF 100 SEATS	1 PER 4 SEATS	25	
	~~CHILDREN'S PROGRAM~~ ~~CHILD-WATCH~~ ~~KIDS-ADVENTURE~~	~~4800 SF~~ ~~1575 SF~~ 1575	~~1 PER STAFF~~ ~~CAR~~	~~6~~	
	ASSEMBLY MULTI-PURPOSE ROOM TEEN CENTER LOUNGE	~~3500 SF~~	1 PER 100 SF	~~35~~ 15.55	
	OFFICES	1885 SF	1 PER 300 SF	6	
	~~STORAGE~~	~~1440 SF~~	~~1 PER 300 SF~~	~~5~~	
	OUTDOOR FIELD	30 PLAYERS	1 PER 4 PLAYERS	8	
	OUTDOOR PAVED COURTS	40 PLAYERS	1 PER 4 PLAYERS	10	
				204 172	250



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JUN 15 2009
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NOTE:
SITE LIGHTING PHOTOMETRIC PLAN SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION SHALL DIRECT ALL ILLUMINATION AWAY FROM THE NEIGHBORING PROPERTIES. ALL RESULTING GLARE SHALL BE CONFINED TO THE SITE. PLEASE REFER TO APPENDIX A WHICH DETAILS THE PERFORMANCE CRITERIA FOR THE PARKING LOT AND PARKING STRUCTURE LIGHTING. INCLUDED IN THIS DOCUMENT ARE SEVERAL EXAMPLES OF ACCEPTABLE LIGHTING FIXTURE TYPES MEETING THESE PERFORMANCE CRITERIA.

PHASE IA

GORRELL + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
2440 SOUTHWEST 32ND AVENUE - SUITE 200
MIAMI, FLORIDA 33145 TEL 305.856.8888

PROFESSIONAL SEAL

PROJECT NUMBER: –

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09
2	ZONING REVISIONS	5-1-09
3	ZONING REVISIONS	5-15-09

SCALED 1/32"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE:
DRAWING TITLE:
SITE PLAN
SCHEMATIC DESIGN PHASE
SPHIA

phase 1A

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PROCESS #: 209-034
DATE: JUN 19 2009

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MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.

(H) Buffers between dissimilar land uses.

(6) foot wall or

fence with a life expectancy of at least ten (10) years, or

shrubs which normally grow to a minimum height of six (6) feet, ≥ 30" H.T. and ≤ 36" O.C. at time of planting.

Chain link fencing is used, shrubs shall also be required, ≥ 36" H.T. and 36" to 48" O.C. at time of planting.

Buffers screening dissimilar uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center within a minimum five (5) foot landscaped strip.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(A) MAXIMUM LAWN AREA = 20% of Required Open Space = 39,065.89 x 20% = 7,813.18 SF

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(11) Thirty (30) percent of the required trees and/or palms shall be native species.

MIAMI DADE COUNTY
ARTICLE XXVI. BU-2, SPECIAL BUSINESS DISTRICT*
SEC. 33-253.7. BUSINESS PROPERTY ADJACENT TO RESIDENTIAL DISTRICTS.

Where a business lot abuts an AU, GU, RU or EU zoned property, a decorative masonry wall at least five (5) feet in height shall be erected on the business lots along the common property lines separating the two (2) districts.
No wall will be required along the front property line of the business lot where the same is separated from a residential zone by a street.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(12) Existing Sabal Palmettos (Cabbage Palms) shall be used to satisfy minimum tree and native plant requirements.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(C) Trees.
(1) Tree size = ≥ 10' H.T. and ≥ 2" Cal. at time of planting.
Native species = ≥ 8' H.T. and ≥ 1 1/2" Cal. at time of planting.
(2) Street trees = ≥ 12' H.T. and ≥ 2" Cal. at time of planting. Mature height = ≥ 20' H.T. and ≥ 4' C.T.
Spacing = ≤ 35' O.C. = 916 LF / 35' O.C. = 26.17 Street Trees
(3) Minimum number of trees in addition to Street Trees = 22 / Acre of Net Lot Area = 5.78 Acres x 22 = 127.38 Trees

MIAMI DADE COUNTY, ARTICLE I, IN GENERAL
SEC. 33-11. FENCES, WALLS, BUS SHELTERS AND HEDGES.
The safe sight distance triangle area shall not contain obstructions to cross-visibility at a height of two and one-half (2.5) feet or more above pavement; potential obstructions include, but are not limited to, structures, grass, ground covers, shrubs, vines, hedges, trees, rocks, walls and fences.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: BU-2 Net Lot Area: 5.78 acres 252,038 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 252,038 square feet x 15.5% = 39,065.89 square feet	39,065.89	106,111
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 250 x 10 square feet per parking space =	2,500	14,462
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	~~43,305.89~~ 41,565	120,772
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	39,065.89	20% OF
B. Maximum lawn area (St. Augustine sod) permitted = 20 % x 39,065.89 square feet =	7,813.18	120,772 – 24,154 / 15,439.78 PROVIDED
TREES		
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements = 22 trees x net lot acreage = (minus)	127.38 / 19 (8 Trees & 20 Palms) / 108.38	
B. 30% palm trees allowed (two palms = one tree) Palms provided = 30% – 32.51 X 2 = 65.02		20 Exist. + 33 – 53
C. Percentage of native trees required = the number of trees provided x 30% =	32.51	123
D. Street trees (max. average spacing of 35' o.c.): 916 linear feet along street ÷ 35 =	26.17	2 Exist. + 25 – 27
Palms as street trees (max. average spacing 25' o.c.): ____ linear feet along street ÷ 25 =		
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): ____ linear feet along street ÷ 25 =	-	-
F. Total number of trees provided = 127.38 + 26.17 =	153.55	176.50
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required 153.55 x 10 =	1,535	1,552 + 4,213 GC
B. The number of shrubs required x 30% = the number of native shrubs required	460.50	464

IRRIGATION PLAN: Required by Chapter 33. Auto Irrigation ______ or hose bib ______ provided.

OPEN AREAS PHASE I-A	
Western buffer	3,683
Northern buffer	11,825
S.W. 134th Street buffer	7,104
S.W. 136th Street buffer	8,722
Bldg. surrounding	71,485
Rotonda + islands	3,453
Parking Lot buffer	14,462
	120,772

PLANT MATERIAL

TREE/PALM

SYM	NEW	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE YES	NATIVE NO	CALIPER INSTALLED	HEIGHT INSTALLED	HEIGHT MATURE	CANOPY DIAMETER	QTY
AR1	X		ACER RUBRUM	RED MAPLE	X		1 1/2" CAL	10' O.A.		40'	8
AR2	X		ACER RUBRUM	RED MAPLE	X		3" CAL	12' O.A.		40'	5
BB	X		BAUHINIA BLAKEANA	HONG KONG ORCHID TREE		X	3" CAL	12' O.A.	20-30'	20-25'	30
BS1	X		BURSERA SIMARUBA	GUMBO LIMBO	X		1 1/2" CAL	10' O.A.	40-60'	25-40'	16
BS2	X		BURSERA SIMARUBA	GUMBO LIMBO	X		3" CAL	12' O.A.	40-60'	25-40'	15
CE	X		CONOCARPUS ERECTUS	GREEN BUTTONWOOD	X		3" CAL	12' O.A.	40-50'	25-40'	26
JM	X		JACARANDA MIMOSIFOLIA	JACARANDA		X	3" CAL	12' O.A.	25-40'	45-60'	1
PC	X		PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM		X	3" CAL	12' O.A.	35-40'	UP TO 50 FEET	7
QV1	X		QUERCUS VIRGINIANA	LIVE OAK	X		1 1/2" CAL	10' O.A.	40-50'	30-40'	2
QV2	X		QUERCUS VIRGINIANA	LIVE OAK	X		3" CAL/4" C.T.	12' O.A.	40-50'	30-40'	25
RE	X		ROYSTONEA ELATA	FLORIDA ROYAL PALM	X		3" CAL	10' O.A.	60-80'	20'	13
SM	X		SWIETENIA MAHAGONI	MAHOGANY	X		3" CAL	12' O.A.	35-60'	40-60'	12
SP	X		SABAL PALMETTO	CABBAGE PALM	X		3" CAL	10' O.A.	40-50'	10-15'	9
TR	X		THRINAX RADIATA	FLORIDA THATCH PALM	X		3" CAL	10' O.A.	15-25'	8-10'	3

SHRUBS/GROUNDCOVERS

SYM	NEW	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE YES	NATIVE NO	CALIPER INSTALLED	HEIGHT INSTALLED	HEIGHT MATURE	CANOPY DIAMETER	QTY
AA	X		AGAVE ATTENUATA	SPINELESS CENTURY PLANT		X			2-5'		6
AC	X		ALLAMANDA CATHARTICA	YELLOW ALLAMANDA		X					36
AN	X		ALLAMANDA NERIIFOLIA	BUSH ALLAMANDA		X			4-6'		145
AZ	X		ALPINIA ZERUMBET	SHELL GINGER		X			6-8'	5-6'	34
CC	X		CHLOROPHYTUM COMOSUM	SPIDER PLANT		X			10-12'	2-4'	372
EL	X		ERNODEA LITTORALIS	BEACH CREEPER	X				1-2'		212
FP	X		FICUS PUMILA	CREEPING FIG		X					275
FS	X		FEIJOA SELLOWIANA	FEIJOA		X			10-18'		88
HP	X		HAMELIA PATENS	FIREBUSH	X				8-12'	5-8'	132
HS	X		HEMEROCALLIS SPP.	DAY LILY		X			12-36"	12-24"	264
IC	X		IXORA COCCINEA	IXORA		X			4-6'	4-10'	274
LM	X		LIRIOPE MUSCARI	LIRIOPE		X			12"		229
PS	X		PHILODENDRON SELLOUM	SPLIT-LEAF PHILODENDRON		X			4-6'	10-15'	81
RU	X		RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT		X			3-5'	4-12'	39
VS	X		VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM		X			6-8'	10'	62
VO	X		VIBURNUM ODORATISSIMUM	SWEET VIBURNUM		X					80

LANDSCAPE SITE PLAN
SCALE: 1/32" = 1'-0"

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(D) Shrubs.
(1) 10 shrubs / required tree = 127.38 + 26.17 = 153.55 x 10 = 1,534 shrubs. 30% = native species = 461.
(2) When used as a visual screen, buffer, or hedge, shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting. Shrubs used as a buffer, visual screen, or hedge need not be of the same species.
≥ 18" H.T. and ≤ 30" O.C. at time of planting.
≥ 36" H.T. and ≤ 48" O.C. at time of planting.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(4) Palms.
1 Palm = 1 Street Tree if = ≥ 15' at maturity Canopy, ≥ 14' H.T. and ≥ 4" Cal. at time of planting. Spacing = ≤ 25' O.C. Queen palms (Syagrus romanzoffiana) shall not be allowed as street trees.
(B) Two Palms = ≥ 10' O.A. and ≥ 3" Cal. at time of planting. Spacing = 1 Tree

SEC. 33-122.3. REQUIREMENT OF BICYCLE RACKS OR OTHER MEANS OF STORAGE.

Total Parking Spaces in Lot	Required Number of Bicycle Parking Spaces
101 to 500	12

FLORIDA BUILDING CODE
11.4.1.2. Accessible sites and exterior facilities: new construction. (5)PARKING SPACES:

Total Parking in Lot	Required Minimum Number of Accessible Spaces
301 to 400	8

SEC. 33-122.2. PARKING SPACES FOR PERSONS TRANSPORTING YOUNG CHILDREN AND STROLLERS.

Total Parking Spaces in Lot	Required Number of Spaces
101 to 500	2

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE*
SEC. 18A-6. MINIMUM STANDARDS.
(I) Parking lot buffers.
All parking lots adjacent to a right-of-way or private street shall be screened by a continuous planting and/or three (3) foot high wall with a seven (7) foot landscaped strip incorporating said planting and/or wall on private property.
≥ 18" H.T. and ≤ 30" O.C. at time of planting.
≥ 36" H.T. and ≤ 48" O.C. at time of planting.
(J) Landscaped areas in parking lots = 10 SF / parking space = 250 x 10 = 2,500 SF.
Trees at interior of the parking lot = 1 tree / 80 SF of landscaped area, exclusive of parking lot buffers = 4,240 SF of landscape area / 80 SF = 53 trees
Planting areas for each tree shall have a minimum width of five (5) feet, exclusive of the curb dimension, and shall be planted or covered with other landscape materials. This requirement is in addition to any applicable required open space as provided in Chapter 33 of the Code of Miami-Dade County or applicable municipal code.

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TREE SURVEY TABLE

EXISTING TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	OAH/CT (feet)	SPREAD (feet)	HEALTH	CANOPY AREA TO REMAIN	CANOPY AREA TO BE REMOVED	REPLACEMENT AREA REGULAR TREE	REPLACEMENT AREA SPECIMEN TREE
E-1*	Ficus	Ficus benjamina	40	[illegible]	30	POOR		706.86		*
E-2	[illegible]	[illegible]	[illegible]	[illegible]	34	GOOD	907.92			
E-3	Hong Kong Orchid	Bauhinia blakeana	[illegible]	40	[illegible]	POOR		1,017.36	1,017.36	[illegible]
E-4	Hong Kong Orchid	Bauhinia blakeana	[illegible]	35	[illegible]	FAIR		1,017.36	1,017.36	[illegible]
E-5	Black Olive	Bucida buceras	30	40	45	GOOD		[illegible]	[illegible]	[illegible]
E-6	Black Olive	Bucida buceras	24	[illegible]	[illegible]	GOOD	[illegible]			
E-7	Black Olive	Bucida buceras	34	[illegible]	45	GOOD		[illegible]	[illegible]	[illegible]
E-8	Pink Tabebuia	Tabebuia heterophylla	11	[illegible]	17	FAIR	[illegible]			
E-9	Black Olive	Bucida buceras	14	[illegible]	30	FAIR		706.86	706.86	
E-10	Black Olive	Bucida buceras	14.5	[illegible]	30	FAIR		706.86	706.86	[illegible]
E-11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	GOOD	[illegible]			
E-12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	GOOD	[illegible]			
E-13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	[illegible]
E-14	Black Olive	Bucida buceras	[illegible]	[illegible]	40	FAIR		[illegible]	[illegible]	[illegible]
E-15	Rubber Tree	Ficus elastica	[illegible]	[illegible]	[illegible]	POOR	[illegible]			
E-16	Rubber Tree	Ficus elastica	[illegible]	[illegible]	30	FAIR	[illegible]			
E-17	Rubber Tree	Ficus elastica	[illegible]	[illegible]	42	FAIR	[illegible]			
E-18	Veitchia Palm	Veitchia montgomeryana	3	[illegible]	[illegible]	GOOD	[illegible]			
E-19*	Umbrella Tree	Schefflera actinophylla	[illegible] Multitrunk	[illegible]	20	POOR		[illegible]		*
E-20	Queen Palm	Syagrus romanzoffiana	[illegible]	[illegible]	[illegible]	GOOD		176.72	176.72	
E-21	Solitaire Palm	Ptychosperma elegans	4	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-22**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-23**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-24**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-25**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-26**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-27**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-28**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-29**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-30**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-31**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-32**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-33**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-34**	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD	[illegible]			
E-35	Foxtail Palm	Wodyetia bifurcata	[illegible]	[illegible]	[illegible]	GOOD		176.72	176.72	
E-36	Foxtail Palm	Wodyetia bifurcata	[illegible]	[illegible]	[illegible]	GOOD		176.72	176.72	
E-37*	Umbrella Tree	Schefflera actinophylla	[illegible]	[illegible]	[illegible]	GOOD		[illegible]		*
E-38	Sabal Palm	Sabal palmetto	[illegible]	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-39	Sabal Palm	Sabal palmetto	[illegible]	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-40	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-41	Areca Palm	Dypsis lutescens	Multitrunk	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-42	Chinese Fan Palm	Livistona chinensis	[illegible]	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-43	Hurricane Palm	Dictyosperma album rubrum	[illegible]	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-44	Hurricane Palm	Dictyosperma album rubrum	[illegible]	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-45	Chinese Fan Palm	Livistona chinensis	[illegible]	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-46**	Sabal Palm	Sabal palmetto	[illegible]	[illegible]	[illegible]	GOOD	[illegible]			
E-47**	Sabal Palm	Sabal palmetto	[illegible]	[illegible]	[illegible]	FAIR	[illegible]			
E-48**	Sabal Palm	Sabal palmetto	[illegible]	[illegible]	[illegible]	GOOD	[illegible]			
E-49**	Sabal Palm	Sabal palmetto	[illegible]	[illegible]	[illegible]	GOOD	[illegible]			
E-50**	Sabal Palm	Sabal palmetto	[illegible]	[illegible]	[illegible]	FAIR	[illegible]			
E-51**	Sabal Palm	Sabal palmetto	[illegible]	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
E-52**	Sabal Palm	Sabal palmetto	[illegible]	[illegible]	[illegible]	GOOD		[illegible]	[illegible]	
							[illegible]	[illegible]	[illegible]	[illegible]

* Tree Removal Permit Application page 2 = Ficus benjamina (E-1) and the Schefflera actinophylla (E-19 and E-37) do not require replacement and permit prior to removal.

**2 Palms = 1 Tree

***Specimen Tree exempted from the large replacement requirements.

TOTAL TREES TO REMAIN [illegible]
TOTAL PALMS TO REMAIN 30 PALMS = 15 TREES
TOTAL TREES TO REMAIN [illegible]

11,084.35

TREE REPLACEMENT

CALIPER	TREES QTY	TREES CREDIT	TREES QTY	TREES CREDIT	PALMS QTY	PALMS CREDIT	PALMS QTY	PALMS CREDIT	SMALL TREE QTY	SMALL TREE CREDIT
		300		300		300		300		200
1.5"	20	6000								
3"				0						
3.5"					4	1200				
4"								0		
6"										0
TOTAL CAL. PROVIDED	11,200.00									

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
[illegible]

PROFESSIONAL SEAL:

[signature] 6/19/09

PROJECT NUMBER: -
PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	6/16/09

SCALE: 1/32" = 1'-0"
FILE NAME:
DRAWN BY: LM.E.
CHECKED BY: S.A.B.
DATE: 06-18-2009
DRAWING TITLE:
LANDSCAPE SITE PLAN PHASE I-A

SCHEMATIC DESIGN PHASE

SHEET L101-I-A

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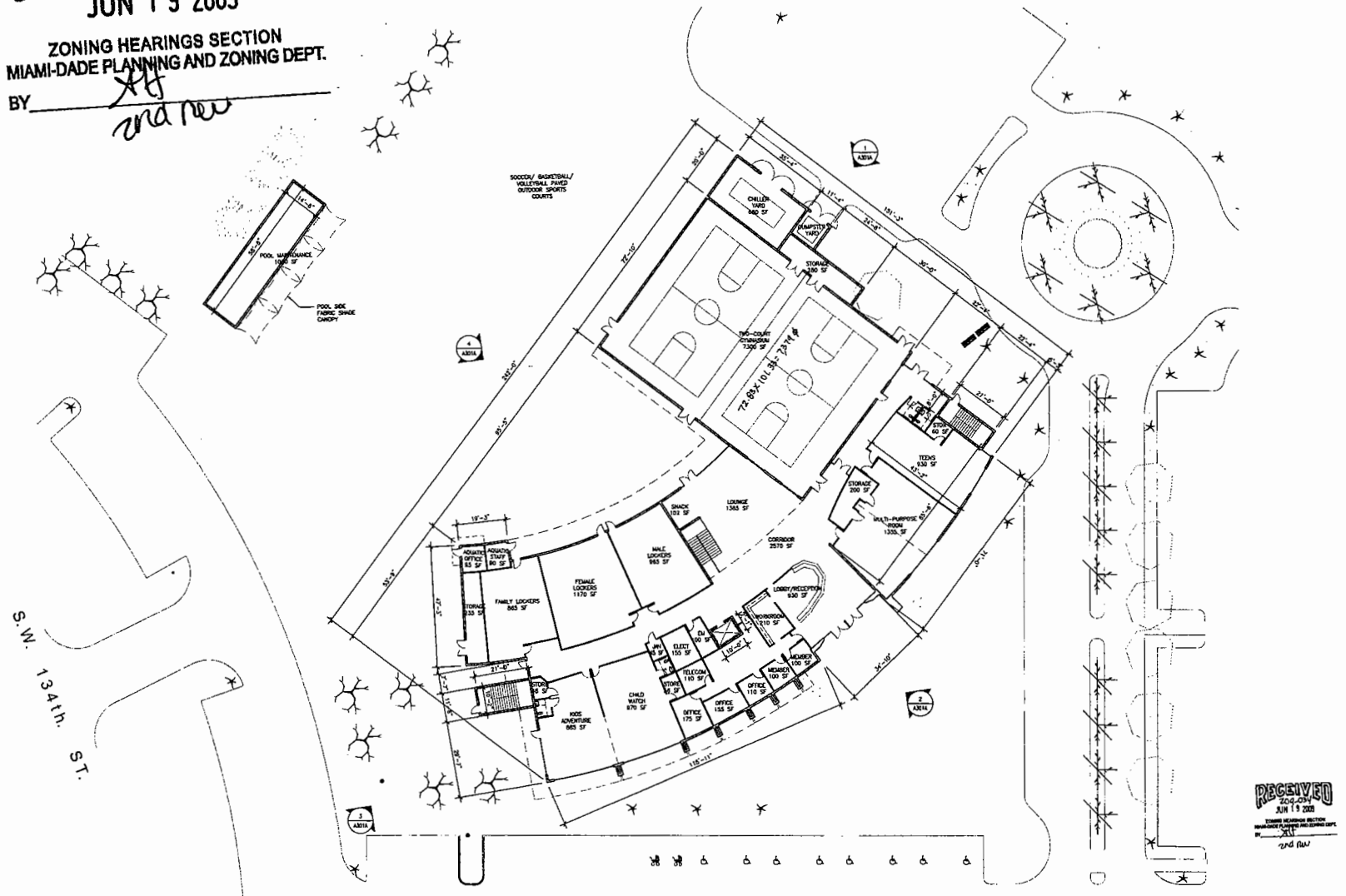

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MIAMI, FL. 33176

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1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09
2		
3		
4		
5		
6		

SCALE: 1/16"=1'-0"
FILE NAME:
DRAWN BY:
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DATE: 2-16-09
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FIRST FLOOR PLAN
DESIGN DEVELOPMENT PHASE

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SHEET #

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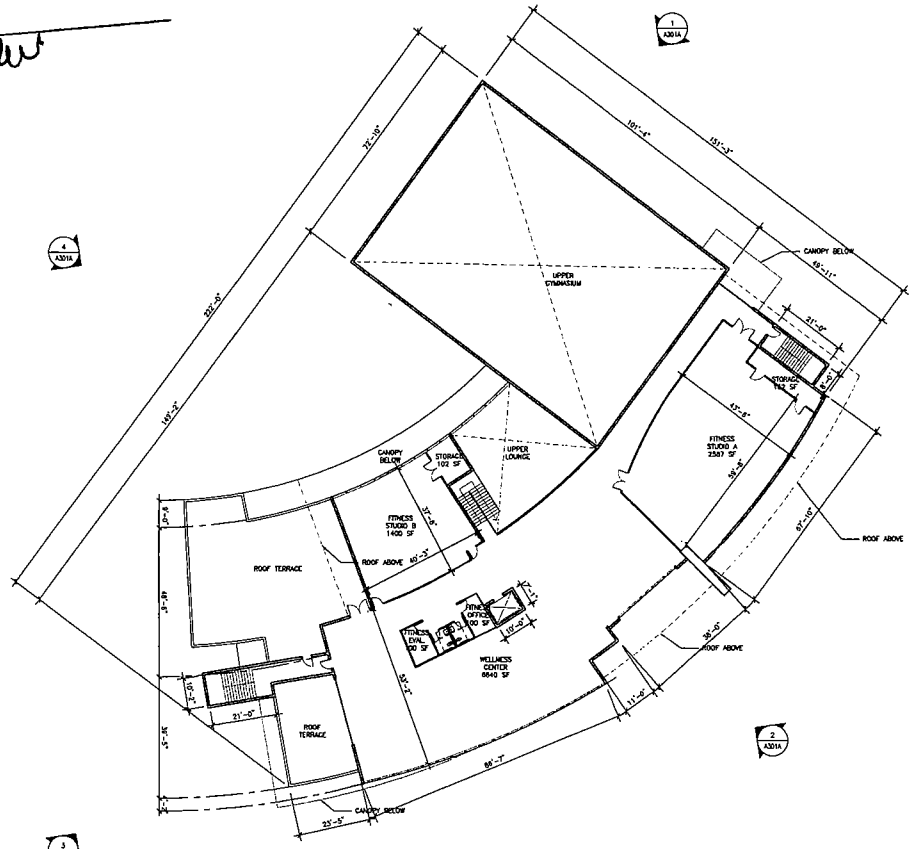

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MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-6-09
2		
3		
4		
5		
6		

SCALE: 1/16"=1'-0"
FILE NAME:
DRAWN BY:
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DATE: 2-16-09
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SECOND FLOOR PLAN

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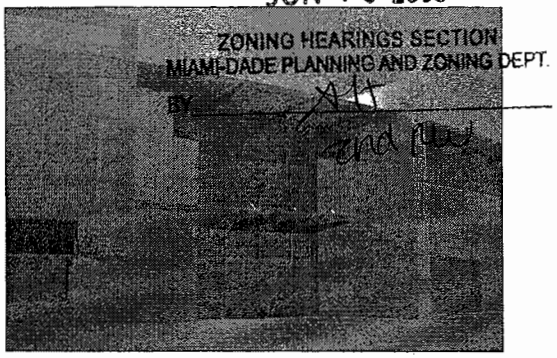

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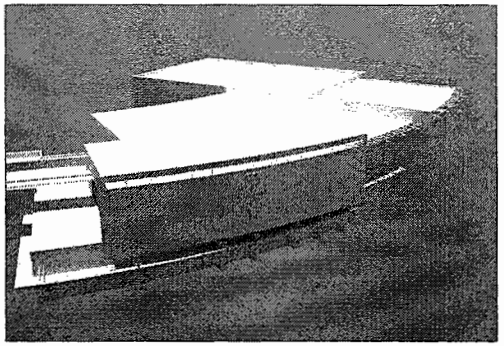

B SOUTH EAST AERIAL
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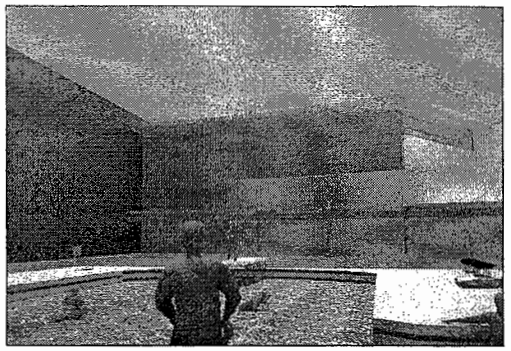

C EXTERIOR WEST PERSPECTIVE
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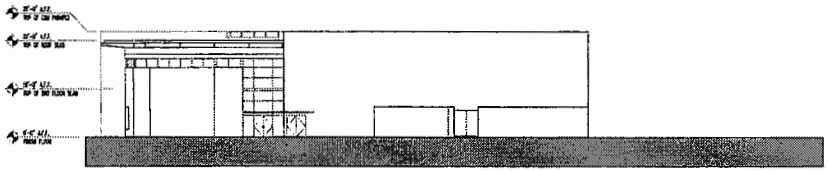

1 NORTH ELEVATION
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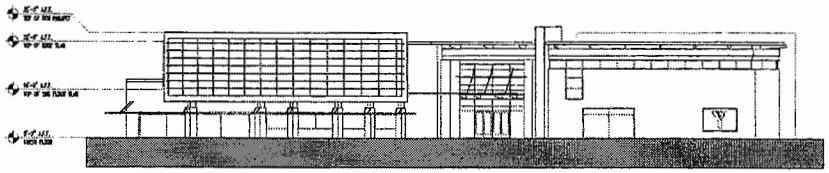

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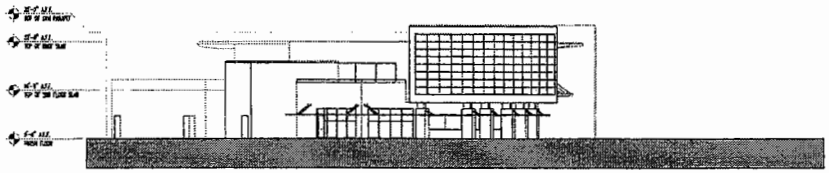

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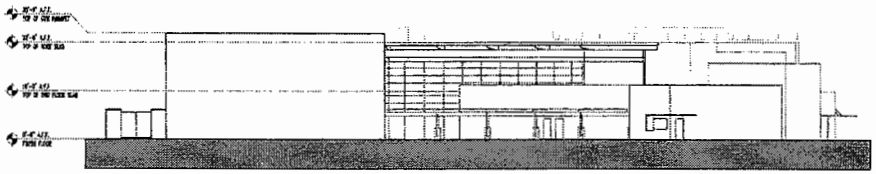

4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

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9355 SW 134 STREET
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1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-6-09

SCALE: AS NOTED
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EXTERIOR ELEVATIONS

SCHEMATIC PHASE

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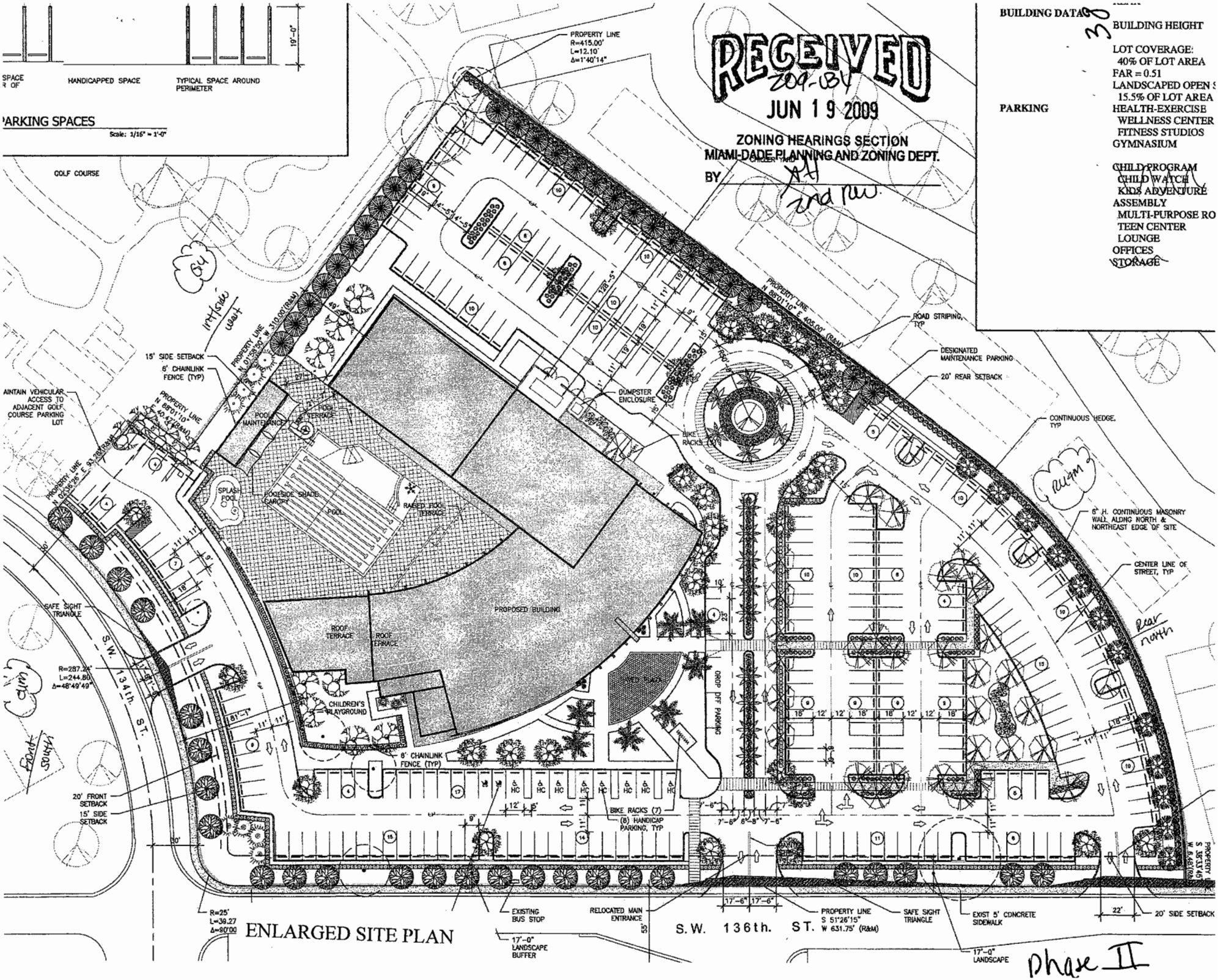

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BUILDING DATA
BUILDING HEIGHT
LOT COVERAGE:
40% OF LOT AREA
FAR = 0.51
LANDSCAPED OPEN S
15.5% OF LOT AREA
PARKING
HEALTH-EXERCISE
WELLNESS CENTER
FITNESS STUDIOS
GYMNASIUM
CHILD PROGRAM
CHILD WATCH
KIDS ADVENTURE
ASSEMBLY
MULTI-PURPOSE RO
TEEN CENTER
LOUNGE
OFFICES
STORAGE
HANDICAPPED SPACE
TYPICAL SPACE AROUND PERIMETER
PARKING SPACES
Scale: 1/16" = 1'-0"
GOLF COURSE
PROPERTY LINE R=415.00' L=12.10' Δ=1°40'14"
PROPERTY LINE N 85°01'10" E 405.00' (R&M)
ROAD STRIPING, TYP
DESIGNATED MAINTENANCE PARKING
20' REAR SETBACK
CONTINUOUS HEDGE, TYP
DUMPSTER ENCLOSURE
BIKE RACKS
15' SIDE SETBACK
6' CHAINLINK FENCE (TYP)
MAINTAIN VEHICULAR ACCESS TO ADJACENT GOLF COURSE PARKING LOT
POOL MAINTENANCE
POOL TERRACE
SPLASH POOL
POOLSIDE SHADE CANOPY
POOL
RAISED POOL TERRACE
PROPOSED BUILDING
ROOF TERRACE
ROOF TERRACE
CHILDREN'S PLAYGROUND
6' CHAINLINK FENCE (TYP)
DROP OFF PARKING
6' H. CONTINUOUS MASONRY WALL ALONG NORTH & NORTHEAST EDGE OF SITE
CENTER LINE OF STREET, TYP
SAFE SIGHT TRIANGLE
R=287.24' L=244.80 Δ=48°49'49"
S.W. 134th. ST.
20' FRONT SETBACK
15' SIDE SETBACK
BIKE RACKS (7)
(8) HANDICAP PARKING, TYP
R=25' L=39.27 Δ=90°00'
EXISTING BUS STOP
RELOCATED MAIN ENTRANCE
PROPERTY LINE S 51°26'15" W 631.75' (R&M)
SAFE SIGHT TRIANGLE
EXIST 5' CONCRETE SIDEWALK
20' SIDE SETBACK
S.W. 136th. ST.
17'-0" LANDSCAPE BUFFER
17'-0" LANDSCAPE
ENLARGED SITE PLAN
Phase II

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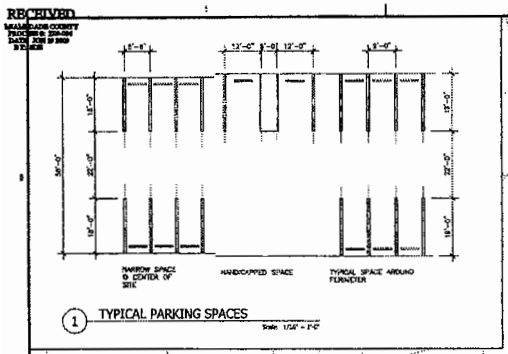
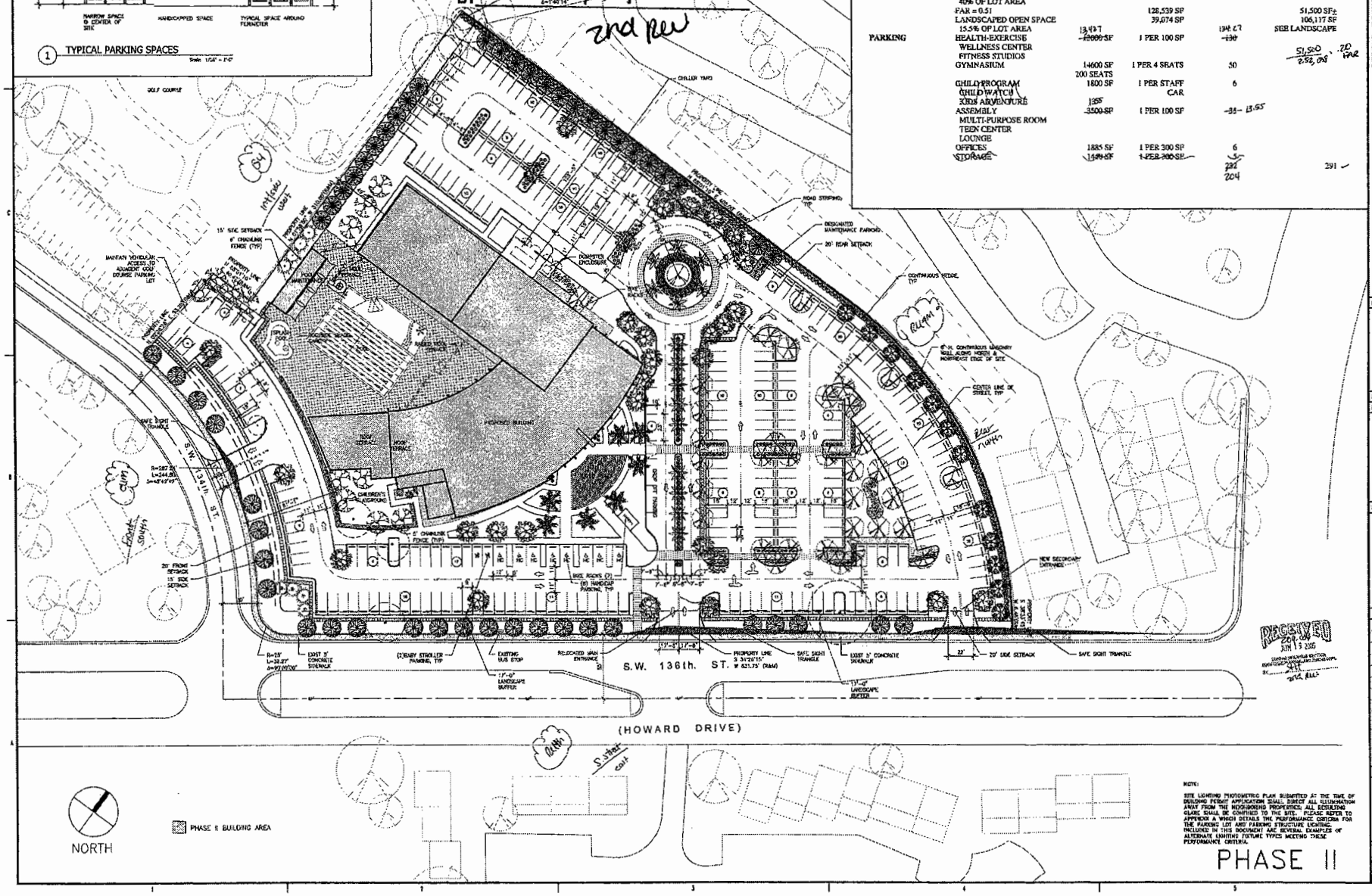


1 TYPICAL PARKING SPACES

ZONING ANALYSIS PHASE II		AREA	REQUIRED OR ALLOWED	SPACES REQUIRED	PROVIDED
ZONE:	BU2				
NET LOT AREA	252,038 SF				
BUILDING SETBACKS	FRONT (134th Street)		20'-0"		81'
	SIDE INTERIOR		15'-0"		15' (pool maintenance) 49' (gym)
	SIDE STREET (136th Street)		15'-0"		98'
	REAR		20'-0"		128'
BUILDING DATA	BUILDING HEIGHT		NO LIMIT	48,071 / 252,038 16% (01 ON)	36'-0" 2 STORIES
	LOT COVERAGE: 40% OF LOT AREA		100,838 SF		34,650 SF±
	FAR = 0.51		128,539 SF		51,500 SF±
	LANDSCAPED OPEN SPACE 15.5% OF LOT AREA		39,074 SF		106,117 SF SEE LANDSCAPE
PARKING	HEALTH-EXERCISE WELLNESS CENTER FITNESS STUDIOS	13,427 ~~12000 SF~~	1 PER 100 SF	134.27 ~~130~~	51,500 / 252,038 .20 FAR
	GYMNASIUM	14600 SF 200 SEATS	1 PER 4 SEATS	50	
	CHILD PROGRAM CHILD WATCH KIDS ADVENTURE	1800 SF	1 PER STAFF CAR	6	
	ASSEMBLY MULTI-PURPOSE ROOM TEEN CENTER LOUNGE	1355 ~~3500 SF~~	1 PER 100 SF	~~35~~ 13.55	
	OFFICES	1885 SF	1 PER 300 SF	6	
	~~STORAGE~~	~~1450 SF~~	~~1 PER 300 SF~~	5 ~~232~~ 204	291 ✓



NOTE:
SITE LIGHTING PHOTOMETRIC PLAN SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION SHALL DIRECT ALL ILLUMINATION AWAY FROM THE NEIGHBORING PROPERTIES. ALL RESULTING GLARE SHALL BE CONFINED TO THE SITE. PLEASE REFER TO APPENDIX A WHICH DETAILS THE PERFORMANCE CRITERIA FOR THE PARKING LOT AND PARKING STRUCTURE LIGHTING. INCLUDED IN THIS DOCUMENT ARE SEVERAL EXAMPLES OF ALTERNATE LIGHTING FIXTURE TYPES MEETING THESE PERFORMANCE CRITERIA.

PHASE II

BORRELLI + PARTNERS
ARCHITECTURE PLANNING DESIGN INTERIOR
MIAMI-FLORIDA 33126 [illegible]

CONSULTANTS
[illegible]

PROFESSIONAL SEAL:
6/19/09

PROJECT NUMBER: -
PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09
2	ZONING REVISIONS	6-1-09
3	ZONING REVISIONS	6-18-09

SCALE: 1/32"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE:
DRAWING TITLE:
SITE PLAN

SCHEMATIC DESIGN PHASE

SPHII

phase II

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z09-034
DATE: JUN 19 2009
BY:

RECEIVED
Z09-034
JUN 19 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [signature]
2nd RW

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE* SEC. 18A-6. MINIMUM STANDARDS.
(H) Buffers between dissimilar land uses.
(6) foot wall or
fence with a life expectancy of at least ten (10) years, or
shrubs which normally grow to a minimum height of six (6) feet. ≥ 30" H.T. and ≤ 36" O.C. at time of planting.
Chain link fencing is used, shrubs shall also be required. ≥ 36" H.T. and 36" to 48" O.C. at time of planting.
Buffers screening dissimilar uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center within a minimum five (5) foot landscaped strip.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE* SEC. 18A-6. MINIMUM STANDARDS.
(A) MAXIMUM LAWN AREA = 20% of Required Open Space = 39,065.89 x 20% = 7,813.18 SF

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE* SEC. 18A-6. MINIMUM STANDARDS.
(11) Thirty (30) percent of the required trees and/or palms shall be native species.

MIAMI DADE COUNTY ARTICLE XXVI. BU-2, SPECIAL BUSINESS DISTRICT* SEC. 33-253.7. BUSINESS PROPERTY ADJACENT TO RESIDENTIAL DISTRICTS.
Where a business lot abuts an AU, GU, RU or EU zoned property, a decorative masonry wall at least five (5) feet in height shall be erected on the business lot along the common property line separating the two (2) districts. No wall will be required along the front property line of the business lot where the same is separated from a residential zone by a street.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE* SEC. 18A-6. MINIMUM STANDARDS.
(12) Existing Sabal Palmettos (Cabbage Palms) shall be used to satisfy minimum tree and native plant requirements.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE* SEC. 18A-6. MINIMUM STANDARDS.
(C) Trees. (1) Tree size = ≥ 10' H.T. and ≥ 2" Cal. at time of planting. Native species = ≥ 8' H.T. and ≥ 1 1/2" Cal. at time of planting. (2) Street trees = ≥ 12' H.T. and ≥ 2" Cal. at time of planting. Mature height = ≥ 20' H.T. and ≥ 4' C.T. Spacing = ≤ 35' O.C. = 916 LF / 35' O.C. = 26.17 Street Trees (5) Minimum number of trees in addition to Street Trees = 22 / Acre of Net Lot Area = 5.78 Acres x 22 = 127.38 Trees

MIAMI DADE COUNTY. ARTICLE I. IN GENERAL SEC. 33-11. FENCES, WALLS, BUS SHELTERS AND HEDGES.
The safe sight distance triangle area shall not contain obstructions to cross-visibility at a height of two and one-half (2.5) feet or more above pavement; potential obstructions include, but are not limited to, structures, grass, ground covers, shrubs, vines, hedges, trees, rocks, walls and fences.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: BU-2   Net Lot Area: 5.78 acres   252,038 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 252,038 square feet x 15.5% % = 39,065.89 square feet	39,065.89	86,349
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 291 x 10 square feet per parking space =	2,910	12,596.86
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	~~41,305.89~~ 41,515	98,846 ✓
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	39,065.89	20% OF
B. Maximum lawn area (St. Augustine sod) permitted = 20 % x 39,065.89 square feet =	7,813.18	98,846 = 19,769 16,862.65 PROVIDED
TREES		
A. The number of trees required per net lot acre	127.38	
less the existing number of trees that meet minimum requirements (column)	19 (6 Trees & 20 Palms)	
= 22 trees x net lot acreage =	108.38	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	30% = 32.51 X 2 = 65.02	20 Exist. + 33 = 53
C. Percentage of native trees required = the number of trees provided x 30% =	32.51	123
D. Street trees (max. average spacing of 35' o.c.): 916 linear feet along street ÷ 35 =	26.17	2 Exist. + 25 = 27
Palms as street trees (max. average spacing 25' o.c.): ____ linear feet along street ÷ 25 =	-	-
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): ____ linear feet along street ÷ 25 =	-	-
F. Total number of trees provided =	127.38 + 26.17 = 153.55	176.50
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	153.55 x 10 = 1,535	1,569 + 4,403 GC
B. The number of shrubs required x 30% = the number of native shrubs required	460.50	464

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation ____ or hose bib ____ provided.

not req. but prior to new landscape code effect. D.

OPEN AREAS PHASE II	
Western buffer	3,683
Northern buffer	11,835
S.W. 134th Street buffer	7,104
S.W. 136th Street buffer	8,722
Bldg. surrounding	51,423
Rotonda + islands	3,483
Parking Lot buffer	12,597
	98,846

PLANT MATERIAL

TREE/PALM

SYM	NEW	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE YES	NATIVE NO	CALIPER INSTALLED	HEIGHT INSTALLED	HEIGHT MATURE	CANOPY DIAMETER	QTY
AR1	X		ACER RUBRUM	RED MAPLE	X		1 1/2" CAL	10' O.A.		40'	8
AR2	X		ACER RUBRUM	RED MAPLE	X		2" CAL	12' O.A.		40'	3
BB	X		BAUHINIA BLAKEANA	HONG KONG ORCHID TREE		X	2" CAL	10' O.A.	20-30'	20-25'	30
BS1	X		BURSERA SIMARUBA	GUMBO LIMBO	X		1 1/2" CAL	10' O.A.	40-60'	25-40'	16
BS2	X		BURSERA SIMARUBA	GUMBO LIMBO	X		3" CAL	12' O.A.	40-60'	25-40'	15
CE	X		CONOCARPUS ERECTUS	GREEN BUTTONWOOD	X		3" CAL	12' O.A.	40-50'	25-40'	26
JM	X		JACARANDA MIMOSIFOLIA	JACARANDA		X	3" CAL	12' O.A.	25-40'	45-60'	1
PC	X		PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM		X	3" CAL	10' O.A.	35-40'	UP TO 50 FEET	7
QV1	X		QUERCUS VIRGINIANA	LIVE OAK	X		1 1/2" CAL	10' O.A.	40-50'	30-60'	1
QV2	X		QUERCUS VIRGINIANA	LIVE OAK	X		3" CAL/4" C.T.	10' O.A.	40-50'	30-60'	25
RE	X		ROYSTONEA ELATA	FLORIDA ROYAL PALM	X		3" CAL	10' O.A.	50-80'	30'	15
SM	X		SWIETENIA MAHAGONI	MAHOGANY	X		3" CAL	12' O.A.	35-60'	40-60'	12
SP	X		SABAL PALMETTO	CABBAGE PALM	X		3" CAL	10' O.A.	40-50'	10-15'	8
TR	X		THRINAX RADIATA	FLORIDA THATCH PALM	X		3" CAL	10' O.A.	15-20'	6-10'	3

SHRUBS/GROUNDCOVERS

SYM	NEW	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE YES	NATIVE NO	CALIPER INSTALLED	HEIGHT INSTALLED	HEIGHT MATURE	CANOPY DIAMETER	QTY
AA	X		AGAVE ATTENUATA	SPINELESS CENTURY PLANT		X			3-5'		6
AC	X		ALLAMANDA CATHARTICA	YELLOW ALLAMANDA		X					38
AN	X		ALLAMANDA NERIIFOLIA	BUSH ALLAMANDA		X			4-6'		162
AZ	X		ALPINIA ZERUMBET	SHELL GINGER		X			4-8'	5-8'	24
CC	X		CHLOROPHYTUM COMOSUM	SPIDER PLANT		X			10-12"	2-4'	2912
IL	X		IPOMOEA LITTORALIS	BEACH CREEPER	X				1-2"		312
FP	X		FICUS PUMILA	CREEPING FIG		X					275
FS	X		FEIJOA SELLOWIANA	FEIJOA		X			10-16'		88
HP	X		HAMELIA PATENS	FIREBUSH	X				6-12'	5-8'	152
HS	X		HEMEROCALLIS SPP.	DAY LILY		X			1-2'	1-2'	264
IC	X		IXORA COCCINEA	IXORA		X			4-6'	4-10'	279
LM	X		LIRIOPE MUSCARI	LIRIOPE		X			12"	12"	379
PS	X		PHILODENDRON SELLOUM	SPLIT-LEAF PHILODENDRON		X			4-8'	10-15'	65
RE	X		RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT		X			3-5'	6-12'	59
VS	X		VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM		X			6-8'	10'	42
VO	X		VIBURNUM ODORATISSIMUM	SWEET VIBURNUM		X				15'	80

LANDSCAPE SITE PLAN
SCALE: 1/32" = 1'-0"

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE* SEC. 18A-6. MINIMUM STANDARDS.
(D) Shrubs. (1) 10 shrubs / required tree = 127.38 + 26.17 = 153.55 x 10 = 1,534 shrubs. 30% = native species = 461. (2) When used as a visual screen, buffer, or hedge, shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting. Shrubs used as a buffer, visual screen, or hedge need not be of the same species. ≥ 18" H.T. and ≤ 30" O.C. at time of planting. ≥ 36" H.T. and ≤ 48" O.C. at time of planting.

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE* SEC. 18A-6. MINIMUM STANDARDS.
(4) Palms. 1 Palm = 1 Street Tree II = ≥ 15' at maturity Canopy, ≥ 14' H.T. and ≥ 4" Cal. at time of planting. Spacing = ≤ 25' O.C. Queen palms (Syagrus romanzoffiana) shall not be allowed as street trees. (8) Two Palms = ≥ 10' O.A. and ≥ 3" Cal. at time of planting. Spacing = 1 Tree

SEC. 33-122.3. REQUIREMENT OF BICYCLE RACKS OR OTHER MEANS OF STORAGE.

Total Parking Spaces in Lot	Required Number of Bicycle Parking Spaces
101 to 500	12

FLORIDA BUILDING CODE
11.4.1.2. Accessible site and exterior facilities: new construction. (5)PARKING SPACES:

Total Parking in Lot	Required Minimum Number of Accessible Spaces
301 to 400	8

SEC. 33-122.2. PARKING SPACES FOR PERSONS TRANSPORTING YOUNG CHILDREN AND STROLLERS.

Total Parking Spaces in Lot	Required Number of Spaces
101 to 500	2

MIAMI DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE* SEC. 18A-6. MINIMUM STANDARDS.
(I) Parking lot buffers. All parking lots adjacent to a right-of-way or private street shall be screened by a continuous planting and/or three (3) foot high wall with a seven (7) foot landscaped strip incorporating said planting and/or wall on private property. ≥ 18" H.T. and ≤ 30" O.C. at time of planting. ≥ 36" H.T. and ≤ 48" O.C. at time of planting. (J) Landscaped areas in parking lots = 10 SF / parking space = 291 x 10 = 2,910 SF. Trees at interior of the parking lot = 1 tree / 80 SF of landscaped area, exclusive of parking lot buffers = 4,240 SF of landscape area / 80 SF = 53 trees Planting areas for each tree shall have a minimum width of five (5) feet, exclusive of the curb dimension, and shall be planted or covered with other landscape materials. This requirement is in addition to any applicable required open space as provided in Chapter 33 of the Code of Miami-Dade County or applicable municipal code.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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2nd RW

TREE SURVEY TABLE

EXISTING TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	CANOPY (feet)	SPREAD (feet)	HEALTH (FOR SPECIMEN TREES)	CANOPY AREA TO REMAIN	CANOPY AREA TO BE REMOVED	REPLACEMENT AREA REGULAR TREE	REPLACEMENT AREA SPECIMEN TREE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TOTAL TREES TO REMAIN
TOTAL PALMS TO REMAIN: 20 PALMS = 10 TREES
TOTAL TREES TO REMAIN
11,084.35

TREE REPLACEMENT

CALIPER	TREES QTY	TREES CREDIT	TREES QTY	TREES CREDIT	PALMS QTY	PALMS CREDIT	PALMS QTY	PALMS CREDIT	SMALL TREE QTY	SMALL TREE CREDIT
		500		300		300		300		300
8"										
12"	20	10000								
10"				0						
6"					4	1,200				
8"								0		
10"										0
TOTAL CAL. PROVIDED					11,200.00					

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
PROFESSIONAL SEAL:
[signature] 6/18/09
PROJECT NUMBER:
PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176
OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	6-8-09

SCALE: 1/32" = 1'-0"
FILE NAME:
DRAWN BY: L.M.R.
CHECKED BY: J.A.B.
DATE: 06-18-2009
DRAWING TITLE:
LANDSCAPE SITE PLAN PHASE II
SCHEMATIC DESIGN PHASE
SHEET L101-II

40

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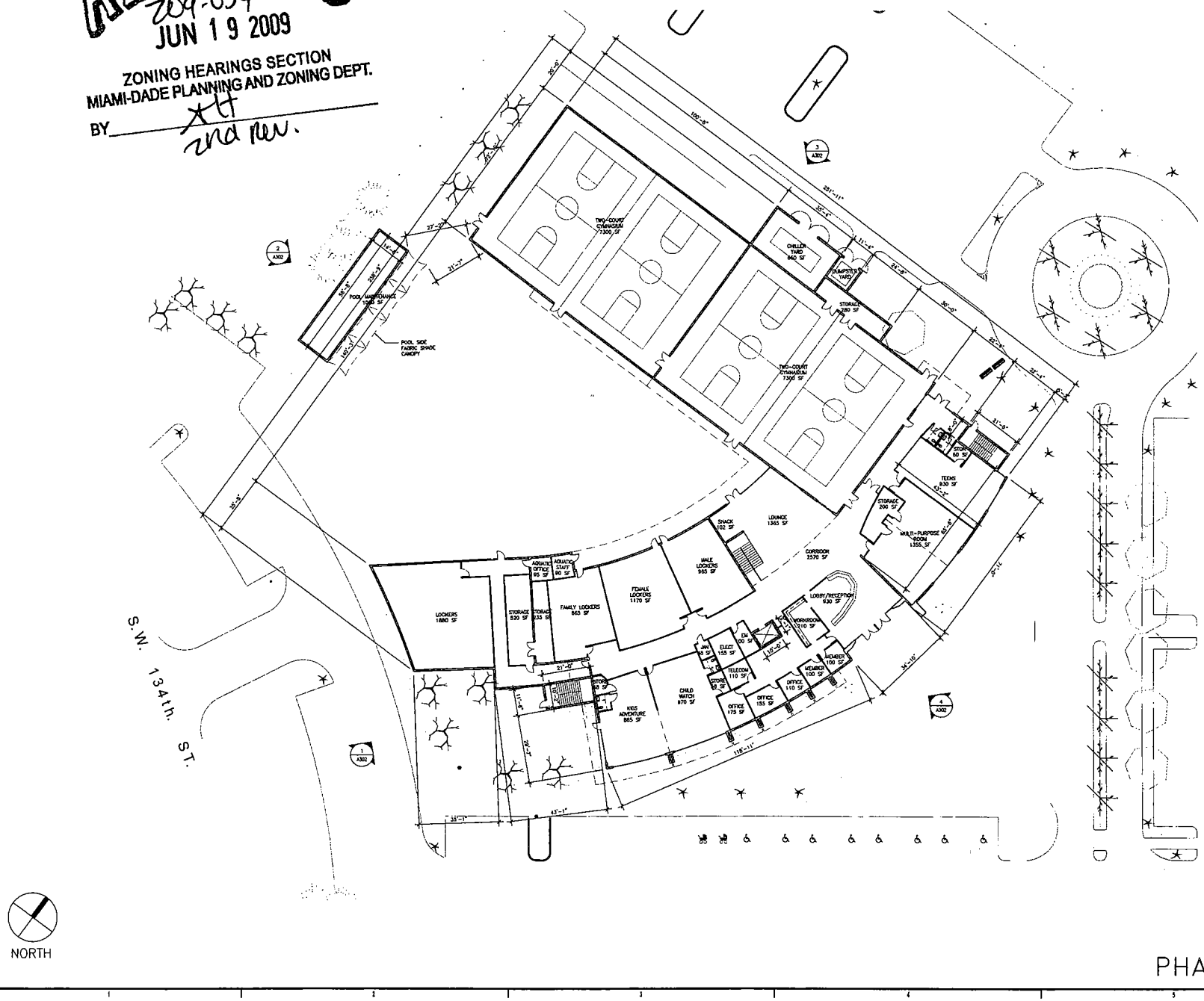

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PHASE II

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4640 SOUTHWEST 72ND AVENUE · SUITE 400
MIAMI, FLORIDA 33155 305.666.5855

CONSULTANTS

PROFESSIONAL SEAL:

6/18/09

PROJECT NUMBER: –

PROJECT NAME & ADDRESS:

YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:

YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09

SCALE: 1/16"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE: 2-18-09
DRAWING TITLE:
FIRST FLOOR PLAN

SCHEMATIC DESIGN PHASE

A101.II

42

RECEIVED
MIAMI-DADE COUNTY
DATE: JUN 19 2009

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209-034
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ZONING HEARINGS SECTION
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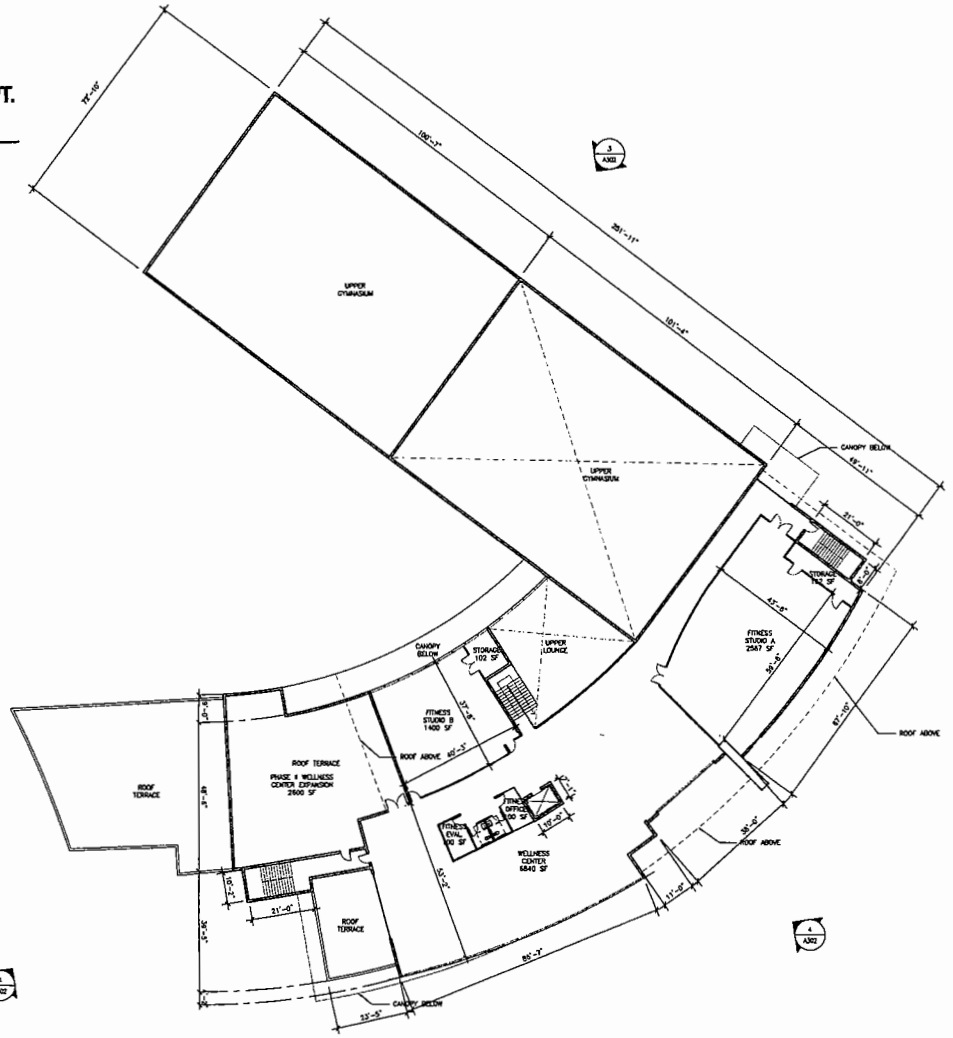

NORTH

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209-034
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MIAMI-DADE PLANNING AND ZONING DEPT.
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PHASE II

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4650 SOUTHWEST 72ND AVENUE - SUITE 200
MIAMI, FLORIDA 33155 305 - 665 - 8022
AA0000711

CONSULTANTS

PROFESSIONAL SEAL:

PROJECT NUMBER: -

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09

SCALE: 1/16"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE: 2-18-09
DRAWING TITLE:
SECOND FLOOR PLAN

SCHEMATIC DESIGN PHASE

A102.II

43

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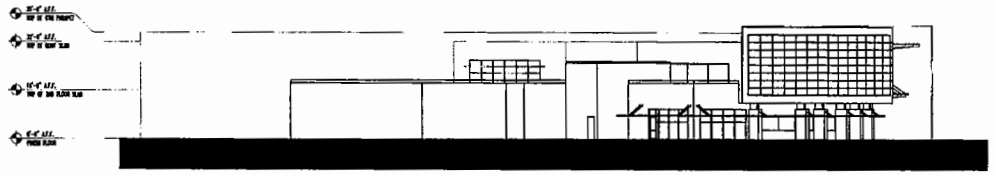
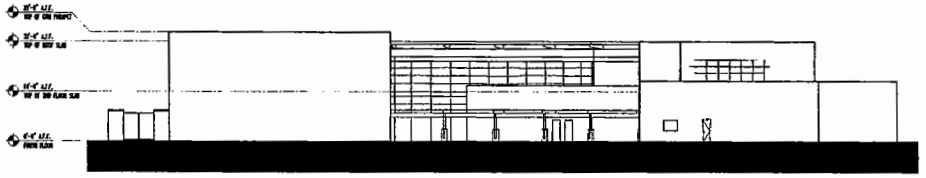
MIAMI-DADE COUNTY
PLOCHING & ZON-CIN
DATE: JUN 19 2009
BY: [illegible]



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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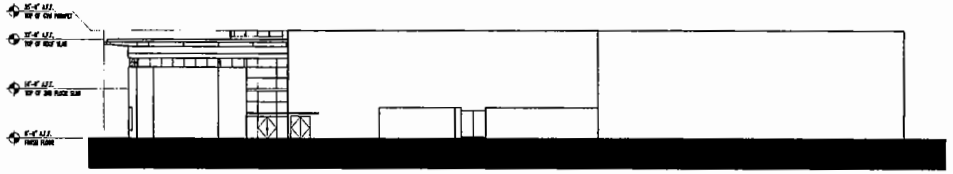
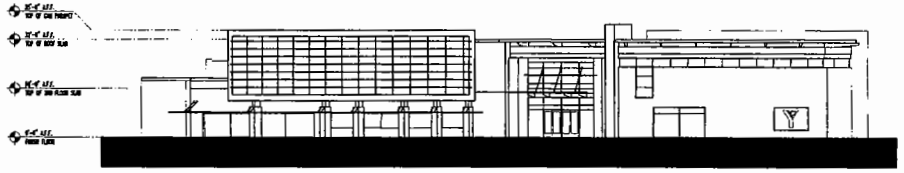
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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PHASE II

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4550 SOUTHWEST 72ND AVENUE · SUITE 400
MIAMI, FLORIDA 33155 · 305 · 665 · 5552
AA0004711

CONSULTANTS

CIVIL ENGINEERS
MILLER-LEDO
2025 VISTA PARKWAY
SUITE 100
WEST PALM BEACH, FL 33411
(561) 659-1136/(561) 659-8108 FAX

STRUCTURAL ENGINEERS
MARTINEZ ENGINEERING GROUP
7200 CORPORATE CENTER DRIVE
SUITE 304
MIAMI, FL 33126
(305) 629-8318/(305) 629-8456 FAX

MECHANICAL/ELECTRICAL/PLUMBING ENGINEERS
TLC ENGINEERING FOR ARCHITECTURE
5757 BLUE LAGOON DRIVE
SUITE 400
MIAMI, FL 33126
(305) 266-9553/(305) 266-9395 FAX

PROFESSIONAL SEAL:

4/8/09

PROJECT NUMBER: -

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

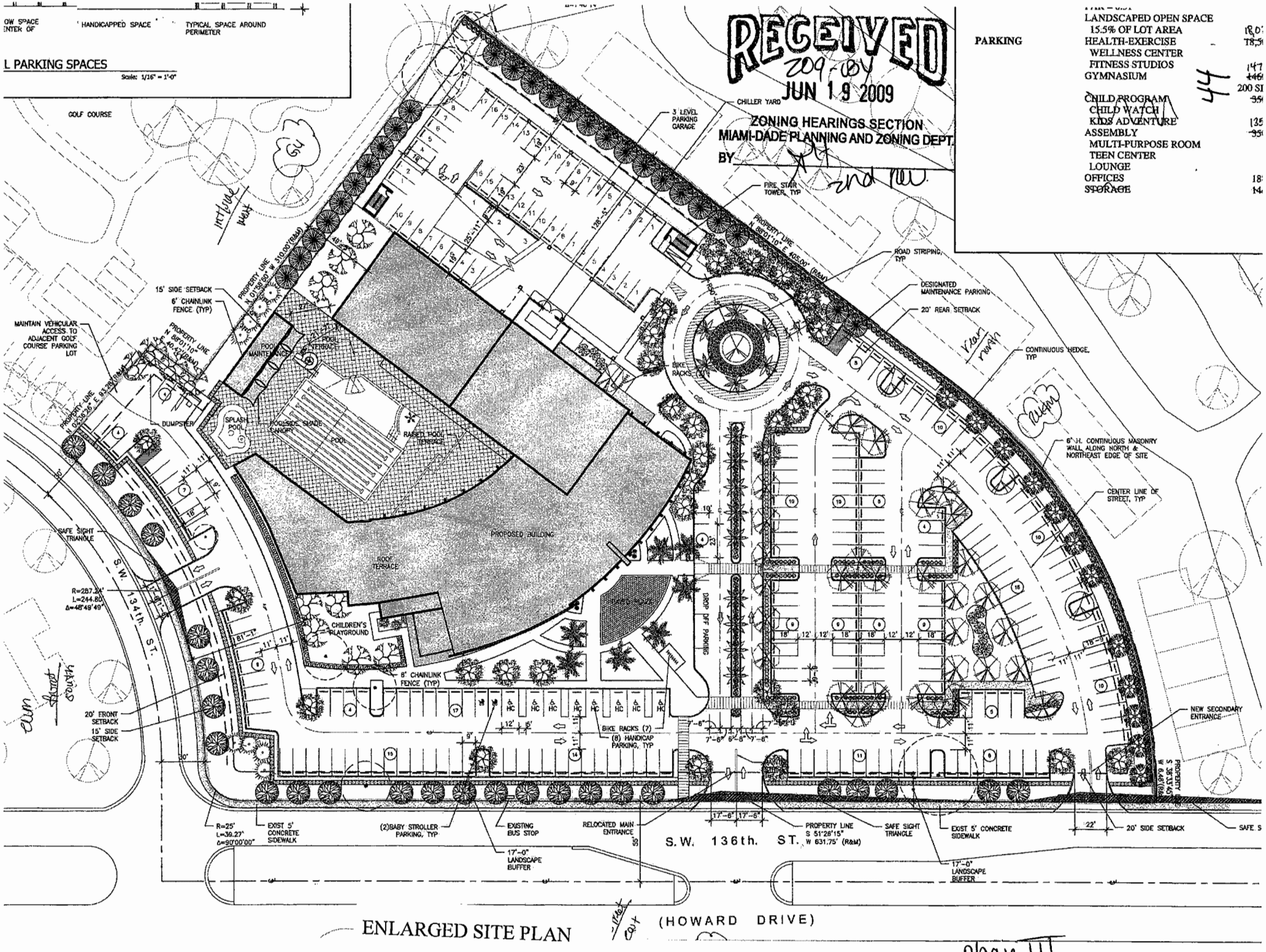
OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-6-09

SCALE: AS NOTED
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE:
DRAWING TITLE:
EXTERIOR ELEVATIONS

SCHEMATIC PHASE

A301.II
SHEET OF



ENLARGED SITE PLAN

phase III

RECEIVED
MIAMI-DADE COUNTY
PROCESSED 350-006
DATE JUN 19 2009
BY

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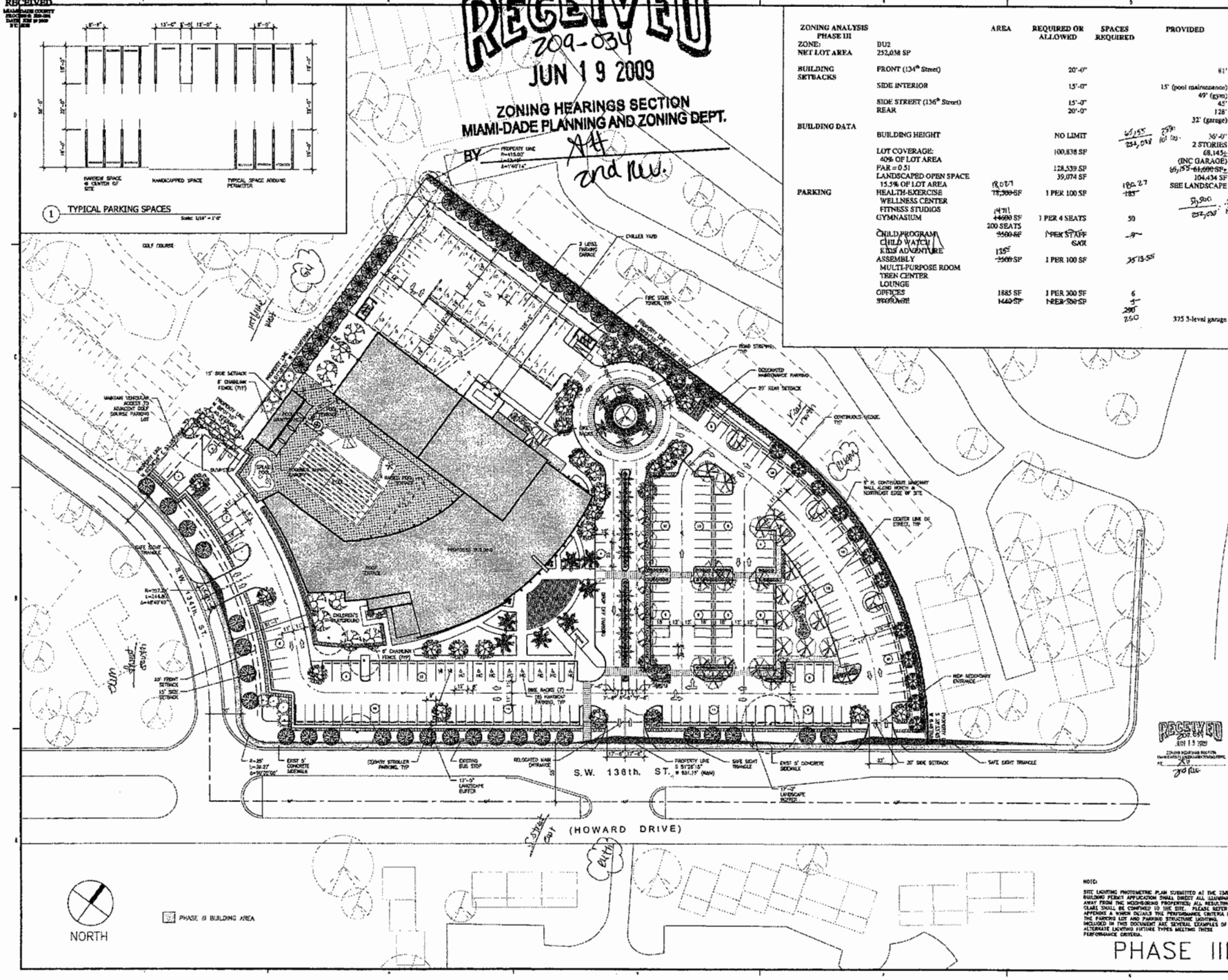
209-034
JUN 19 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

45

1 TYPICAL PARKING SPACES

ZONING ANALYSIS PHASE III		AREA	REQUIRED OR ALLOWED	SPACES REQUIRED	PROVIDED
ZONE:	BU2				
NET LOT AREA	252,038 SF				
BUILDING SETBACKS	FRONT (134th Street)		20'-0"		81'
	SIDE INTERIOR		15'-0"		15' (pool maintenance)
					49' (gym)
	SIDE STREET (136th Street)		15'-0"		45'
	REAR		20'-0"		128'
					32' (garage)
BUILDING DATA	BUILDING HEIGHT		NO LIMIT	60'/15' 75' 100'	36'-0"
				234,038	2 STORIES
	LOT COVERAGE: 40% OF LOT AREA		100,838 SF		68,145± (INC GARAGE)
	FAR = 0.51		128,539 SF		65,155-61,600 SF±
	LANDSCAPED OPEN SPACE 15.5% OF LOT AREA		39,074 SF		104,434 SF SEE LANDSCAPE
PARKING	HEALTH-EXERCISE	18,027		180.27	
	WELLNESS CENTER	13,300 SF	1 PER 100 SF	183	
	FITNESS STUDIOS	1471			
	GYMNASIUM	14690 SF	1 PER 4 SEATS	50	
		200 SEATS			
	CHILD PROGRAM	9500 SF	1 PER STAFF	8	
	CHILD WATCH		6AR		
	KIDS ADVENTURE	135			
	ASSEMBLY	2500 SF	1 PER 100 SF	35 15.55	
	MULTI-PURPOSE ROOM				
	TEEN CENTER				
	LOUNGE				
	OFFICES	1885 SF	1 PER 300 SF	6	
		9969 SF	1 PER 300 SF	5	
				290	
				250	375 3-level garage

59,300 .20 PHF 252,038



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JUN 15 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

NOTE:
SITE LIGHTING PHOTOMETRIC PLAN SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION SHALL DIRECT ALL ILLUMINATION AWAY FROM THE NEIGHBORING PROPERTIES. ALL RESULTING GLARE SHALL BE CONFINED TO THE SITE. PLEASE REFER TO APPENDIX A WHICH DETAILS THE PERFORMANCE CRITERIA FOR THE PARKING LOT AND PARKING STRUCTURE LIGHTING. INCLUDED IN THIS DOCUMENT ARE SEVERAL EXAMPLES OF ALTERNATE LIGHTING FIXTURE TYPES MEETING THESE PERFORMANCE CRITERIA.

PHASE III

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4000 SOUTHWEST 72ND AVENUE - SUITE 600
MIAMI, FLORIDA 33155 - 305 . 665 . 5292

CONSULTANTS

PROFESSIONAL SEAL:

PROJECT MANAGER: -

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	1-9-09
2	ZONING REVISIONS	5-1-09
3	ZONING REVISIONS	6-15-09
4		
5		
6		

SCALE: 1/32"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE:
DRAWING TITLE:
SITE PLAN
SCHEMATIC DESIGN PHASE

SPHIII

phase III

RECEIVED
MIAMI-DADE COUNTY
JUN 19 2009
ZONING HEARINGS SECTION

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2009-034
JUN 19 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
2nd Rev-

9/19

MIAMI-DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE
SEC. 18A-6. MINIMUM STANDARDS.
(B) Buffers between dissimilar land uses.
(3) A wall shall be:
(a) Constructed of a permanent material such as brick, stone, or concrete block, and shall be finished on both sides; or
(b) Constructed of wood posts with wood planks, or chain link fencing with wood or plastic slats, which are finished on the side facing the adjacent property; or
(c) Constructed of a living plant material which normally grows to a minimum height of six (6) feet, and a minimum of 36" O.C. at time of planting.
Chain link, fencing in steel, slotted shall also be required a 36" HT. and 36" to 48" O.C. at time of planting.
Buffers between dissimilar uses shall include trees planted at a maximum average spacing of thirty-four (30) feet on center within a minimum five (5) foot landscaped strip.

MIAMI-DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE
SEC. 18A-6. MINIMUM STANDARDS.
(E) MAXIMUM LAWN AREA = 70% of Required Open Space = 39,065.89 x 70% = 27,346.12 SF

MIAMI-DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE
SEC. 18A-6. MINIMUM STANDARDS.
(F) Fifty (50) percent of the required trees within parkways shall be native species.

MIAMI-DADE COUNTY
ARTICLE XXII. SOUTH, SPECIAL BUSINESS DISTRICT
SEC. 33-279.7. BUSINESS PROPERTY ADJACENT TO RESIDENTIAL DISTRICTS.
Where a business lot abuts an ALL ALL RU or EU zoned property, a decorative masonry wall of least five (5) feet in height shall be required on the business lot along the common property line separating the two (2) districts.
No wall shall be required along the front property line of the business lot where the same is separated from a residential zone by a street.

MIAMI-DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE
SEC. 18A-6. MINIMUM STANDARDS.
(G) Existing Good Pollutant Plantings. Plants shall be used as much as possible and native plant requirements.

MIAMI-DADE COUNTY, CHAPTER 18A LANDSCAPING ORDINANCE
SEC. 18A-6. MINIMUM STANDARDS.
(J) Trees.
(1) Trees are = (10' HT.) and a 4" Cal. at time of planting.
Native shrubs = a 6" HT. and a 1 1/2" Cal. at time of planting.
Street trees = a 12' HT. and a 2" CAL at time of planting. Mature height = a 25' H.T. and a 4" Cal.
Spacing = a 30' O.C. = 436.67 / 30' O.C. = 15.17 Street Trees
(2) Maximum number of trees in addition to Street Trees = 22.7 acres of Net Lot Area = 3.78 Acres x 6 = 22.68 Trees

MIAMI-DADE COUNTY, ARTICLE IV, GENERAL
SEC. 33-11. SIGNS, BANNERS, AND MEETING ANNOUNCEMENTS.
No sign, except those of a height and a half (1 1/2) feet or more above pavement, potential obstruction vehicles, pedestrian facilities, driveways, grass, ground covers, shrubs, vines, hedges, trees, rocks, walls and berms.

LANDSCAPE LEGEND (This information is required to be permanently affixed on the plan.)
Zoning District: BU-2 Net Lot Area: 3.78 acres 252,650 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 252,650 square feet x 15.5% = 39,065.89 square feet	39,065.89	64,841
B. Square feet of parking lot for open space required by Chapter 18A, as indicated on site plan: The number of parking spaces = 624 x 10 square feet per parking space =	6,240	11,120
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	45,305.89	75,961
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	39,065.89	20% OF
B. Maximum lawn area (St. Augustine sod) permitted = 70 % x 39,065.89 square feet =	27,345.72	96,264 - 15,213.08 = 15,644.92 square feet
TREES		
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements (minus) 178.56 x 3.78 acres = 675 trees x net lot acreage =	675.00	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	30% = 12.33 X 2 = 24.67	20 Palms = 10 = 23
C. Percentage of native trees required = the number of trees provided x 30% =	12.33	23
D. Street trees (max. average spacing of 25' o.c.) 215 linear feet along street = 35 =	35.17	2 Palms = 23 = 25
Palms as street trees (max. average spacing 25' o.c.) linear feet along street + 25 =		
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) linear feet along street + 25 =		
F. Total number of trees provided =	127.38 + 28.17 = 153.55	176.75
SHRUBS	153.55 x 10 =	
A. The total number of trees required x 10 = the number of shrubs required	1,535	1502 + 4,241.05
B. The number of shrubs required x 30% = the number of native shrubs required	460.50	464

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib _____ provided.

PLANT MATERIAL
TREES/PALMS

TAG	NEW	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE YES / NO	CALIPER INSTALLED	HEIGHT INSTALLED	HEIGHT AT MATURITY	CANOPY DIAMETER	QTY
AB1	x		ACER BARBATA	RED MAPLE	N	3 1/2" CAL.	16' O.A.		40'	5
AB2	x		ACER BARBATA	RED MAPLE	N	3" CAL.	14' O.A.		40'	6
BP	x		BAUHINIA PURPUREA	PURPLE ORCHID TREE	N	3" CAL.	12' O.A.	25'-30'	30'-35'	10
BV1	x		BUCIDA BUCERAS	GREEN GERRO	N	3 1/2" CAL.	18' O.A.	40'-60'	30'-40'	16
BV2	x		BUCIDA BUCERAS	GREEN GERRO	N	3" CAL.	16' O.A.	40'-60'	30'-40'	16
CA	x		CALOPHYLLUM ANTILLES	CAMPA BLACK CALOPHYLLUM	N	3" CAL.	12' O.A.	40'-50'	25'-30'	12
CM	x		CASUARINA EQUISETIFOLIA	CASUARINA	N	3" CAL.	12' O.A.	40'-50'	25'-30'	7
CP1	x		CHRYSOBALANUS PELLOCARPUS	PAHUDII	N	3" CAL.	12' O.A.	25'-30'	20'-25'	10
CP2	x		CHRYSOBALANUS PELLOCARPUS	PAHUDII	N	3" CAL.	12' O.A.	25'-30'	20'-25'	10
CV1	x		CLUSIA VALERANDIANA	SAN JOSE	N	3 1/2" CAL.	18' O.A.	40'-50'	30'-40'	7
CV2	x		CLUSIA VALERANDIANA	SAN JOSE	N	3" CAL.	16' O.A.	40'-50'	30'-40'	7
DR	x		DRYPETES DIVERSA	PLUM	N	3" CAL.	12' O.A.	30'-40'	25'	15
EM	x		ERITHALIS FRUTICOSA	BLACK MANGROVE	N	3" CAL.	12' O.A.	30'-40'	25'	5
GV1	x		GUAIACUM OFFICINALE	LIGNUM VITAE	N	3" CAL.	12' O.A.	30'-40'	25'	7
GV2	x		GUAIACUM OFFICINALE	LIGNUM VITAE	N	3" CAL.	12' O.A.	30'-40'	25'	7
HA	x		HAMELIA PATENS	FIREBUSH	N	3" CAL.	12' O.A.	30'-40'	25'	5
HP	x		HYPHORBE LAGENICAULIS	BOTTLE PALM	N	3" CAL.	12' O.A.	30'-40'	25'	5
LR	x		LYSILOMA LATISILIQUUM	WILD TAMARIND	N	3" CAL.	12' O.A.	30'-40'	25'	5
PA	x		PINUS ELLIOTTII	SLASH PINE	N	3" CAL.	12' O.A.	30'-40'	25'	5

SHRUBS/GROUNDCOVERS

TAG	NEW	EXISTING	SCIENTIFIC NAME	COMMON NAME	NATIVE YES / NO	CONTAINER SIZE	SPACING	QTY
AC	x		ACALYPHA CAPITATA VAR.	SPANISH CENTURY PLANT	N	3 GAL.		3
AC	x		ACALYPHA CAPITATA VAR.	FIREBUSH / ALCHEMILLA	N			3
AC	x		ACALYPHA HISPIDA VAR.	RED HOT CATTAIL	N	3 GAL.		3
AG	x		AGAVE ATTENUATA	FOX TAIL AGAVE	N	3 GAL.		3
AL	x		ALOE VERA	MEDICINAL ALOE	N	3 GAL.		3
CA	x		CARISSA MACROCARPA	NATAL PLUM	N	3 GAL.	3' O.C.	3
CH	x		CHRYSOBALANUS ICACO	COCOPLUM	N	3 GAL.	3' O.C.	3
CL	x		CLUSIA FLUVIMINEA	SMALL LEAF CLUSIA	N			3
CR	x		CROTON LINEARIS	LIGNUM VITAE	N	3 GAL.		3
DR	x		DRACAENA FRAGRANS	CORN PLANT	N			3
FI	x		FICUS MICROCARPA	CHINESE FICUS	N	3 GAL.	3' O.C.	3
HE	x		HEMIGRAPHIS ALTERNATA	PURPLE HEMIGRAPHIS	N	3 GAL.	3' O.C.	3
HE	x		HETEROPTERIS LUCIDA	BANISTERIA	N	3 GAL.	3' O.C.	3
IX	x		IXORA X 'DWARF YELLOW'	DWARF IXORA	N	3 GAL.	3' O.C.	3
JA	x		JASMINUM SAMBAC	ARABIAN JASMINE	N	3 GAL.	3' O.C.	3
LA	x		LANTANA CAMARA	LANTANA	N	3 GAL.	3' O.C.	3
LI	x		LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	N	1 GAL.	2' O.C.	3
LI	x		LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	N	1 GAL.	2' O.C.	3
PA	x		PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	N	3 GAL.	3' O.C.	3
PE	x		PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	N	3 GAL.	3' O.C.	3
PO	x		PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	N	3 GAL.	3' O.C.	3
SA	x		SANSEVIERIA HAHNII	SNAKE PLANT	N	3 GAL.	3' O.C.	3
SE	x		SERENOA REPENS	SAW PALMETTO	N	3 GAL.	3' O.C.	3
VI	x		VIBURNUM SUSPENSUM	VIBURNUM SUSPENSUM	N	3 GAL.	3' O.C.	3

LANDSCAPE SITE PLAN
Scale: 1/32" = 1'-0"

OPEN AREAS PHASE III

Western buffer	4,681
Northern buffer	11,870
S.W. 136th Street buffer	2,206
S.W. 136th Street buffer	8,220
Bldg. surrounding	30,823
Rotunda + Islands	3,483
Parking lot buffer	13,730
	65,063

TREE SURVEY TABLE

EXISTING TREE #	COMMON NAME	SCIENTIFIC NAME	CONDITION (%)	CALIPER (inches)	HEIGHT (feet)	CANOPY (feet)	PLANTING TYPE	REMOVAL AREA (Sq.Ft.) TO BE REMOVED	TO BE RELOCATED	REPLACEMENT AREA (Sq.Ft.) REQUIRED TREES	SPECIMEN TREES
1	Palm	Palm Species	80	10	30	10	Specimen				1,256
2	Palm	Palm Species	80	10	30	10	Specimen				1,256
3	Palm	Palm Species	80	10	30	10	Specimen				1,256

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 209-034
DATE JUN 19 2009
BY: [illegible]

NOTE:

SITE LIGHTING PHOTOMETRIC PLAN SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION SHALL DIRECT ALL ILLUMINATION AWAY FROM THE NEIGHBORING PROPERTIES; ALL RESULTING GLARE SHALL BE CONFINED TO THE SITE.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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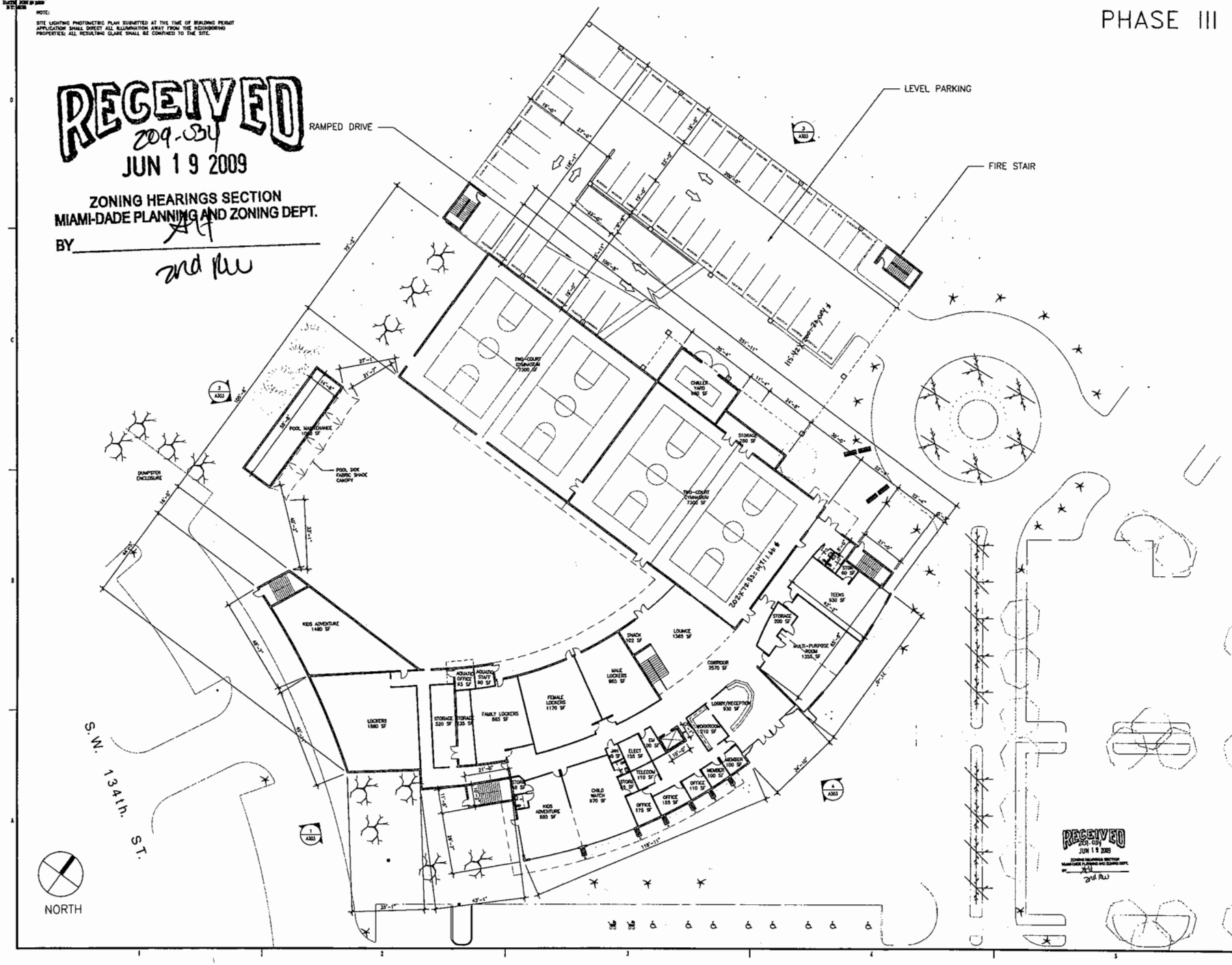
PHASE III



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JUN 19 2009
ZONING HEARINGS SECTION
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BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4660 SOUTHWEST 72ND AVENUE · SUITE 400
MIAMI, FLORIDA 33155 305.665.6955

ARCHITECT:

CONSULTANTS:

PROFESSIONAL SEAL:

PROJECT NUMBER: –

PROJECT NAME & ADDRESS:

YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:

YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-6-09
2	ZONING REVISIONS	6-1-09
3		
4		
5		
6		

SCALE: 1/16" = 1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE: 2-18-09
DRAWING TITLE:
FIRST FLOOR PLAN

SCHEMATIC DESIGN PHASE

A101.III

48

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MIAMI-DADE COUNTY
RECORD # 209-034
DATE: JUN 19 2009
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NOTE:

SITE LIGHTING PHOTOMETRIC PLAN SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION SHALL DIRECT ALL ILLUMINATION AWAY FROM THE NEIGHBORING PROPERTIES; ALL RESULTING GLARE SHALL BE CONFINED TO THE SITE.

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JUN 19 2009
ZONING HEARINGS SECTION
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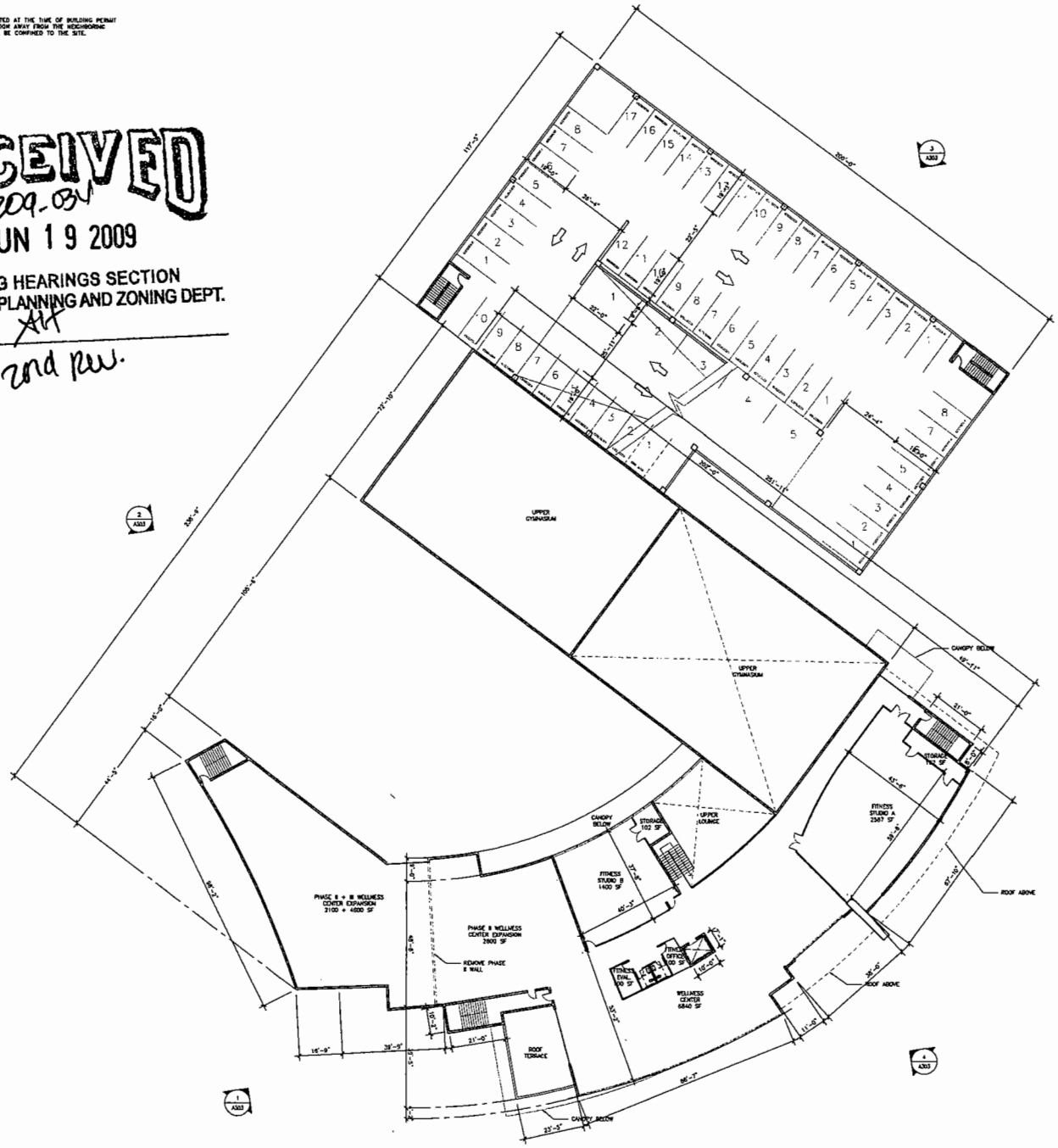

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JUN 19 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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2nd Rev.

PHASE III

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4930 SOUTHWEST 72ND AVENUE · SUITE 400
MIAMI, FLORIDA 33155 305.665.6655

ARCHITECT:

CONSULTANTS

PROFESSIONAL SEAL:

6/17/09

PROJECT NUMBER: -

PROJECT NAME & ADDRESS:

YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:

YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09
2	ZONING REVISIONS	5-1-09

SCALE: 1/16"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE: 2-18-09
DRAWING TITLE:
BUILDING & PARKING GARAGE 2ND FLOOR PLANS

A102.III

49

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 209-034
DATE FOR 19 2009
BY: [illegible]

NOTE:

SITE LIGHTING PHOTOMETRIC PLAN SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION SHALL DIRECT ALL ILLUMINATION AWAY FROM THE NEIGHBORING PROPERTIES; ALL RESULTING GLARE SHALL BE CONFINED TO THE SITE.

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209-034
JUN 19 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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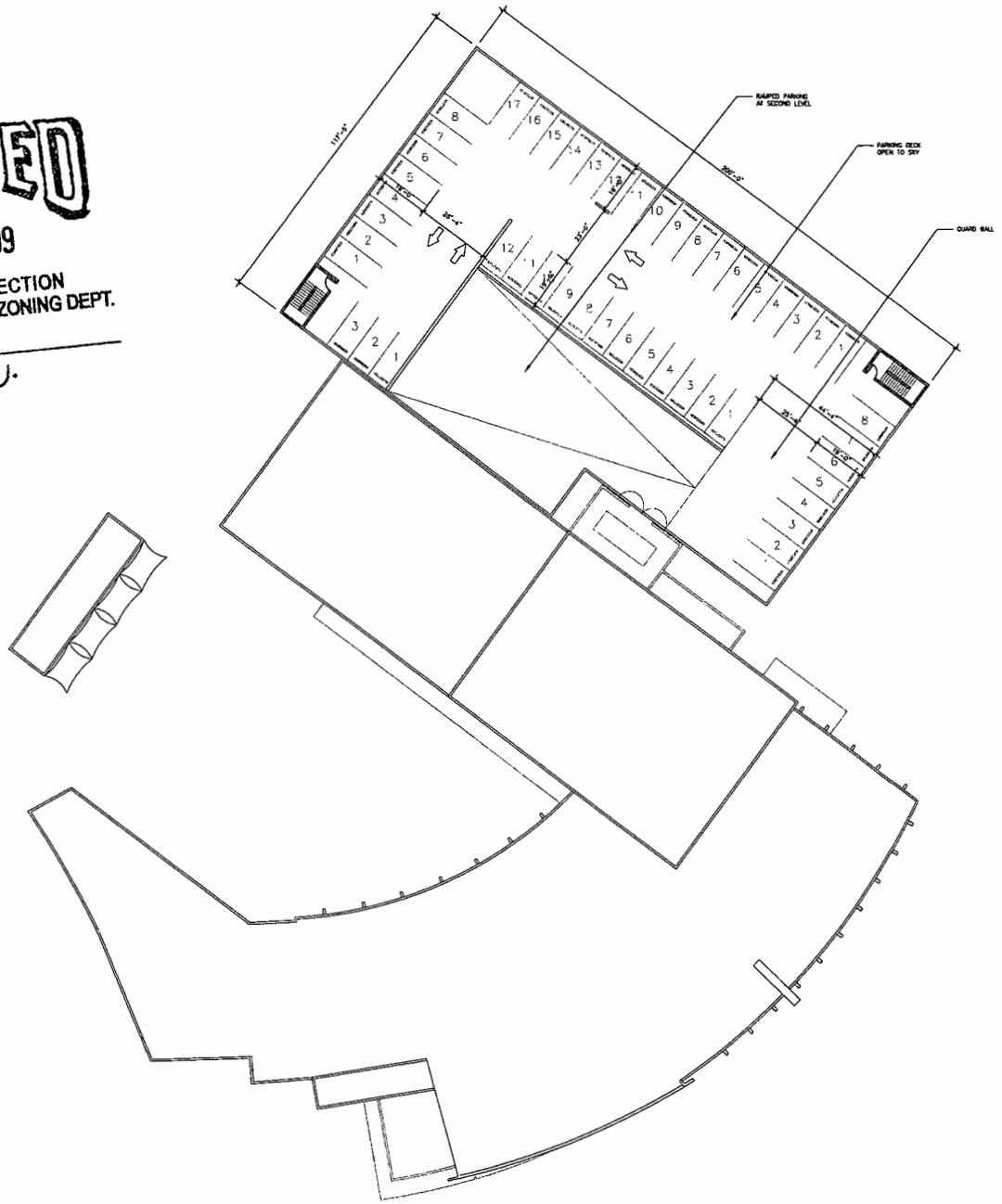
2nd Rev.



NORTH

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209-034
JUN 19 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH
2nd Rev.

PHASE III

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4950 SOUTHWEST 72ND AVENUE - SUITE 400
MIAMI, FLORIDA 33155 305-665-5665
AA0000711

CONSULTANTS

CIVIL ENGINEER
[illegible]

SPECIAL ENGINEER
[illegible]

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
[illegible]

PROFESSIONAL SEAL:

6/18/09

PROJECT NUMBER: –

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-8-09
2	ZONING REVISIONS	6-1-09

SCALE: 1/16"=1'-0"
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE: 2-18-08
DRAWING TITLE:
PARKING GARAGE 3RD FLOOR PLAN & BUILDING ROOF PLAN

A103.III
SHEET of

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MIAMI-DADE COUNTY
PROJECT # 209-034
DATE JUN 19 2009
BY: [illegible]

NOTE:

SITE LIGHTING PHOTOMETRIC PLAN SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION SHALL DIRECT ALL ILLUMINATION AWAY FROM THE NEIGHBORING PROPERTIES; ALL RESULTING GLARE SHALL BE CONFINED TO THE SITE.

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JUN 19 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [illegible]
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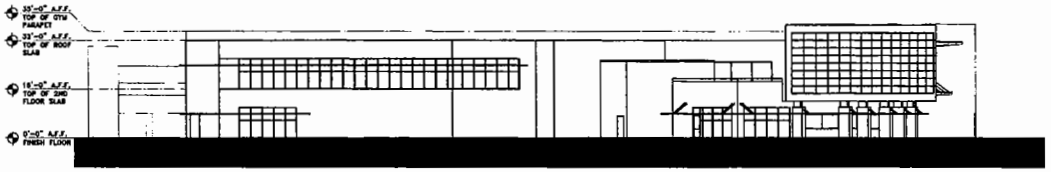

1 SOUTH ELEVATION
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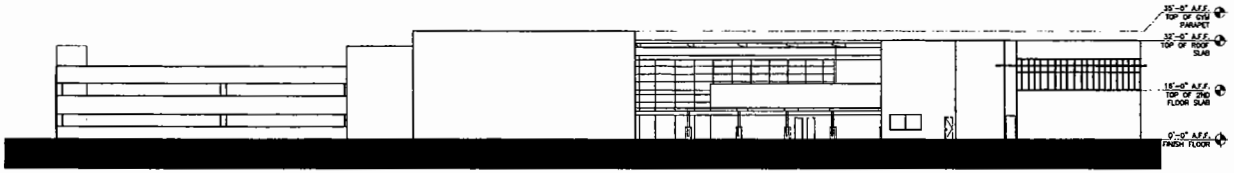
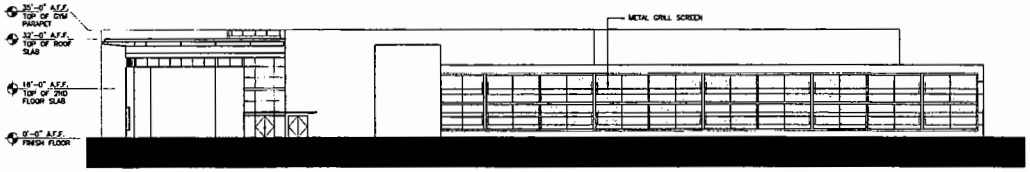
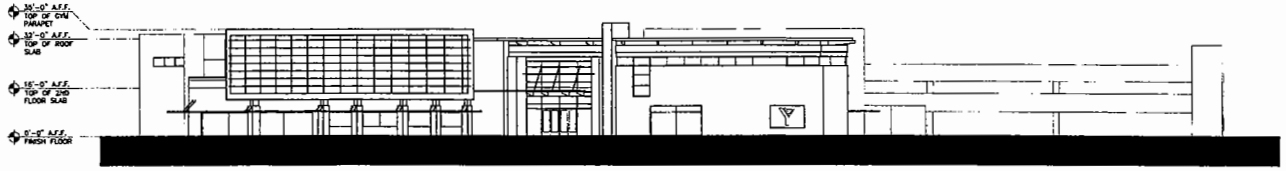


2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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PHASE III

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
4640 SOUTHWEST 72ND AVENUE - SUITE 400
MIAMI, FLORIDA 33155 [illegible]
[illegible]

CONSULTANTS

CIVIL ENGINEERS
MILLER-LEGG
2005 WEST PARKWAY
SUITE 100
WEST PALM BEACH, FL 33411
(561) 659-1135/(561) 659-6105 FAX

STRUCTURAL ENGINEERS
MARTINEZ ENGINEERING GROUP
7220 CORPORATE CENTER DRIVE
SUITE 304
MIAMI, FL 33126
(305) 629-6318/(305) 629-6456 FAX

MECHANICAL/ELECTRICAL/PLUMBING ENGINEERS
TLC ENGINEERING FOR ARCHITECTURE
5757 BLUE LAGOON DRIVE
SUITE 400
MIAMI, FL 33126
(305) 266-6553/(305) 266-6095 FAX

PROFESSIONAL SEAL:

6/18/09

PROJECT NUMBER: -

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
1200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

REV.	DESCRIPTION	DATE
1	ZONING REVISIONS	4-6-09
2	ZONING REVISIONS	6-1-09

SCALE: AS NOTED
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE:
DRAWING TITLE:
EXTERIOR ELEVATIONS

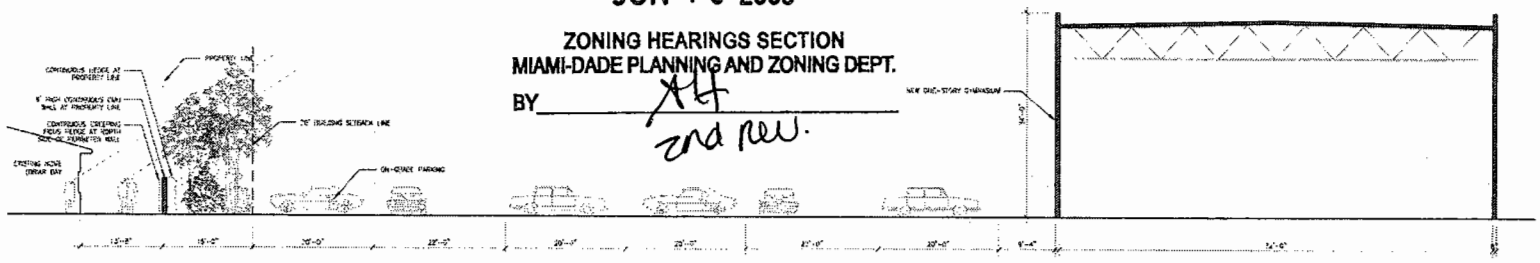
SCHEMATIC PHASE

A301.III
SHEET OF

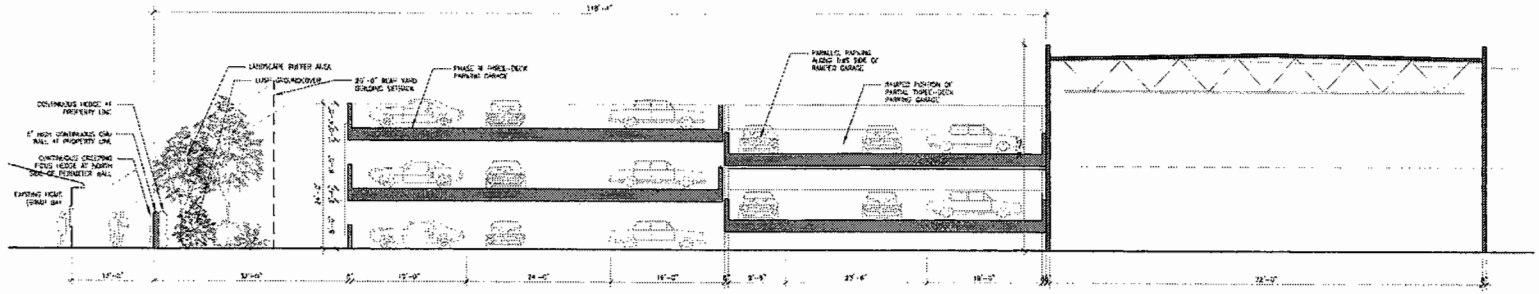
RECEIVED
MIAMI-DADE COUNTY
JUN 19 2009
ZONING HEARINGS

RECEIVED
2009-034
JUN 19 2009

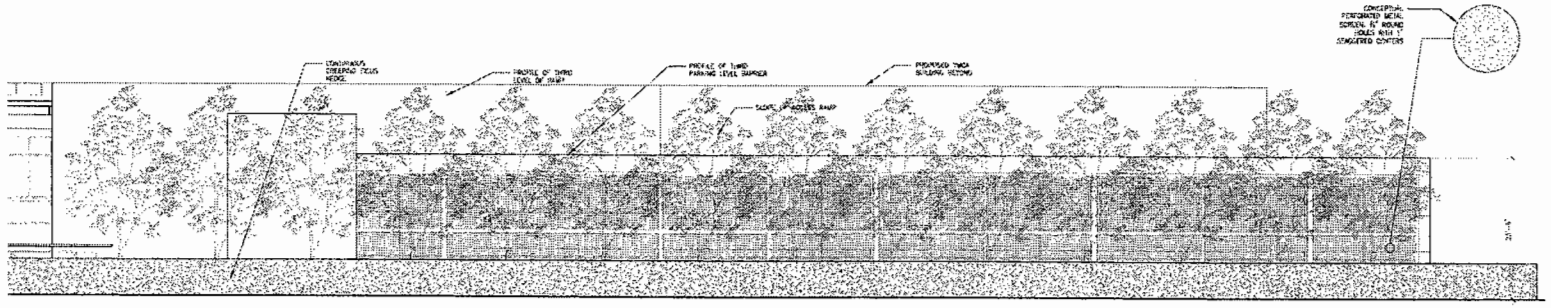
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH
2nd Rev.



1 PHASES I AND II SITE SECTION @ GYMNASIUM
SCALE: 1/8" = 1'-0"



2 PHASE III SITE SECTION @ GYMNASIUM AND THREE DECK PARKING GARAGE
SCALE: 1/8" = 1'-0"



3 PHASE III THREE DECK PARKING GARAGE ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
2009-034
JUN 11 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH
2nd Rev.

BORRELLI + PARTNERS

PROFESSIONAL SEAL:

PROJECT NUMBER: –

PROJECT NAME & ADDRESS:
YMCA SOUTH DADE
9355 SW 134 STREET
MIAMI, FL. 33176

OWNER NAME & ADDRESS:
YMCA OF GREATER MIAMI
200 NW 78 AVE
SUITE 200
MIAMI, FL. 33126

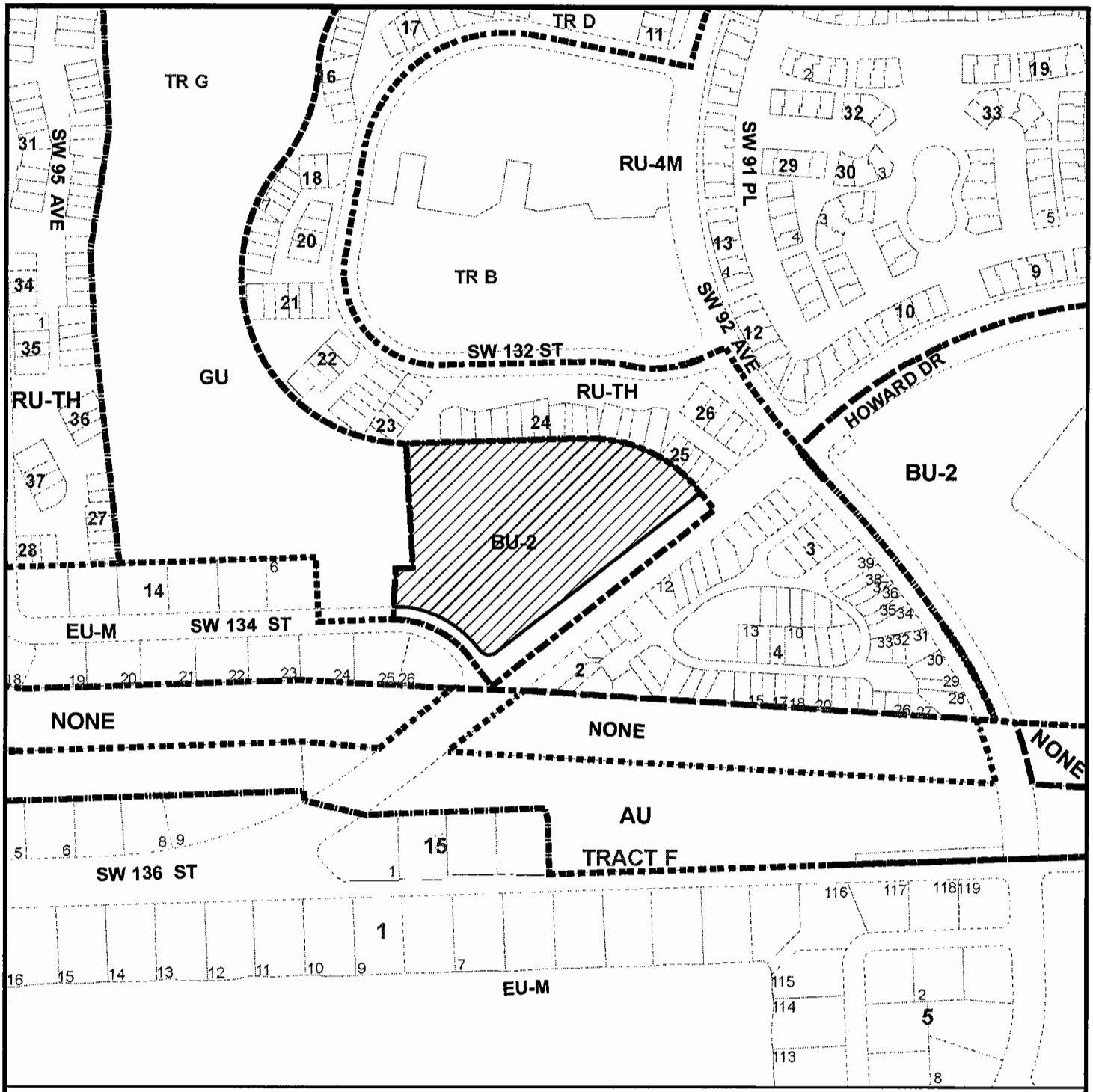
REV.	DESCRIPTION	DATE
1	ZONING HEARINGS	6-8-09
2	ZONING REVISIONS	6-1-09
3	ZONING REVISIONS	6-19-09

SCALE: AS NOTED
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE: 2-18-08

DRAWING TITLE:
SITE SECTIONS

SCHEMATIC DESIGN PHASE

A501



MIAMI-DADE COUNTY

HEARING MAP

Process Number
09-034

Section: 16 Township: 55 Range: 40
Applicant: YMCA OF GREATER MIAMI
Zoning Board: C12
Commission District: 08
Drafter ID: KEELING
Scale: NTS
--------- Zoning

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 03/10/09

REVISION	DATE	BY
		52

MIAMI-DADE COUNTY

AERIAL YEAR 2008

Process Number
09-034

Section: 16 Township: 55 Range: 40
Applicant: YMCA OF GREATER MIAMI
Zoning Board: C12
Commission District: 08
Drafter ID: KEELING
Scale: NTS
---------- Zoning

N
W E
S

SUBJECT PROPERTY

MIAMI-DADE COUNTY

SKETCH CREATED ON: 03/10/09

REVISION	DATE	BY

B. CARLOS J. LUIS
(Applicant)

09-7-CZ12-3 (09-020)
Area 12/District 8
Hearing Date: 10/06/09

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1979	Dade Development Service Corp.	- Non-Use Variance setback for tennis court and a 10' chain link fence.	ZAB	Approved w/conds.
1986	Mike Sundar	- Non-Use Variance setbacks for Porte-cochere.		Approved
2006	Carlos Luis & Patricia Rossique	- Non-Use Variance for 10' fence around tennis court. - Setback request of 6.45' - Setback request for gazebo of 10' - Rear lot coverage	CZAB-12	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
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#3

APPLICANT'S NAME: **CARLOS J. LUIS**

REPRESENTATIVE: Carlos Luis

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
09-7-CZ12-3 (09-020)	July 1, 2009	CZAB12		09

REC: Denial without prejudice of request #1, #3, and #4 under Section 33-311(A)(17), approval with conditions of requests #2 on a modified basis to remove the light poles from the site plan under Section 33-311(A)(7) and approval with conditions of requests #5 and #6 under Section 33-311(A)(4)(b) of the NUV standards and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Oct 6, 2009 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

■ OTHER: To work with staff in regards to the lighting to the tennis court.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	**M**	Peggy BRODEUR	**X**		
COUNCIL MAN		Jorge Luis GARCIGA	**X**		
VICE-CHAIRMAN		Alberto SANTANA			**X**
COUNCIL WOMAN.	**S**	Carla Ascencio-SAVOLA	**X**		
COUNCIL MAN		Jose I. VALDES	**X**		
COUNCIL WOMAN		Angela VAZQUEZ	**X**		
CHAIRMAN		Elliot N. ZACK	**X**		
		VOTE:	**6**	**0**	

2

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: **THOMAS ROBERTSON**

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

APPLICANT: Carlos J. Luis **PH:** Z09-20 (09-7-CZ12-4)

SECTION: 4-55-40 **DATE:** October 6, 2009

COMMISSION DISTRICT: 8 **ITEM NO.:** B

==========

A. INTRODUCTION

o REQUESTS:

(1) SPECIAL EXCEPTION to permit night lighting for an existing tennis court.

(2) MODIFICATION of Condition #2 of Resolution CZAB12-19-06, passed and adopted by the Community Zoning Appeals Board #12, 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 'Detached Gazebo for Mr. & Mrs. Luis,' as prepared by A. Taquechel Assoc., Inc., consisting of two pages dated stamped received 2/13/06, except as specified by any zoning resolution applicable to the subject property any future additions on the property which conform to Zoning Code requirements, will not require further public hearing action."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan,' and "Mr. Carlos Luis Residence,' as prepared by RLS Lighting, Inc., dated stamped received 2/18/09, consisting of 2 sheets, and 'Site Plan,' as prepared by Carlos Luis, dated stamped received 3/10/09 for a total of 3 sheets. Except as specified by any zoning resolution applicable to the subject property any future additions on the property which conform to Zoning Code requirements, will not require further public hearing action."

(3) DELETION of Condition #4 of Resolution #4ZAB-67-79, passed and adopted by the Zoning Appeals board, reading as follows:

"4. That no lights be permitted in connection with the use."

(4) DELETION of Condition #5 of Resolution #CZAB12-19-06, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

"5. That no lights be permitted in connection with the use of the tennis court."

The purpose of requests #2 - #4 is to allow the applicant to delete conditions that prohibited tennis court lighting and to submit a new site plan showing tennis court lighting.

(5) Applicant is requesting to permit a porte-cochere setback 24' (50' required/25' previously approved) from the front (south) property line.

(6) Applicant is requesting to permit the tennis court and 10' high chain link fence setback 44' (75' required/45' previously approved) from the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 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 #5 and #6 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

- **SUMMARY OF REQUESTS:** This application will allow the modification of a condition of a Resolution that will allow the applicant to submit a new site plan indicating the location of an existing tennis court and 10' high chain link fence. Additionally, the new plans indicate proposed night lighting for the existing tennis court. A deletion of a condition of a Resolution adopted in 1979 and a deletion of a condition adopted in 2006, both restricting the use of night lighting in connection with the tennis court are also sought in order to allow the applicant to provide night lighting for the tennis court. The new plans also indicate an existing porte-cochere setback closer to the front property line than previously approved by a Resolution adopted in 2006.

- **LOCATION:** 8741 SW 102 Street, Miami-Dade County, Florida.

- **SIZE:** 175' x 218'

B. ZONING HEARINGS HISTORY:

In 1986, the property was granted approval for a porte-cochere addition to setback 25' from the front (south) property line where 50' is required, pursuant to Administrative Variance #86-AV-238. Subsequently, in 1979, the Zoning Appeals Board, pursuant to Resolution 4-ZAB-67-79, granted approval for a tennis court and 10' high chain link fence setback 7'6" from the interior side property line where 20' is required and setback 45' from the front property line where 75' is required. In 2006, the Zoning Appeals Board, pursuant to Resolution CZAB12-19-06, granted approval for a tennis court and 10' high fence setback 6.45' from the interior side property line and approval of a gazebo setback 10' where 20' is required from the interior side property line, as well, as to allow a rear yard lot coverage of 7.18% where 5% is permitted.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.

D. NEIGHBORHOOD CHARACTERISTICS:

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

The subject parcel is an interior lot located at 8741 SW 102 Street, approximately 375' west of SW 87 Avenue. The area where the subject property lies is characterized by single-family estate homes.

E. SITE AND BUILDINGS:

Site Plan Review:	(plans submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Not acceptable (lighting)**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**Not Acceptable (lighting)**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been

constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

33-311(A)(7) Generalized Modification Standards. The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

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

Sec. 33-4.1. Outdoor lighting. Lights for area lighting of outdoor areas, such as but not limited to tennis courts, golf courses, sporting areas or grounds, parking lots or areas, amusement or entertainment areas, and outside lighting for security purposes, shall not be permitted except under the following conditions:

(a) Detailed plans shall be submitted to the Department showing the location, height, type of lights, shades, deflectors and beam directions.

(b) The Department may issue a permit for such lighting if, after a review of the detailed plans therefor and after consideration of the adjacent area and neighborhood and its use and future development, the proposed lighting will be so located, oriented, adjusted and shielded that the lighting will be deflected, shaded and focused away from such adjacent property and will not be or become a nuisance to such adjacent property, and will not create a traffic hazard on adjacent streets by reason of glare or the like.

(c) Upon a determination by the Department that the proposed lighting will not conform to the provisions of this subsection or as to the negative effect such lighting may have on the adjacent area and neighborhood or traffic, after considering the detailed plan and such area and neighborhood, the Department shall not issue a permit for the same, and no such lighting shall be permitted until approved after public hearing.

(d) In addition, outdoor lighting for recreational and offstreet area parking purposes, or for any other purpose in the RU, EU, AU and GU Zones shall be designed so that any overspill of lighting onto adjacent properties shall not exceed one-half (1/2) footcandle (vertical) and shall not exceed one-half (1/2) footcandle (horizontal) illumination on adjacent properties or structures. An outdoor lighting installation shall not be placed in permanent use until a letter of compliance from a registered engineer or architect or the duly authorized representative of such engineer or architect is provided stating that the installation has been field checked and meets the requirements as set forth above. The requirements of this subparagraph shall apply to any night lighting in BU and IU Zones abutting an RU, EU, AU, or GU Zone.

(e) It is not intended here to regulate permitted sign lights and it is not the intent to modify, amend or repeal any portion of the South Florida Building Code.

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)(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.

(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 comment**
MDTA	**No comment**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

H. ANALYSIS:

This application was deferred by the CZAB 12 on July 1, 2009 to the October 6, 2009 at the request of the applicant in order to allow the applicant to work with staff. The subject property is located at 8741 SW 102 Street, within an established EU-1, One Acre Estate Single-Family Residential District. The applicant has submitted plans depicting this site with an existing single-family residence and the proposed light poles to serve the existing tennis court. The surrounding area is predominately developed with single-family residences. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. Since the requests will not add additional units to the community, the existing single-family residence is **consistent** with the Estate Density Residential use designation on the LUP map of the CDMP and is **compatible** with the surrounding area, which is characterized by single-family residences.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. The Miami-Dade Fire Rescue Department **(MDFRD)** also has **no objections** to this application and has indicated that the average response travel time for this site is **7:56** minutes.

As previously mentioned the applicant requested a deferral in order to work with staff which the applicant has done. The applicant has submitted additional documentation indicating compliance with Section 33-4.1 of the Zoning Code, resulting in the withdrawal of request #1. The approval of requests #3 and #4, will allow night lighting for the existing tennis court. As previously mentioned the existing tennis court was previously approved and constructed encroaching 31' into the front 75' setback area and encroaching 12.85' into the interior side 20' setback area. The applicant has submitted additional documentation provided by the lighting

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company stating that the proposed lighting system to be installed on the existing tennis court will not exceed one-half foot-candle (vertical) and will not exceed one-half foot-candle (horizontal) illumination on adjacent properties, which, staff has reviewed and determined that the proposed lighting system will comply with Section 33-4.1 of the Zoning Code and will not have a negative impact on the neighboring properties. Staff also notes that Section 33-4.1 of the Zoning Code among other things provides specific guidelines which, allows the use of night lighting for tennis courts on any of the neighboring properties (except for the property to the west which was part of Resolution #4-ZAB-67-79). In addition, staff notes that there is an existing tennis court on the neighboring property to the west (also approved by Resolution #4-ZAB-67-79) which, in staff's opinion has a reciprocal visual and aural impact on the subject property. As such, staff recommends withdrawal of request #1 and approval with conditions of requests #3 and #4 under Sections 33-311(A)(3) and 33-311(A)(17).

When request #2 is analyzed for the modification of the previously approved plans to allow the erection of the light poles for the tennis courts and to allow the continued use of the tennis court and 10' high chain link fence and porte-cochere setback 1' closer to the front property line, staff notes that the tennis court, 10' high chain link fence and porte-cochere are existing and would not require any physical alterations to the site and will remain at their present location. Further, staff opines that the additional 1' encroachment into the required front setback area is probably due to an inadvertent construction error. Based on the aforementioned, staff recommends approval of request #2 under Section 33-311(A)(7).

When requests #5 and #6 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community and would not be a detriment to same. Staff notes that the existing tennis court and previously approved 10' high chain link fence, as depicted on the submitted plans, have been designed and arranged so as to minimally impact the adjacent properties by providing ample buffering, including an approximately 5 to 6 foot high landscape hedge and recurring, equally spaced architectural columns that surround the tennis court on the north, south and west sides. Staff is of the opinion that the additional 1' encroachment of the tennis court, 10' high chain link fence and porte-cochere into the previously approved setback area are minor and are probably due to an inadvertent construction error which will be adequately mitigated by the abovementioned landscaping. Further, the immediate vicinity contains several properties in the area that were approved with similar setback requests for tennis courts. On the subject property's block alone, research indicates that three other lots were approved for tennis court setback requests, including the previous approval for the subject property. Staff notes Resolution No.4-ZAB-67-79, which previously approved, in addition to the subject property's requests, the tennis court and fence height for the neighboring property to the east, and Resolution No.4-ZAB-461-77, which granted approval for a 10' high chain link fence and tennis court setback 6' (20' required) from the interior side (east) property line on a lot abutting to the west of the subject property. As such, staff recommends approval with conditions of requests #5 and #6 under Section 33-311(A)(4)(b) of the NUV standards.

When requests #5 and #6 are analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would be required to prove that the requests are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. This application does not comply with the standards of said section since the property can be utilized in accordance with the EU-1 zoning regulations. Therefore, staff recommends denial without prejudice of requests #5 and #6 under the Alternative Non-Use Variance (ANUV) Standards.

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO standards. As such, requests #5 and #6 cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

Accordingly, staff recommends withdrawal of request #1 and approval with conditions of requests #3 and #4 under Section 33-311(A)(17), approval with conditions of request #2 under Section 33-311(A)(7) and approval with conditions of requests #5 and #6 under Section 33-311(A)(4)(b) of the NUV standards and denial without prejudice of same under Section 33-311(A)(14)(ASDO) and Section 33-311(A)(4)(c)(ANUV).

I. RECOMMENDATION:

Withdrawal of request #1 and approval with conditions of requests #3 and #4 under Section 33-311(A)(17), approval with conditions of request #2 under Section 33-311(A)(7) and approval with conditions of requests #5 and #6 under Section 33-311(A)(4)(b) of the NUV standards and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion said plan to include, among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan,' and "Mr. Carlos Luis Residence,' as prepared by RLS Lighting, Inc., dated stamped received 2/18/09, consisting of 2 sheets, and 'Site Plan,' as prepared by Carlos Luis, dated stamped received 3/10/09 for a total of 3 sheets. Except as hereby specified by any zoning resolution applicable to the subject property, any future additions on the property, which conform to Zoning Code requirements, will not require further public hearing action.

3. That all remaining conditions of Resolutions #4ZAB-67-79 and #CZAB12-19-06 remain in full force and effect.

DATE INSPECTED: 05/27/09
DATE TYPED: 05/27/09
DATE REVISED: 05/28/09; 06/04/09; 06/22/09; 08/07/09
DATE FINALIZED: 08/07/09
MCL:NN:AA

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

NBN

Memorandum

MIAMI-DADE COUNTY

Date: March 6, 2009

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

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

Subject: C-12 #Z2009000020
Carlos J. Luis
8741 S.W. 102 Street
Modification of a Condition of Previously Approved Resolution to Allow Tennis Court Lights
(EU-1) (.880 Acres)
04-55-40

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.

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

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

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

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

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

PH# Z2009000020
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:CARLOS J LUIS

This Department has no objections to this application.

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

Raul A Pino, P.L.S.
07-APR-09

16

Memorandum

Date: 19-MAR-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2009000020

Fire Prevention Unit:

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

Service Impact/Demand:

Development for the above Z2009000020
located at 8741 S.W. 102 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1893 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: 7:56 minutes

Existing services:

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

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75¿ Ladder

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:
CARLOS J LUIS

ADDRESS:
8741 SW 102 STREET, MIAMI-DADE COUNTY, FLORIDA
3050040260030

DATE: 08/20/09

ZONING HEARING#:
CZAB-12 09-20

CURRENT ENFORCEMENT HISTORY:

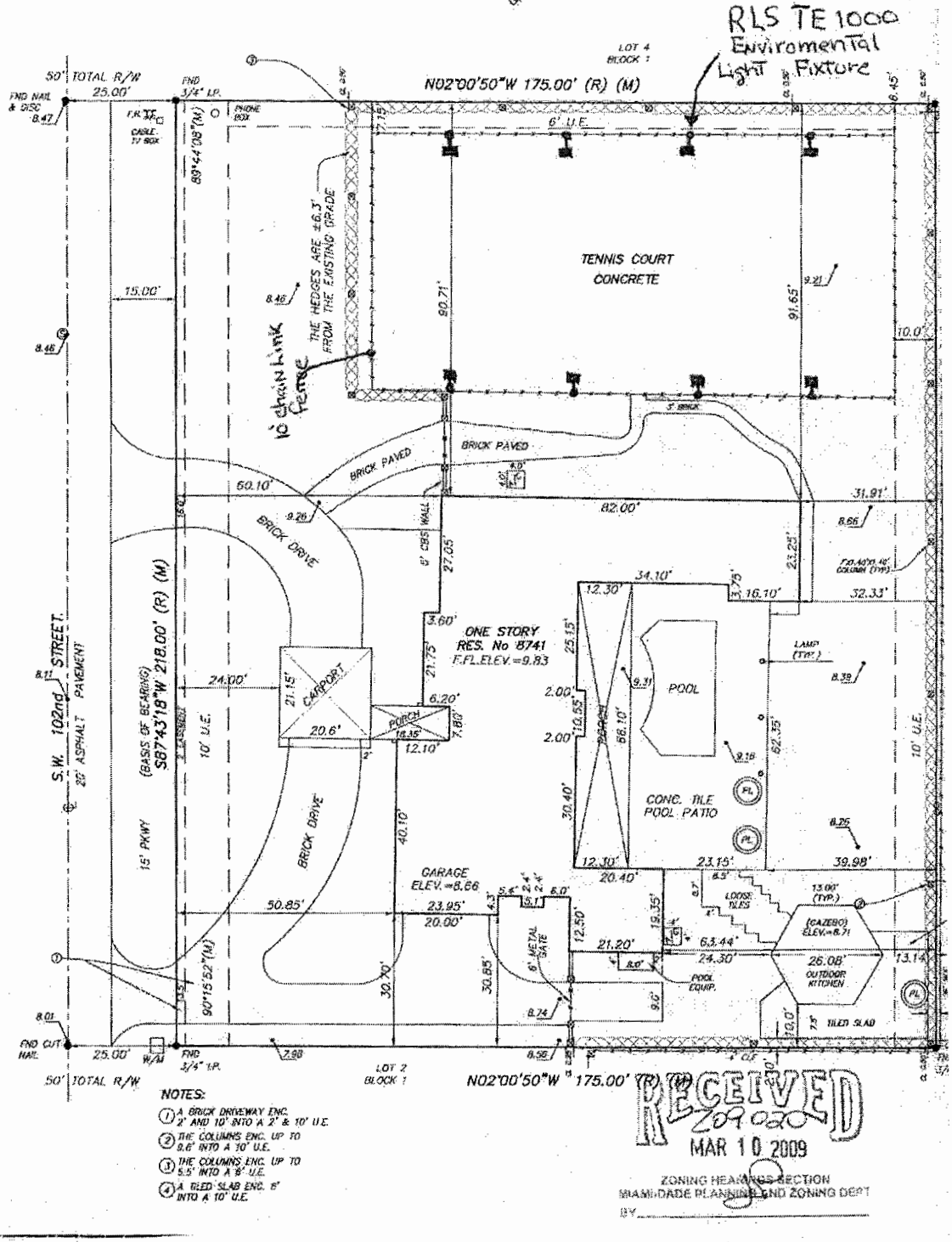
No open cases. No current violations.

PRIOR CASES:

CMS#200202006417. Building without a permit. Found not in violation. Case Closed.

Site Plan

SCALE 1"=20'



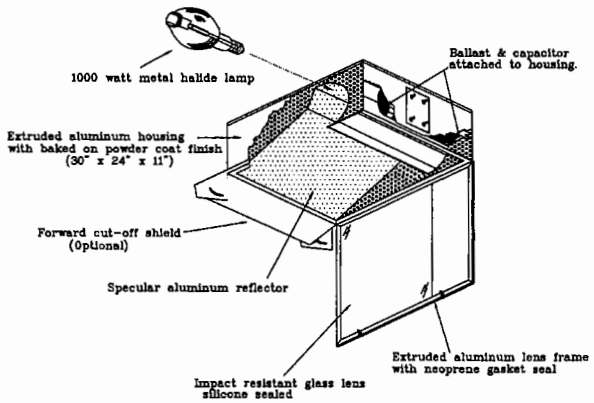
NOTES:

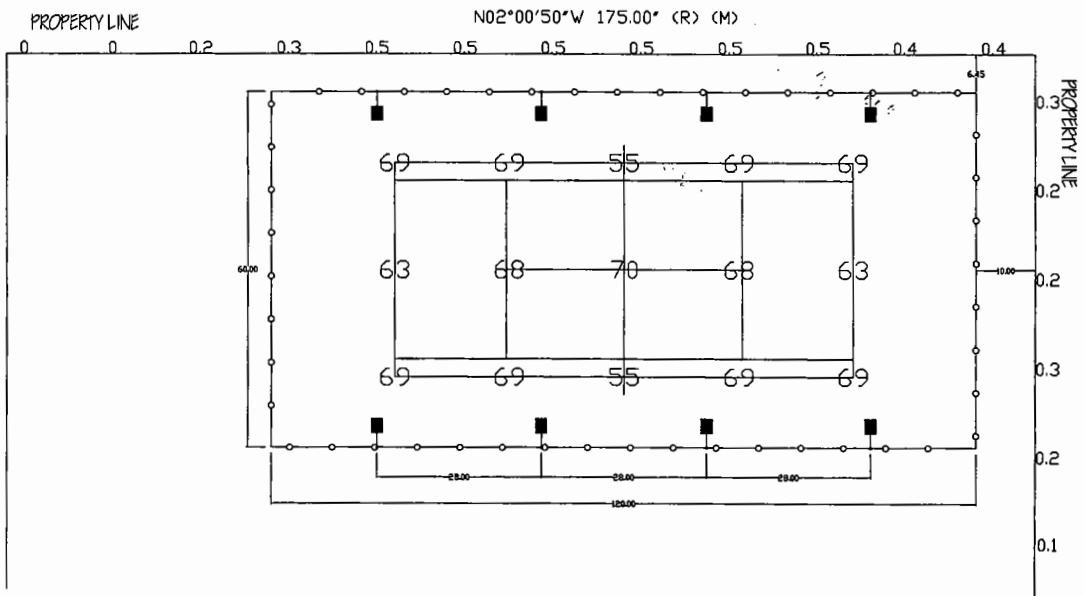
1. A BRICK DRIVEWAY ENC. 2' AND 10' INTO A 2' & 10' U.E.
2. THE COLUMNS ENC. UP TO 9.6' INTO A 10' U.E.
3. THE COLUMNS ENC. UP TO 5.5' INTO A 6' U.E.
4. A TILED SLAB ENC. 6' INTO A 10' U.E.

RECEIVED
MAR 10 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

RLS-TE-1000 E.C. HIGH OUTPUT ENVIRONMENTAL LUMINAIRE

ARL #29156





NOTES

1. ILLUMINATION LEVELS ARE CALCULATED WITH A 0.8 LIGHT LOSS FACTOR AT 3' ABOVE PLAYING SURFACE AND COMPUTED FROM ITL45909.
2. BASED ON 100 HOURS OF USE COMPUTER CALCULATIONS ARE PREPARED WITH A BALLAST FACTOR OF 1.00 AND A LAMP LUMEN FACTOR OF 107,800 AS PER LAMP MANUFACTURERS SPECIFICATIONS. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.
3. TO MAINTAIN OPTIMUM ILLUMINATION LEVELS LAMP REPLACEMENT AND CLEANING OF GLASS LENS AND REFLECTORS AT REGULAR INTERVALS IS REQUIRED. ALSO ILLUMINATION READINGS MUST BE TAKEN EVERY SIX MONTHS.
4. ANY CHANGES IN LOCATION, ORIENTATION OR ILLUMINATION OBSTRUCTIONS (ie: LANDSCAPING, SIGNS, STRUCTURES) WILL VOID PHOTOMETRIC DATA AS PER DRAWING ALX2975

RLS-TE-1000 E.C. ITL45909 21' MOUNTING HT. 0° TILT FILE: ALX2975	Average Maximum Minimum Avg:Min Max:Min Coef Var UnifGrad	66 70 55 1.20 1.27 0.07 1.25

RECEIVED
FEB 18 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RLS LIGHTING, INC.
MANUFACTURERS OF QUALITY LIGHTING

RLS LIGHTING, INC.
203 ANSIN BLVD, HALLANDALE BCH, FL, 33009- P: 954-458-0345 F: 954-458-0223

SCALE: NTS	APPROVED BY:	DRAWN BY: A.C.P.
DATE: 01-22-09		REVISED:

DRAWING NAME: RLS-TE1000E.C. SPILLAGE

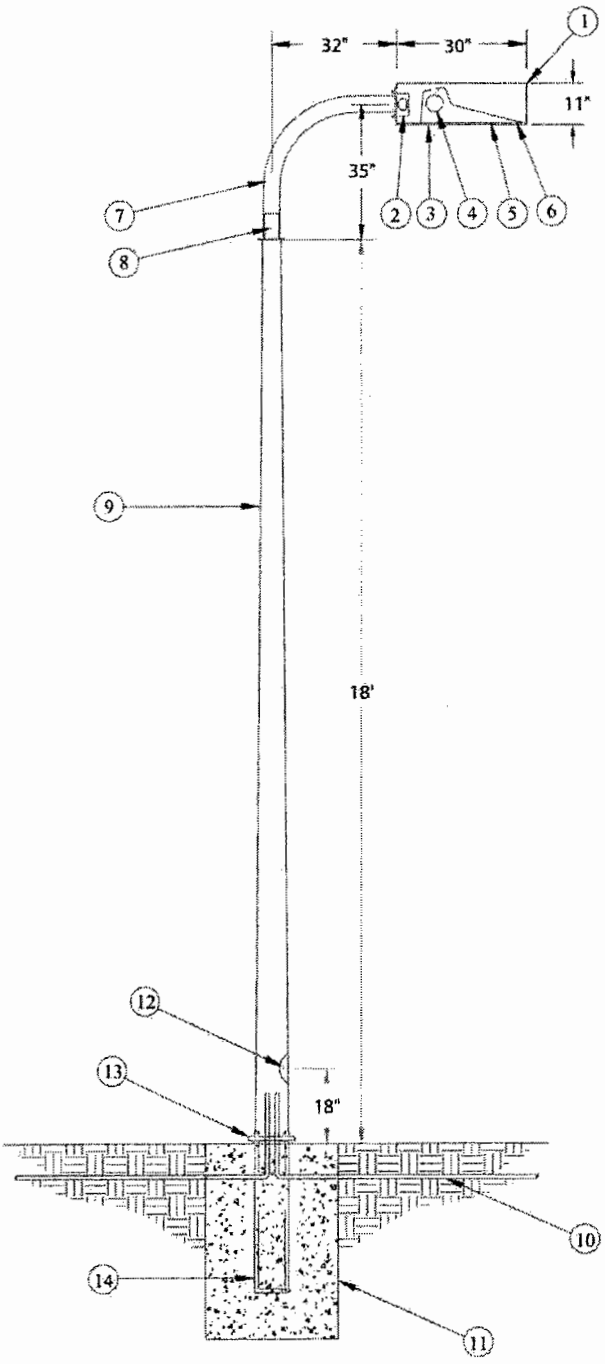
COMMENTS: MR. CARLOS LUIS RESIDENCE
8741 SW 102 ST.
MIAMI, FL, 33176

DRAWING NUMBER: ALX2975

STRUCTURAL SUPPORT FOR SINGLE RLS-TE-1000 E.C. LUMINAIRE

EACH LUMINAIRE: 2.3 EPA/65 LBS.
SINGLE 90° BRACKET: 1.62 EPA/18 LBS.
TOTAL EPA: 3.92/TOTAL WEIGHT: 83 LBS.

RECEIVED
2009-025
FEB 18 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



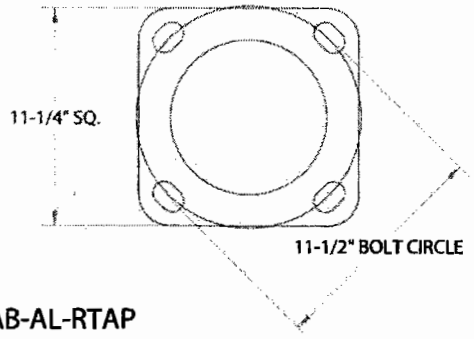
SPECIFICATIONS

1. EXTRUDED ALUMINUM HOUSING (30" x 24" x 11").
2. 1000 H.P.F. CWA BALLAST W/CAPACITOR ATTACHED TO HOUSING.
3. EXTRUDED ALUMINUM FRAME.
4. 1000 WATT METAL HALIDE LAMP.
5. CLEAR-TEMPERED, IMPACT RESISTANT GLASS.
6. DIE-FORMED SPECULAR ALUMINUM REFLECTOR.
7. ALUMINUM DAVIT ARM.
8. TENON, SLIP-FIT MOUNT (3-1/2" x 6").
9. 18' ROUND TAPERED .188" THK. ALUMINUM POLE (BOTTOM 8" O.D./TOP 4-1/2" O.D.).
10. CONDUIT, SUPPLIED BY OTHERS.
11. CONCRETE FOUNDATIONS ARE BASED ON LOCAL CODES AND SOIL CONDITIONS. SUGGESTED DIMENSIONS: 2'x 4'-6"
12. ELECTRICAL ACCESS HANDHOLE W/WP COVER AS PER (N.E.C. 410-15). (SEE NOTE #2)
13. BASE PLATE A356 ALLOY CAST ALUMINUM BASE HEAT TREATED TO T6 TEMPER. BPC 12-8.25 (SEE DETAIL)
14. ANCHOR BOLTS (4 REQUIRED 1"Ø Nom. x 36" x 4").

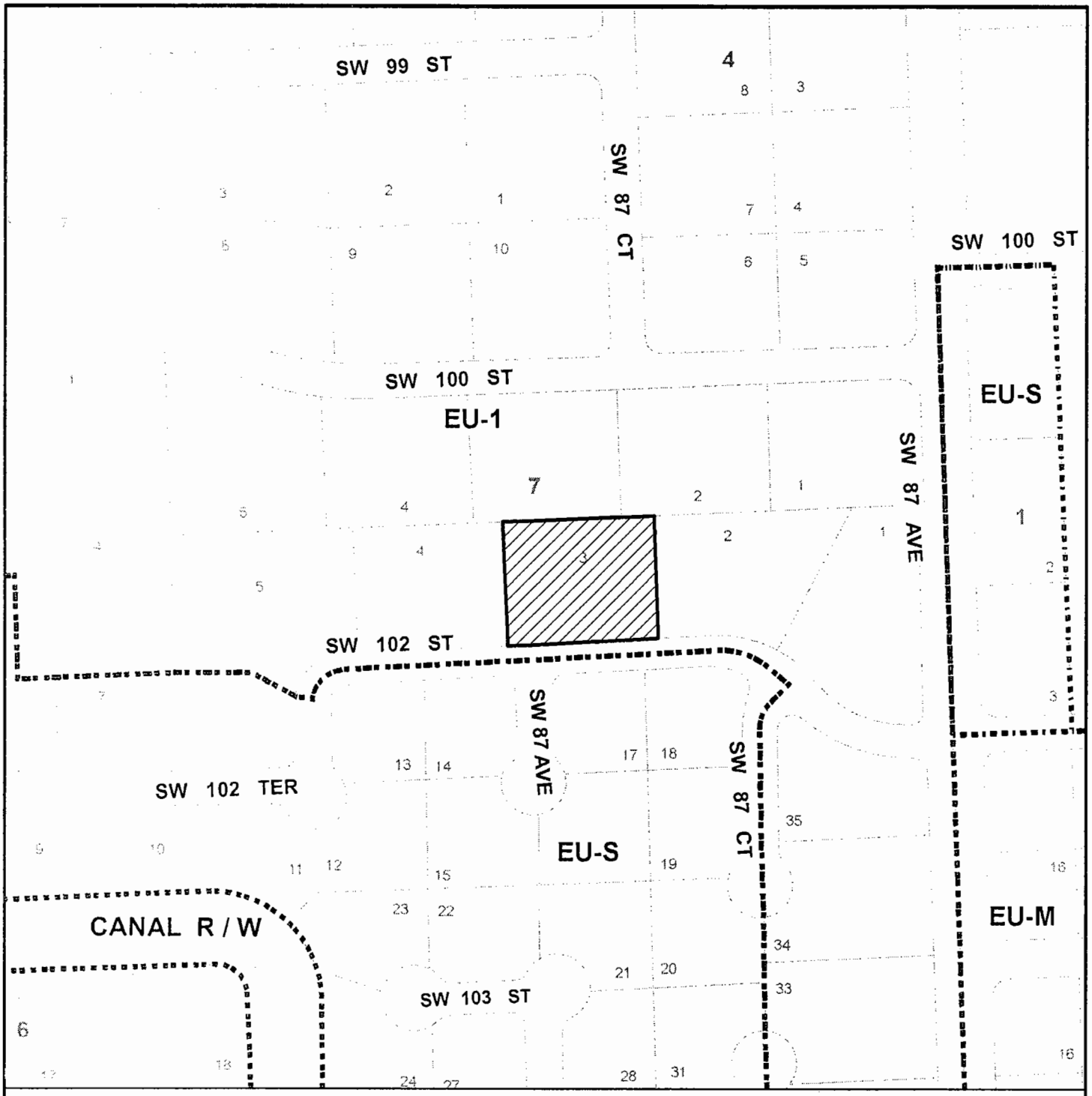
NOTES

1. LUMINAIRE, POLE AND HARDWARE ARE DESIGNED TO WITHSTAND WINDLOADS AS PER FLORIDA BUILDING CODE 2004/ASCE7-00 (150 MPH).
2. FUSE EACH POLE AT ELECTRICAL HANDHOLE WITH BUSSMAN INLINE FUSE HOLDER OR EQUAL.

BASEPLATE



ANCHOR BASE RLS-18-AB-AL-RTAP



MIAMI-DADE COUNTY

HEARING MAP

Section: 04 Township: 55 Range: 40
Applicant: CARLOS J LUIS
Zoning Board: C12
Commission District: 8
Drafter ID: JGURD
Scale: NTS
---------- Zoning

Process Number

09-020

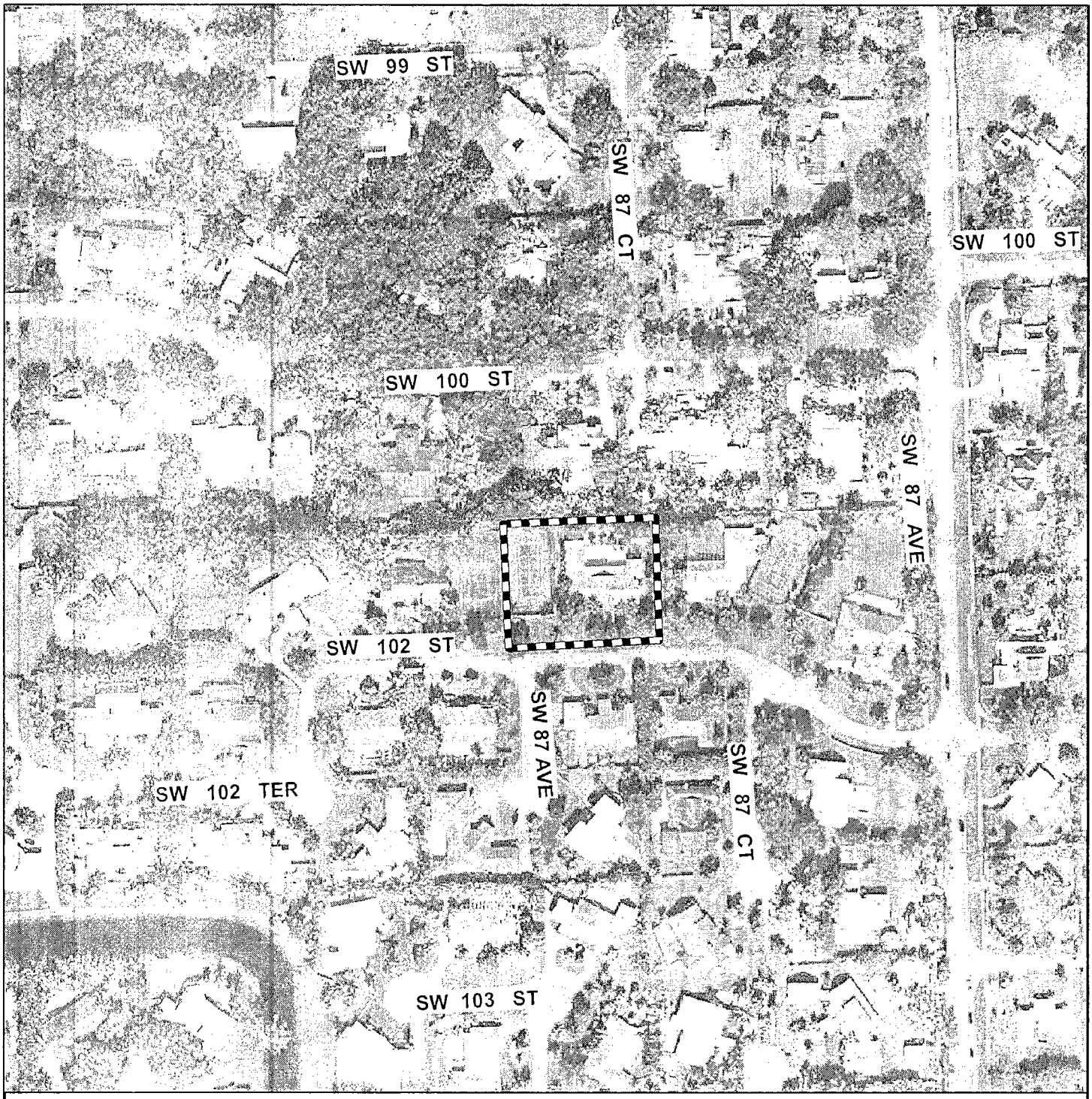
SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 02/20/09

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY

HEARING MAP

Section: 04 Township: 55 Range: 40
Applicant: CARLOS J LUIS
Zoning Board: C12
Commission District: 8
Drafter ID: JGURD
Scale: NTS
---------- Zoning

Process Number

09-020

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 02/20/09

REVISION	DATE	BY

C. KENDALL 77 LTD.
(Applicant)

09-7-CZ12-4 (09-031)
Area 12/District 8
Hearing Date: 10/06/09

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1972	Mary Onesty	- Zone change from EU-M to RU-5A	BCC	Denied without Prejudice
1973	Mary Miller Onesty	- Zone change from EU-M to RU-3M & BU-2. - Special Exception Multi-Family apartment. - Unusual Use to permit non-commercial parking. - Special Exception to permit residential & studio apartment. - Non-Use Variances	BCC	Approved w/conds.
1973	Mary Miller Onesty	- Zone change from EU-M to RU-3M & BU-2. - Special Exception Multi-Family. - Non-Use Variance	ZAB	Approved
1973	Mary Miller Onesty	- Zone change from EU-M to RU-3M & BU-2. - Special Exception Multi-Family. - Non-Use Variance	BCC	Denied without Prejudice
1978	Mary Miller Onesty & Olive Square Association	- Modification of resolution - Modification of agreement - Unusual Use for commercial parking - Non-Use Variance for parking	ZAB	Approved w/conds.
1980	Kendall 77 LTD.	- Modify conditions of resolution - Special Exception to permit a hotel	ZAB	Approved in Part
1981	Kendall 77 LTD.	- Modify conditions of resolution - Use Variance to permit office use - Non-Use Variance for parking - Waive required 5' CBS wall - Unusual Use to permit non-commercial Parking - Modification of a portion of 2 covenants	ZAB	Approved in Part w/conds.

1982	Kendall 77 LTD.	- Special Exception for spacing cocktail lounges and package store	ZAB	Approved
1982	Kendall 77 LTD.	- Use Variance to permit a health and fitness club	ZAB	Approved w/conds.
1984	Kendall 77 LTD.	- Special Exception spacing for alcohol - Modification of conditions - Unusual Use ingress and egress	ZAB	Approved w/conds.
1984	Kendall 77 LTD.	- Modification of conditions of resolution - Usual Use to permit ingress & egress through a zone more restrictive.	ZAB	Approved w/conds.
1984	Mr. Clydes Dadeland Kendall	- Special Exception spacing cocktail lounge - Amending of condition 3 of declaration of restriction	ZAB	Approved w/conds.
1987	Kendall 77 LTD.	- Non-Use variance of zoning regulation to permit a 3rd wall sign.	ZAB	Approved w/conds.
1997	Starbucks Corp.	- Usual Use to permit outdoor patio dinning	ZAB	Approved w/conds.
1997	Sprint Spectrum	- Usual Use to permit a proposed cellular communications facility roof top.	ZAB	Approved w/conds.
1997	Kendall 77 LTD.	- Modification of conditions on a declaration of restrictions to allow fast food facilities.	CZAB-12	Approved w/conds.
2000	Guitar Center Stores	- Use Variance to permit the sale of used musical instruments and equipment.	CZAB-12	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
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

B

APPLICANT'S NAME: **KENDALL 77 LTD**

REPRESENTATIVE: William Riley

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
09-7-CZ12-4/09-31	September 1, 2009	CZAB12		09

REC: Approval with conditions of the request under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17).

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: October 6, 2009 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

■ OTHER: **To meet with the neighbors.**

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	**M**	Peggy BRODEUR	**X**		
COUNCIL MAN		Jorge Luis GARCIGA	**X**		
VICE-CHAIRMAN		Alberto SANTANA	**X**		
COUNCIL WOMAN.	**S**	Carla Ascencio-SAVOLA	**X**		
COUNCIL MAN		Jose I. VALDES	**X**		
COUNCIL WOMAN		Angela VAZQUEZ	**X**		
CHAIRMAN		Elliot N. ZACK	**X**		
		VOTE:	**7**	**0**	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **EDUARDO SANCHEZ**

3

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#4

APPLICANT'S NAME: **KENDALL 77 LTD**

REPRESENTATIVE: William Riley

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
09-7-CZ12-2 (09-010)	July 1, 2009	CZAB12		09

REC: Approval with conditions of the request under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17).

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Sept 1, 2009 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ OTHER: To allow the applicant additional time to meet with the neighbors.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCIL MAN		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA			X
COUNCIL WOMAN.	S	Carla Ascencio-SAVOLA	X		
COUNCIL MAN	M	Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
		VOTE:	6	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: THOMAS ROBERTSON

4

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

APPLICANT: Kendall 77 LTD. **PH:** Z09-31 (09-7-CZ12-5)

SECTION: 3-55-40 **DATE:** October 6, 2009

COMMISSION DISTRICT: 8 **ITEM NO.:** C

==========

A. INTRODUCTION

- **REQUEST:**

  (1) DELETION of Paragraph #2, Items #1 and #27 of the Declaration of Restrictions, recorded in Official Record Book 10243, Pages 851-856, last modified by a Modification of a Declaration of Restrictions, recorded in Official Record Book 26870, Pages 123-125, reading as follows:

  "1. Grocery stores of the type of 7-11 or U-Tote'M, meat and fish markets; provided, however, that this restriction shall not prevent the use of the premises for specialty or gourmet food and grocery stores, a delicatessen, fruit store or health food store, any one of which must have not more than 4,000 square feet of floor area, including storage areas;"

  "27. Supermarket"

  The purpose of the request is to delete provisions that prohibit grocery store and supermarket uses in order to allow the applicant to include grocery/supermarket stores at the previously approved retail center.

  Upon a demonstration that the applicable standards have been satisfied, approval of the request 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).

- **SUMMARY OF REQUEST:** The applicant is seeking to delete provisions of a previously recorded declaration of restrictions that prohibit grocery store and supermarket uses in order to allow the applicant to include such uses within the previously approved retail center.

- **LOCATION:** 7700-98 North Kendall Drive, Miami-Dade County, Florida.

- **SIZE:** 8.71 Acres

B. ZONING HEARINGS HISTORY: In 1973, the Board of County Commissioners (BCC) rezoned this site from EU-M, Estate Modified District, to RU-3M, Minimum Apartment House District, and BU-2, Special Business District. Several unusual uses and non-use variance requests were also granted, pursuant to Resolution No. Z-352-73. In 1978, 1980, and 1981, the Zoning Appeals Board (ZAB) granted modifications of previous resolutions. In 1982, the ZAB granted a special exception of the spacing requirements as applied to alcoholic beverage uses to permit two proposed restaurants with cocktail lounges and one proposed package store, pursuant to

Resolution No. 4-ZAB-153-82. In 1982, a use variance was granted by the ZAB permitting a health and fitness club on the site, pursuant to Resolution No. 4-ZAB-309-82. In 1984, a special exception for spacing, a modification of a covenant, a modification of a previously approved resolution, and an unusual use for an ingress and egress through a zone more restrictive than the use it serves were granted by the ZAB, pursuant to Resolution No. 4-ZAB-103-84. In 1987, the ZAB granted a variance request permitting a third wall sign on the site, pursuant to Resolution No. 4-ZAB-166-87. In February 1997, the ZAB granted approval of a request to permit a cellular communication facility consisting of 4 panel antennas housed on top of an existing building, pursuant to Resolution No. 5-ZAB-71-97. In April 1997, the ZAB granted approval of an unusual use to permit outdoor patio dining in conjunction with an existing restaurant, pursuant to Resolution No. 5-ZAB-131-97. In January 1998, the Community Zoning Appeals Board 12 (CZAB-12) approved a modification of a previously recorded declaration of restrictions in order to allow the applicant to have fast food operation establishments excluding drive-though service, pursuant to Resolution No. CZAB12-16-97. In November 2000, the CZAB-12 approved a use variance to permit the sale of used musical instruments and equipment in the BU-2 district as would be permitted in the BU-3 district, pursuant to Resolution No. CZAB12-37-00.

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 **Business and Office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking systems. These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential uses.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
BU-2 and RU-3M; Shopping center	Business and Office

Surrounding Properties:

NORTH:	RU-5A; Medical offices RU-4M; Multi-family apartments	Business and Office Medium-High Density Residential, 25-60 dua
SOUTH:	RU-3M and RU-4L; Multi-family apartments	Medium-High Density Residential, 25-60 dua
EAST:	RU-4A; Hotel RU-4; Multi-family apartments	Business and Office Medium-High Density Residential, 25-60 dua
WEST:	RU-1; Single-family residences	Low Density Residential, 2.5-6 dua

E. SITE AND BUILDINGS:

Site Plan Review:	(No plans submitted.)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**N/A**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**
Open Space:	**N/A**
Buffering:	**N/A**
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Urban Design:	**N/A**

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, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) 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, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.

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 following paragraphs have 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.

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:

This application was deferred from the September 1, 2009 meeting and from the July 1, 2009 meetings to work with the neighbors. The subject property is located at 7700-98 North Kendall Drive, is improved with a shopping center, and lies to the west of the Palmetto Expressway. A mixture of multi-family apartments, offices, and single-family residences characterize the surrounding area. Additionally there is a hotel located to the east of the subject site. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Business and Office** use. This designation accommodates a full range of sales and service activities which include, among other things, **retail**, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. As such the requested deletion of provisions of a previously recorded Declaration of Restrictions that prohibit grocery store and supermarket uses in order to allow the applicant to include grocery/supermarket stores at the previously approved retail center is **consistent** with the Business and Office LUP map designation of the Master Plan.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates in their memorandum that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that the subject site may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Their memorandum also indicates that this application does not generate any new additional daily peak hour trips and as such the application meets the traffic concurrency criteria set forth for an Initial Development Order. Additionally, the Miami-Dade Fire Rescue Department **(MDFR) does not object** to this application and their memorandum indicates that the estimated average travel response time is **5:32**.

The applicant's request seeks to delete Paragraph #2, Items #1 and #27 of the Declaration of Restrictions, recorded in Official Record Book 10243, Pages 851-856, last modified by a Modification of a Declaration of Restrictions, recorded in Official Record Book 26870, Pages 123-125, in order to allow the applicant to delete provisions that prohibit grocery store and

supermarket uses and to instead allow said uses within the previously approved retail shopping center. When that request is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the proposed deletion will not, in staff's opinion, generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, provoke excessive overcrowding of people, tend to provoke a nuisance, be incompatible with the area, nor be contrary to the public interest. Staff acknowledges that the intent of the use restrictions effectuated by said Declaration of Restrictions was to ensure that the commercial uses on the subject site would not generate a large volume of traffic. However staff opines that the requested deletion will not unduly burden or affect public transportation facilities since in accordance with Public Work's determination the request will not generate any new additional daily peak hour vehicle trips, therefore the subject property meets traffic concurrency criteria as indicated by the Public Works Department's memorandum. Further, staff notes that the existing retail center is well buffered from the existing single-family residences located to the west of the site by a surface parking area that is approximately 130' wide and is further buffered by an existing 6' high wall and mature trees which line the western property line. Furthermore, staff notes that despite the release of said restrictions prohibiting grocery stores and supermarkets, the inclusion of said uses on the site would be subject to compliance with the Zoning Code parking requirements for establishment of food or grocery stores, for example at the time of application for a certificate of use or a building permit. As such, staff has no objection to the deletion of the portions of the aforementioned Declaration of Restrictions, subject to conditions. Thus, when considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that the request will not have an unfavorable effect on same, and will not be contrary to the public interest. Based on all of the aforementioned, staff is of the opinion that the approval with conditions of the request would be **compatible** with the surrounding area. As such, staff recommends approval, subject to conditions, of the request under Section 33-311(A)(7) (Generalized Modification Standards).

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

I. RECOMMENDATION:

Approval with conditions of the request under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17).

J. CONDITION:

1. 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.

2. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments.

DATE INSPECTED: 06/01/09
DATE TYPED: 06/08/09
DATE REVISED: 06/09/09; 06/18/09; 07/02/09; 07/30/09
DATE FINALIZED: 07/30/09
MCL:NN:CH:NC

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

Memorandum

MIAMI-DADE COUNTY

Date: March 17, 2009

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

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

Subject: C-12 #Z2009000031
Kendall 77, Ltd.
7700-98 N. Kendall Drive
Request to Delete a Paragraph of a Covenant Prohibiting Supermarket Stores
(BU-1) (8.71 Acres)
03-55-40

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

11

PH# Z2009000031
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:KENDALL 77 LTD

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 meets the traffic concurrency criteria set for an Initial Development Order.

Raul A Pino, P.L.S.
07-APR-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: Z2009000031

Fire Prevention Unit:

No objection to Letter of Intent date stamped March 4, 2009. Any development plan must be submitted for Site Review.

Service Impact/Demand:

Development for the above Z2009000031
located at 7700-98 NORTH KENDALL DRIVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1831 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:32 minutes

Existing services:

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

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

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 at this stage.

DATE: 03/09/09

TEAM METRO

ENFORCEMENT HISTORY

KENDALL 77 LTD

APPLICANT

7700-98 NORTH KENDALL DRIVE,
MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2009000031

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

200902002543 CLOSED (ENFORCEMENT HISTORY)

200202004834 CLOSED (LACK OF BICLYCLE RACKS ISSUED WARNING # 81415).

200102007844 CLOSED (HADICAP ACCESSIBILITY ENTRANCE THROUGH THE MALL IS NOT WIDE ENOUGH REFERRERAL TO PLANNING AND ZONING).

200002005215 CLOSED (SIGN VIOLATION ON PRIVATE PROPERTY CORRECTED BY OWNER).

TIMOTHY MCCRINK

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: **KENDALL – 77, LTD.**, a Florida limited partnership

NAME AND ADDRESS		Percentage of Stock
Names of Members	Class of Partner	Interest In Profits and Losses
Dadeland Square, Inc.	General Partner	1.000%
Dadeland Square, Ltd. *	Limited Partner	99.000%

*See Schedule 1

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: **Not applicable.**

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.

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SCHEDULE 1

DADELAND SQUARE, LTD., a Florida limited partnership:

Partner	Class of Partner
DADELAND SQUARE, INC. (The Revocable Living Trust of Herschel V. Green and The Revocable Living Trust of Nancy F. Green, shareholders)	General
THE HVG FAMILY TRUST (EXEMPT)	Limited
THE HVG FAMILY TRUST (NONEXEMPT)	Limited
THE NANCY GREEN FAMILY TRUST U/A/D MARCH 19, 2007	Limited
THE REVOCABLE LIVING TRUST OF HERSCHEL V. GREEN	Limited
THE REVOCABLE LIVING TRUST OF NANCY F. GREEN	Limited
ELIZABETH A. GREEN	Limited
ROBERT B. GREEN	Limited
GEORGE R. BROWN, JR.	Limited
RICHARD M. HORTON	Limited
SUSAN A. GRAD	Limited

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

KENDALL – 77, LTD.,
a Florida limited partnership

BY: DADELAND SQUARE, INC.,
a Florida corporation

BY: _____
Richard M. Horton, Director

Sworn to and subscribed before me this 26th day of February, 2009. Affiant is personally known to me or has produced as identification.

_____
(Notary Public)

My commission expires 9/25/2009

JOCELYN PRUNA
Comm# DD0475424
Expires 9/25/2009
Bonded thru (800)432-4254
Florida Notary Assn., Inc.

* 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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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].

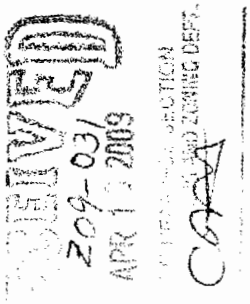
CORPORATION NAME: **DADELAND SQUARE, INC.**, a Florida corporation

NAME AND ADDRESS	Percentage of Interest
BROWN, GEORGE R., JR., PRESIDENT 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	40%
GREEN, ELIZABETH A., VICE PRESIDENT 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	40%
GRAD, SUSAN A, SECRETARY 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	10%
HORTON, RICHARD M. DIRECTOR 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	10%

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: **THE REVOCABLE LIVING TRUST OF HERSCHEL V. GREEN**

NAME AND ADDRESS	Percentage of Interest
ELIZABETH A. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
ROBERT B. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
CAROLYNN FRIEDMAN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
FLORENCE GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
SUSANN D. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%



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: **THE REVOCABLE LIVING TRUST OF NANCY F. GREEN**

NAME AND ADDRESS	Percentage of Interest
ELIZABETH A. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
ROBERT B. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
CAROLYNN FRIEDMAN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
FLORENCE GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
SUSANN D. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%

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: **THE HVG FAMILY TRUST (EXEMPT)**

NAME AND ADDRESS	Percentage of Interest
ELIZABETH A. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
ROBERT B. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
CAROLYNN FRIEDMAN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
FLORENCE GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
SUSANN D. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%

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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: **THE HVG FAMILY TRUST (NONEXEMPT)**

NAME AND ADDRESS	Percentage of Interest
ELIZABETH A. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
ROBERT B. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
CAROLYNN FRIEDMAN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
FLORENCE GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
SUSANN D. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%

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: **THE NANCY GREEN FAMILY TRUST U/A/D MARCH 19, 2007**

NAME AND ADDRESS	Percentage of Interest
ELIZABETH A. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
ROBERT B. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
CAROLYNN FRIEDMAN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
FLORENCE GREEN 9155 SOUTH DADELAND BLVD , STE. 1812 MIAMI FL 33156 US	20%
SUSANN D. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%

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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: **THE HVG FAMILY TRUST (EXEMPT)**

NAME AND ADDRESS	Percentage of Interest
ELIZABETH A. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
ROBERT B. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
CAROLYNN FRIEDMAN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
FLORENCE GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%
SUSANN D. GREEN 9155 SOUTH DADELAND BLVD., STE. 1812 MIAMI FL 33156 US	20%

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: **KENDALL – 77, LTD.**, a Florida limited partnership

NAME AND ADDRESS	Percentage of Stock
DADELAND SQUARE, INC., A FLORIDA CORPORATION 9155 SOUTH DADELAND BOULEVARD, SUITE 1812 MIAMI, FLORIDA 33156	100%

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

NAME OF PURCHASER: **Not applicable.**

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.

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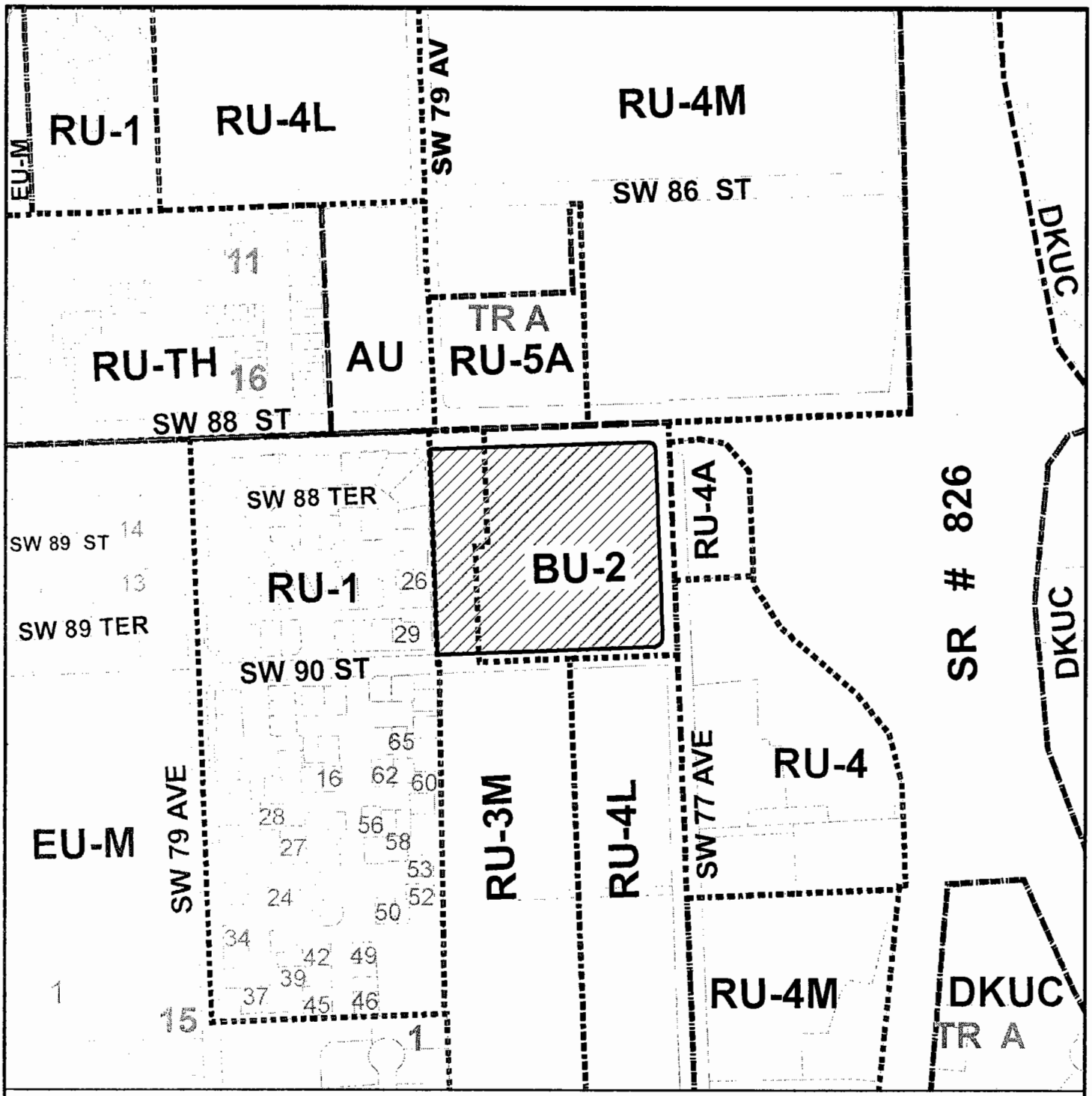

MIAMI-DADE COUNTY
HEARING MAP

Section: 03 Township: 55 Range: 40
Applicant: KENDALL 77 LTD
Zoning Board: C12
Commission District: 08
Drafter ID: KEELING
Scale: NTS
---------- Zoning

Process Number
09-031

SUBJECT PROPERTY

N
W E
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MIAMI-DADE COUNTY

SKETCH CREATED ON: 03/09/09

REVISION	DATE	BY
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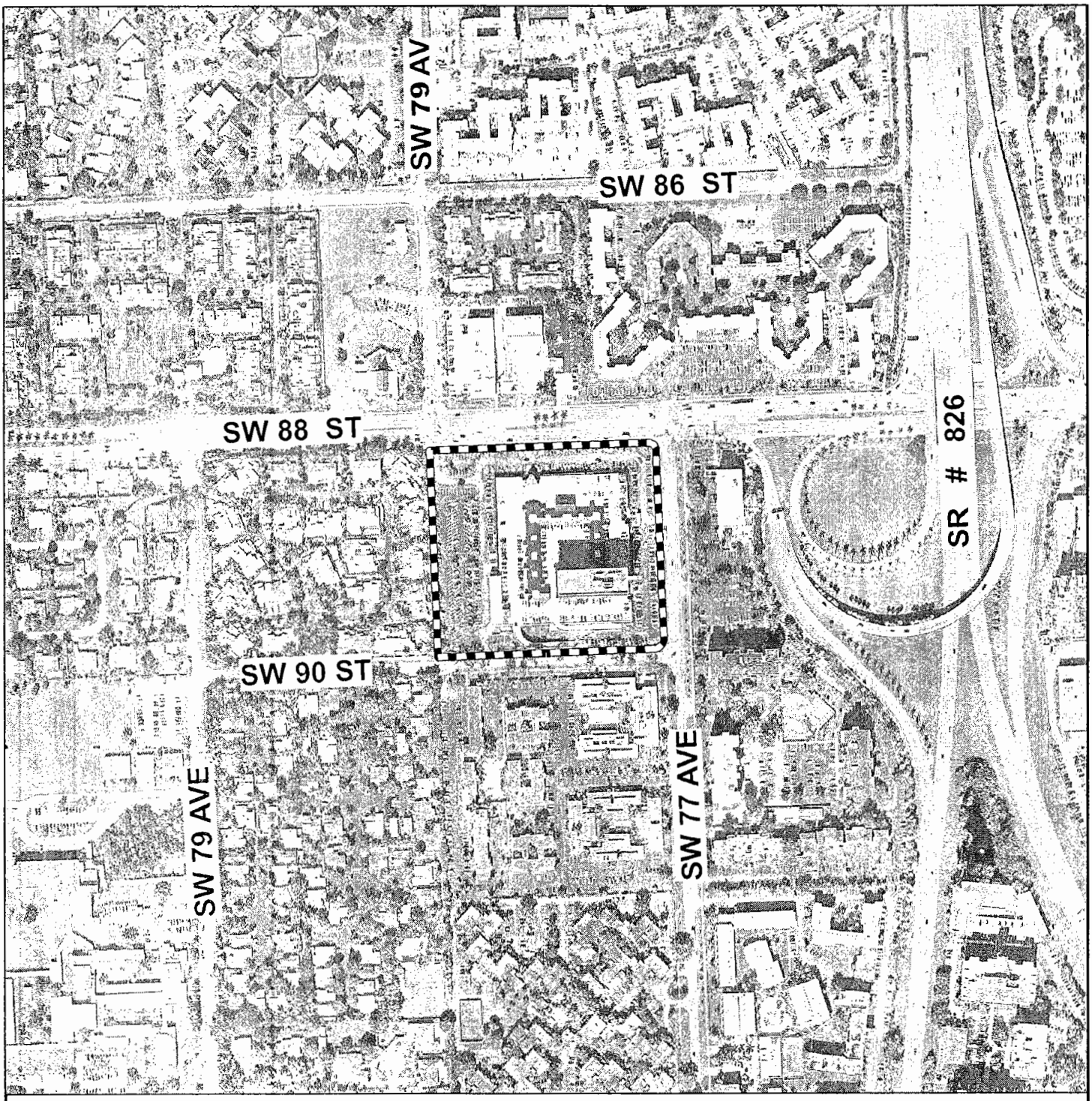

MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 03 Township: 55 Range: 40
Applicant: KENDALL 77 LTD
Zoning Board: C12
Commission District: 08
Drafter ID: KEELING
Scale: NTS
---------- Zoning

Process Number

09-031

SUBJECT PROPERTY

N
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MIAMI-DADE COUNTY

SKETCH CREATED ON: 03/09/09

REVISION	DATE	BY

D. ALFREDO GARCIA-MENOCAL **09-9-CZ12-1 (08-239)**
(Applicant) **Area 12/District 8**
Hearing Date: 10/06/09

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2006	Marcos Centurion	- Zone change from AU to EU-M - Lesser Lot Frontage	C12	Denied Without Prejudice
2006	Marcos Centurion	- Appeal CZAB 12-10-2006	BCC	Denied Without Prejudice

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#1

APPLICANT'S NAME: **ALFREDO GARCIA MENOCAL**

REPRESENTATIVE: Applicant absent from the hearing.

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
09-9-CZ12-1/08-239	September 1, 2009	CZAB12		09

REC: Approval subject to the acceptance of the proffered covenant.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: October 6, 2009 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

■ OTHER: **At staff's request to correct an error in the advertisement.**

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCIL MAN	S	Jorge Luis GARCIGA	X		
VICE-CHAIRMAN	M	Alberto SANTANA	X		
COUNCIL WOMAN.		Carla Ascencio-SAVOLA	X		
COUNCIL MAN		Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ		X	
CHAIRMAN		Elliot N. ZACK	X		
		VOTE:	6	1	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **EDUARDO SANCHEZ**

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

APPLICANTS: Alfredo Garcia-Menocal **PH:** Z08-239 (09-9-CZ12-2)

SECTION: 6-55-40 **DATE:** October 6, 2009

COMMISSION DISTRICT: 8 **ITEM NO.:** D

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A. INTRODUCTION:

- **REQUEST:**

  AU to RU-5A

- **SUMMARY OF REQUEST:**

  The applicant is seeking a zone change from AU, Agricultural District, to RU-5A, Semi-Professional Office District.

- **LOCATION:**

  11605 S.W. 95 Street, Miami-Dade County, Florida.

- **SIZE:** 3 Gross Acres

B. ZONING HEARINGS HISTORY: In April 2006, pursuant to Resolution #CZAB12-10-06, the subject property was denied a request to rezone the property from AU to EU-M, Single-Family Modified Estate District, by Community Zoning Appeals Board (CZAB) 12. This decision was upheld on appeal by the Board of County Commissioners (BCC), in September 2006, pursuant to Resolution #Z-33-06.

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:

ZONING	LAND USE PLAN DESIGNATION
SUBJECT PROPERTY:	
AU; Vacant building	Office/Residential
SURROUNDING PROPERTY:	
NORTH: AU; single-family residences	Estate Density Residential, 1 to 2.5 dua
SOUTH: AU; church	Estate Density Residential, 1 to 2.5 dua
EAST: AU; vacant lot	Estate Density Residential, 1 to 2.5 dua
WEST: RU-1; single-family residences	Low-Medium Density Residential, 6 to 13 dua

E. SITE AND BUILDINGS:

Site Plan Review:	(No site plan submitted)
Scale/Utilization of Site:	**N/A**
Location of Buildings:	**N/A**
Compatibility:	**Acceptable***
Landscape Treatment:	**N/A**
Open Space:	**N/A**
Buffering:	**Acceptable***
Access:	**Acceptable***
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**Acceptable***
Urban Design:	**N/A**

*Subject to the Board's acceptance of the proffered covenant.

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.

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 objection**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

This application was deferred from the September 1, 2009, meeting to allow for a re-advertisement of the correct address. The 3-acre subject property, is located at 11605 SW 95 Street. The 3-acre site underwent a Comprehensive Development Master Plan (CDMP) Amendment (Application No. 4) during the October 2007 Amendment Cycle, for a change of LUP Map designation from Estate Density Residential use to Office/Residential use, which was approved pursuant to Ordinance #08-131, in November 2008.

The applicant is requesting a zone change from AU, Agricultural District, to RU-5A, Semi-Professional Office District. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Office/Residential** use. In the approval of the CDMP amendment, a Declaration of Restrictions was proffered which, among other things, restricts the use and development of the property for Estate residential use, restricts the development of the site to two (2) stories, or 28' above finished grade and prohibits medical office use on the site. Said covenant also requires ingress and egress to the property along SW 117 Avenue, requires that egress along SW 95 Street be permitted to only travel west and further requires that development of the property include landscaping beyond the minimum required by the County Code. The applicant has also voluntarily proffered a covenant in conjunction with this application, which in addition to the restrictions and guidelines for development previously agreed to, restricts the use of the property to prohibit call centers and restricts the development of the site to two (2) stories, or 24' above finished grade. As such, staff is of the opinion that the request for a zone change to RU-5A, when coupled with the applicant's proffered covenant containing restrictions and guidelines for the development of the subject property, is **consistent** with the LUP Map of the CDMP and is **compatible** with the surrounding agricultural and residentially zoned properties.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. However, the applicants will have to comply with all conditions as set forth in their memorandum. The **Public Works Department** has **no objections** to this application and has indicated that the applicants must provide paved public access to the site. Their memorandum further indicates that this application will generate **75** additional PM daily peak hour **vehicle trips**, however, the traffic distribution of these trips will not exceed the acceptable Levels of Service (LOS) on the surrounding roadways which are currently operating at LOS "D" and "E". Furthermore, this land requires platting in accordance with Chapter 28 of the Code of Miami-Dade County and road dedications and improvements will be accomplished through the recording of a plat. The Miami-Dade Fire Rescue Department **(MDFR)** has **no objections** to this application and their memorandum indicates that the estimated average travel response time is **6:15** minutes.

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 use 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. Staff notes that the rezoning, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County. The subject property is located on a section line road, SW 117 Avenue, and SW 95 Street, which effectively functions like a half-section line road in this area. This intersection and the subject property is located a ½ mile south of SW 88 Street, a well travelled roadway in this section of the county, and within 1 mile of the Florida Turnpike Extension that crosses SW 88 Street. As such, staff opines that the subject property is easily accessible and will not burden the area roadways, as the distribution of trips will not exceed the acceptable level of service as indicated by the Public Works Department. Further, as indicated in the DERM memorandum, public water and sanitary sewer can be made available to the property, which will not reduce the Levels of Service (LOS) standards for same as set forth in the CDMP.

Staff notes that the property immediately to the south of the subject property is a church that was approved pursuant to Resolution #Z-403-76, in December 1976. Additionally, staff notes that the development for this section of the County, indicates commercial developments along the surrounding section line roads, thereby providing a theoretical buffer for the less intensive residential developments located primarily internal to the section. For example, the properties along SW 88 Street, the northern section boundary, and SW 107 Avenue, the eastern boundary, are primarily developed with offices and commercial or multifamily apartments or townhomes. Further, as previously mentioned, the applicant has proffered a covenant in conjunction with the application, which staff opines, minimizes any adverse visual and traffic impacts that may result from the rezoning of the property on the surrounding residential and agricultural properties. As such, staff is of the opinion that the proposed zone change to RU-5A is **compatible** with the area and therefore recommends approval of the zone change, subject to the acceptance of the proffered covenant.

I. **RECOMMENDATION:** Approval, subject to the acceptance of the proffered covenant.

J. **CONDITIONS**: None.

DATE INSPECTED: 07/02/09
DATE TYPED: 06/29/09
DATE REVISED: 06/30/09, 07/20/09, 07/29/09, 09/14/09
DATE FINALIZED: 09/14/09
MCL:NN:AA:CH

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

Memorandum

MIAMI-DADE COUNTY

Date: April 22, 2009

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

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

Subject: C-12 #Z2008000239
Alfredo Garcia-Menocal
11605 S.W. 95 Avenue
Request District Boundary Change from AU to RU-5A
(AU) (3 Acres)
06-55-40

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 Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of

sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat, or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

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

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation
The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of Chapter 24, the Code of Miami-Dade County requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Please be advised that an aerial review performed by DERM staff revealed that tree resources have been removed from the property without first obtaining the required Miami-Dade County Tree Removal Permit. Please be advised that based on the above, the referenced site is being referred for review for an After-the-Fact Permit and /or follow up enforcement action which is required to resolve this issue.

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

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

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

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

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

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

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

PH# Z2008000239
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:ALFREDO GARCIA-MENOCAL

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.

Additional improvements may be required at time of platting.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 75 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9748	SW 117 Ave. s/o SW 88 St.	D	D
9750	SW 117 Ave. s/o SW 112 St.	D	D
9716	SW 104 St. w/o SW 107 Ave.	E	E
9718	SW 104 St. w/o HEFT	E	E

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

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Raul A Pino, P.L.S.
04-FEB-09

11

Memorandum

Date: 20-JAN-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2008000239

Fire Prevention Unit:

APPROVAL
No objection to Zoning Change. No plans submitted. Compliance with MDFR site requirements will be determined upon submission of the development plans for the proposed project.

Service Impact/Demand:

Development for the above Z2008000239
located at 11605 S.W. 95 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1825 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:15 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 at this stage. Service impact analysis will be determined upon submission of the development plans for the proposed project.

DATE: 01/09/09

TEAM METRO

ENFORCEMENT HISTORY

ALFREDO GARCIA-MENOCAL	11605 S.W. 95 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2008000239

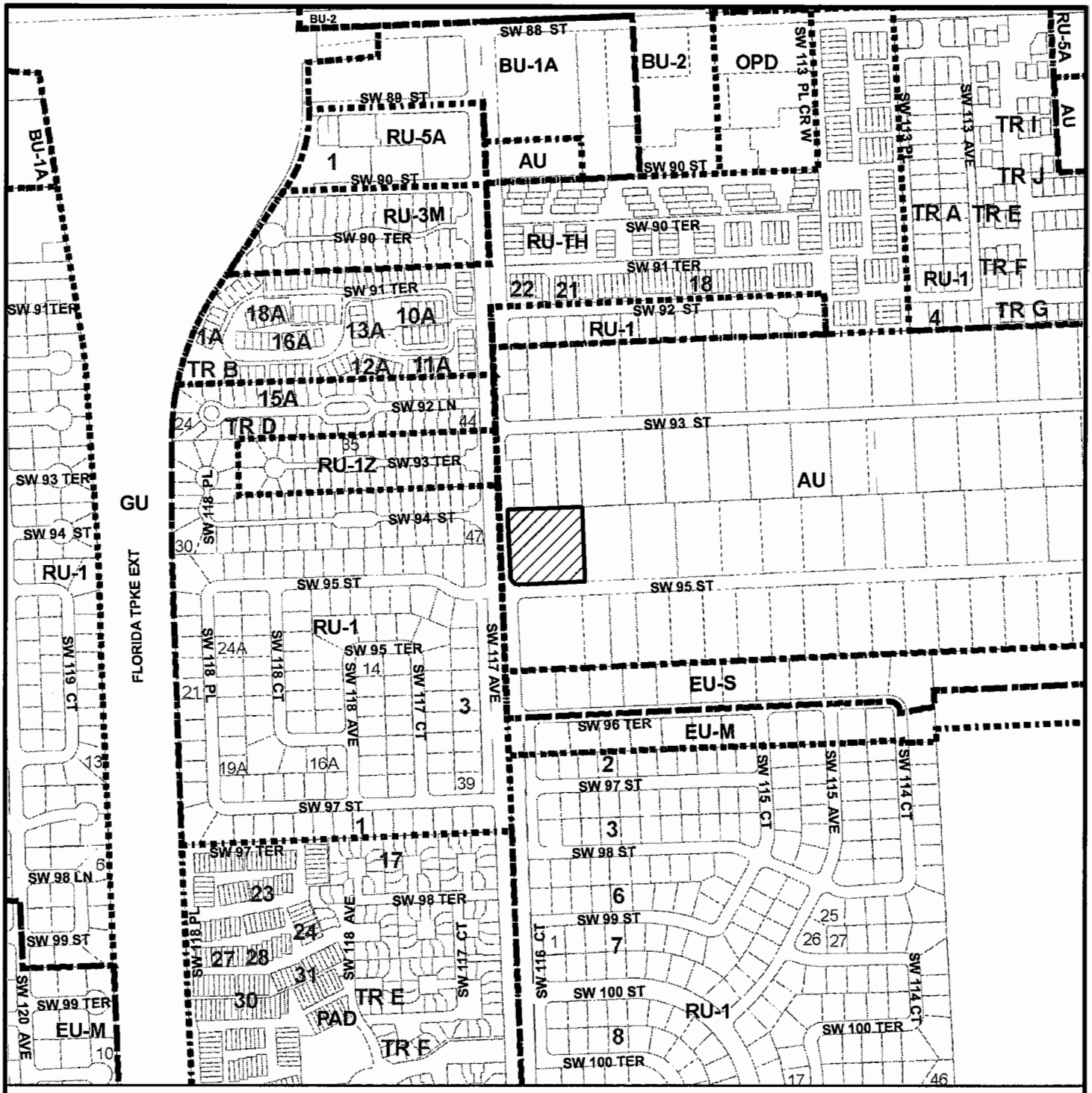
HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

01-07-09 PROPERTY IS WITHOUT ANY CURRENT VIOLATIONS.

ALL PREVIOUS CASES CLOSED AND IN COMPLIANCE EXCEPT CASE # 200802000214 WITH AN OPEN LIEN ON CITATION # B025373

JOSE LOPEZ



MIAMI-DADE COUNTY

HEARING MAP

Section: 06 Township: 55 Range: 40
Applicant: ALFREDO GARCIA-MENOCAL
Zoning Board: C12
Commission District: 08
Drafter ID: KEELING
Scale: NTS
---------- Zoning

Process Number

08-239

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/23/08

REVISION	DATE	BY
	14	

MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 06 Township: 55 Range: 40
Applicant: ALFREDO GARCIA-MENOCAL
Zoning Board: C12
Commission District: 08
Drafter ID: KEELING
Scale: NTS
---------- Zoning

Process Number

08-239

SUBJECT PROPERTY

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W E
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MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/23/08

REVISION	DATE	BY