KITS

9-21-2010 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 14

SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)

10710 SW 211 Street, Miami

Tuesday, October 26, 2010 at 6:00 p.m.

PREVIOUSLY DEFERRED

A.	10-7-CZ14-4	LALEX II, LLC	09-178	27-55-39	

CURRENT

1.	10-10-CZ14-1	ABELARDO ARANGO	10-25	12-56-38	N
2.	10-10-CZ14-2	GRI-EQY (QUAIL ROOST) LLC	10-48	12-56-39	N
3.	10-10-CZ14-3	BETTY J. FULLER	10-62	31-55-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF TUESDAY, OCTOBER 26, 2010

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 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. LALEX II, LLC (10-7-CZ14-4/09-178) **27-55-39**
Area 14/District 9

(1) RU-3M to RU-4M

(2) Applicant is requesting to permit a parcel of land with a lot width of 50' (100' required).

REQUESTS #1 AND #2 ON PARCEL "C"

(3) RU-3M to BU-1A

(4) Applicant is requesting to waive the required 5' high masonry wall where a business lot abuts an RU, AU, GU or EU zoned property (interior to the site).

(5) Applicant is requesting to permit access to a commercially zoned property through a residentially zoned property (not permitted).

(6) Applicant is requesting to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along the west, south and north property lines.

(7) Applicant is requesting to permit two commercial buildings setback 12'3" (15' required) from the interior side (north and south) property lines.

REQUESTS #3 - #7 ON PARCELS "A" AND "B"

(8) DELETION of Declaration of Restrictions recorded in the Official Records Book 24505, Pages 2442-2448.

The purpose of Request #8 is to permit the applicant to delete the previously approved plan for a multi-family residential development and submit a new plan indicating a multi-family residential and commercial development.

REQUEST #8 ON PARCELS "A", "B" AND "C"

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Mixed Use Development For: Lalex II LLC, as prepared by Albert O. Gonzalez, Architect, Sheets "SP-1," "L-1" and "L-2" and "A-5" through "A-8" and "A-12" and "A-13" dated stamped received 6/8/10 and the remainder dated stamped received 6/1/10 for a total of 20 sheets. Plans may be modified at public hearing.

LOCATION: Lying approximately 672' north of S.W. 168 Street and west of S.W. 137 Avenue, A/K/A: 16400 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 12.69 Acres

Department of Planning and Zoning Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____
Deferred from: 07/27/2010

1. **ABELARDO ARANGO (10-10-CZ14-1/10-025)** **12-56-38**
Area 14/District 09

SPECIAL EXCEPTION to permit a horse stable spaced less than the required 250' required from a residential district to the east.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Rancho La Moraleja at Equestrian Trail," as prepared by MTS Engineering, dated stamped received 3/3/10 and consisting of 5 sheets. Plans may be modified at public hearing.

LOCATION: Lying approximately 330' west of Krome Avenue (S.W. 177 Avenue) and north of S.W. 216 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

Department of Planning and Zoning Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. **GRI-EQY (QUAIL ROOST) LLC (10-10-CZ14-2/10-048)** **12-56-39**
Area 14/District 09

(1) SPECIAL EXCEPTION of spacing requirements to permit a liquor package store spaced less than the required 2,500 ft. required from a religious facility.

(2) Applicant is requesting to permit the liquor package store with sales of alcoholic beverages on Sundays and with the hours of 10:00 a.m. to 6:00 p.m. (Sunday sales not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "As Built Drawing for: Space 37," as prepared by Design Tech International Associates Inc.," dated stamped received 4/21/10 and a liquor survey as prepared by Ludovici & Orange Consulting Engineers, Inc., dated stamped received 6/8/10 for a total of 2 sheets. Plans may be modified at public hearing.

LOCATION: 20201 S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.18 Acres

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 1 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. BETTY J. FULLER (10-10-CZ14-3/10-062) **31-55-40**
Area 14/District 09

(1) Applicant is requesting to permit a proposed covered terrace addition to a single-family residence setback 11.89' (25' required) from the rear (east) property line.

(2) Applicant is requesting to permit the existing single-family residence setback 7.3' (7.5' required) from the interior side (north) property line.

(3) Applicant is requesting to permit a lot coverage of 47.11% (35% maximum permitted/39% previously approved).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Covered Terrace," as prepared by Charles C. Mitchell, consisting of 2 sheets and dated stamped received 6/25/10. Plans may be modified at public hearing.

LOCATION: 17421 S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.158 sq. ft.

Department of Planning and Zoning Recommendation: Approval of request #2 and denial without prejudice of requests #1 and #3.

Protests: 0 Waivers: 7

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for

the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

A. LALEX II, LLC
(Applicant)

10-7-CZ14-4 (09-178)
Area 14/District 09
Hearing Date: 10/26/10

Property Owner (if different from applicant) **LALEXII, LLC.**

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
2001	Jimenez & Son Inc.	- Zone change from AU to BU-1A and Special Exception for site plan approval on Parcel A. - Zone change from AU to IU-1. - Special Exception for site plan approval. - Von-Use Variance to permit an open air membership warehouse and Non-Use Variance to permit membership warehouse with less Gross Floor area on Parcel B. - Zone change from AU to BU-1A. - Special Exception for site plan approval and Non-Use Variance for less parking spaces on Parcel C.	C14	Approved with conditions
2006	Southern Properties Investment Group, LLC.	- Zone change from IU-1 & BU-1A to RU-3M and deletion of declaration of restriction, Recorded in the Official Record 19847 pages 3924-3935.	C14	Approved

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#4

APPLICANT'S NAME: **LALEX II, LLC**

REPRESENTATIVE: Juan Mayol

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-7-CZ14-4 (09-178)	July 27, 2010	CZAB14		10

REC: Denial without prejudice.

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

■ DEFER: ☐ INDEFINITELY ■ TO: October 26, 2010 ■ 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: Deferral at applicant's request to submit a revised site plan and to address staff's concerns. Any additional cost will be at applicant's expense.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	S	Nehemiah DAVIS	X		
VICECHAIRMAN		Curtis LAWRENCE			X
COUNCILMAN		Patrice MICHEL	X		
COUNCILMAN	M	Michael RODRIGUEZ	X		
CHAIRMAN		Wilbur B. BELL	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **RONALD BERNSTEIN**

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: Lalex II, L.L.C. **PH:** Z09-178 (10-7-CZ14-4)

SECTION: 27-55-39 **DATE:** October 26, 2010

COMMISSION DISTRICT: 9 **ITEM NO.:** A

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A. INTRODUCTION

o **REQUESTS:**

(1) Zone change from RU-3M to RU-4M

(2) Applicant is requesting to permit a parcel of land with a lot width of 50' (100' required).

REQUESTS #1 AND #2 ON PARCEL "C"

(3) Zone change from RU-3M to BU-1A

(4) Applicant is requesting to waive the required 5' high masonry wall where a business lots abuts a RU, AU, GU or EU zoned property (interior to the site).

(5) Applicant is requesting to permit access to a commercial zoned property through a residentially zoned property (not permitted)

(6) Applicant is requesting to waive the required 5' wide dissimilar land use buffer including 6' high wall fence or hedge and buffer trees along the west, south and north property lines.

(7) Applicant is requesting to permit two commercial buildings setback 12'3" 15' required) from the interior side (north and south) property lines.

REQUESTS #3 - #7 ON PARCELS "A" AND "B"

(8) DELETION of Declaration of Restrictions recorded in the Official Records Book 24505, Page 2442.

The purpose of Request #8 is to permit the applicant to delete the previously approved plan for a multi-family residential development and submit a new plan indicating a multi-family residential and commercial development.

REQUEST #7 ON PARCELS "A", "B" AND "C"

Plans are on file and may be examined in the Miami-Dade County Department of Planning & Zoning, Zoning Hearing Section entitled "Proposed Mixed Use Development For: Lalex, II, LLC", as prepared by Albert O. Gonzalez Architect, Sheets SP-1, L-1, L-2, A-5, A-6, A-7, A-8, A-12 & A-13 dated stamped received 06/08/10 and the rest dated stamped received 06/01/10 for a total of 20 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:** The applicant is requesting a zone change from RU-3M, Minimum Apartment House District, to RU 4-M, Modified Apartment House

District, and a reduced lot width (Parcel C). In addition, a zone change from RU-3M to BU-1A, Limited Business District, to waive the required 5' high masonry wall where a business lot abuts an RU, AU, GU, or EU zoned property, to permit access to a commercially zoned property through a residentially zoned property, and to waive the required 5' wide dissimilar land use buffer including 6' high wall fence or hedge and buffer trees along the west and north property lines (Parcels A and B) is being sought. Additionally, the applicant is seeking the deletion of a previously approved covenant (Parcels A, B and C).

- **LOCATION:** Lying approximately 672' north of SW 168 Street and west of SW 137 Avenue, A/K/A 16400 SW 137 Avenue, Miami-Dade County, Florida.

- **SIZE:** 12.69 acres

B. ZONING and CDMP HEARINGS HISTORY:

Zoning: In 2001, pursuant to Resolution #CZAB14-12-01, Community Zoning Appeals Board (CZAB 14) granted district boundary changes from AU, Agricultural District, to BU-1A, Limited Business District, and IU-1, Light Industrial Manufacturing District, and a special exception to permit site plan approval for a commercial and industrial development including additional non-use variances. The applicant also proffered a Declaration of Restriction pursuant to said resolution. In 2006, pursuant to Resolution #CZAB14-15-06, CZAB 14 granted a district boundary change from IU-1 and BU-1A to RU-3M and granted a deletion of a Declaration of Restriction. In addition, pursuant to this resolution, a Declaration of Restrictions in favor of the School Board of Miami-Dade County, provided for a monetary school contribution based on a maximum density of 196 multi-family residential units was proffered by the applicant.

CDMP: In October 2003, a small-scale amendment (Application #5) was applied for and granted on the western half and the eastern center portion of the subject property (±7.84 acres) which re-designated it from Industrial and Office to Office/Residential. In April 2004, a small scale amendment (Application #11) was applied for and granted on the northeastern and southeastern portion of the subject property (±4.93 acres) which re-designated those portions of the subject property from Industrial and Office to Business and Office

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property subject property as being within the Urban Development Boundary (UDB) for **Office/Residential** and **Business and Office.** The subject property is located 2 miles east and 1 mile south of and within the UDB.

   Business and Office (3.73 acres on the northeast and southeast portion of the subject property).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 stations). 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 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 areas.

Office/Residential (8.96 acres on the west half and east center portion of the subject property). 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 orientated 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.

Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity or residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site uses(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.

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

3. **Policy LU-2A**. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

4. **Policy LU-4D.** Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

5. **Policy LU-4E.** Zoning shall be examined to determine consistency with the Comprehensive Plan, and if deemed necessary to remedy an inconsistency, rezoning action shall be initiated. Examination could occur through a special zoning study, area planning activity, or through a study of related issues.

6. **Policy LU-5B.** All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	RU-3M; vacant	Office Residential Business and Office
Surrounding Properties:		
NORTH:	IU; scrap metal yard	Industrial and Office
SOUTH:	IU; vacant	Industrial and Office
EAST:	AU; correctional facility	Institutions Utilities Communications
WEST:	AU; easement	Industrial and Office Transportation

E. SITE AND BUILDINGS:

Site Plan Review:	(Site Plan submitted.)
Scale/Utilization of Site:	**Not Acceptable**
Location of Buildings:	**Not Acceptable**
Compatibility:	**Not Acceptable**
Landscape Treatment:	**Not Acceptable**
Open Space:	**Not Acceptable**
Buffering:	**Not Acceptable**
Access:	**Not Acceptable**
Parking Layout/Circulation:	**Not Acceptable**

F. PERTINENT REQUIREMENTS/STANDARDS:

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

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

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

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

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

33-311(A)(7) Generalized Modification Standards. The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any 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 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, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

This application was deferred, with leave to amend, from the July 27, 2010 meeting at the applicant's request. At the time of this writing, the department has not received revised plans from the applicant. The subject property is located approximately 672' north of SW 168 Street and west of SW 137 Avenue, A/K/A 16400 SW 137 Avenue, surrounded by vacant land to the south, a correctional facility to the east, a scrap metal yard to the north and a Florida Power and Light easement to the west. On Parcel C, consisting of 13.55 acres, the applicant is requesting a district boundary change from RU-3M, Minimum Apartment House District, to RU-4M, Modified Apartment House District, and to permit a parcel of land with a reduced lot width. On Parcels A, consisting of 1.77 acres, and Parcel B, consisting of 1.96 acres, the applicant is seeking a rezoning from RU-3M to BU-1A, Limited Business District. In addition the applicant is seeking to waive a 5' high masonry wall, to permit access to a commercial zoned property through a residentially zoned property and to waive the required 5' wide dissimilar land use buffer including a 6' high wall, fence or hedge and buffer trees along the west and north property lines. In addition, on Parcels A, B and C the applicant is requesting the deletion of a previously approved covenant which was submitted pursuant to Resolution # CZAB14-15-06. Parcels A and B are being improved with a mixed use development which includes 42,600 sq. ft. of commercial space and Parcel C is being developed with 216 residential units.

The subject property is designated for **Business and Office** (Parcels A and B) and **Office and Residential** (Parcel C) on the LUP map of the CDMP. **The Office/Residential category does not authorize other business or commercial uses.**

As previously mentioned, the applicant is proposing to develop 216 residential units on the Office/Residential portion of the site (Parcel C). The property to the north and south are

designated Industrial and Office and zoned IU-1, Light Industrial Manufacturing District. The CDMP indicates that in general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid conflicts and for health and safety reasons. The CDMP states that generally industrial and residential uses are incompatible. The uses allowed in IU-1 include, but are not limited to, adult entertainment, armories, arsenals, auto painting, top and body work, commercial chicken hatcheries, bottling plants and breweries. While the subject property (Parcel C) is designated Office/Residential on the CDMP LUP map, staff opines that the IU-1 uses referenced above could locate on the parcels to the north and south of the subject property and negatively impact the proposed residential and commercial development. In addition, the subject property is also bounded by an AU zoned federal correctional facility to the east. Additionally, although staff recognizes the site plan depicts a surplus of 7.9% of landscaping, staff opines that due to the heavy industrial uses to the north and allowed industrial uses on the vacant parcel of land to the south, the landscaping and buffering provided is not adequate to buffer the proposed residential development from the surrounding industrial uses. Staff opines that in order to minimize the negative impacts extraordinary buffering would be necessary and in order to obtain the adequate buffering, the development should reduce the paved area and increase the landscape areas. The development, as proposed, is too intense to adequately buffer the surrounding community from negative visual impacts. The applicant has provided a 15' wide buffer located at the northern portion of the site which staff opines is inadequate to buffer the site from the industrial parcel to the north. Additionally, the site plan depicts several residential buildings located throughout the site ranging in width from 250' to 335' which staff opines have not been designed with sufficient articulation to negate the blank wall effect of such wide buildings. Based on the aforementioned, staff opines that the site, as designed, is overly intensive, does not provide adequate buffering and is **incompatible** with the surrounding industrial uses.

In addition, the site plan, submitted by the applicant, indicates that portions of the buildings on Parcel "A", which is requesting to be rezoned to BU-1A, encroaches into an area designated Office and Residential. The Office/Residential LUP Map designation does not authorize business or commercial uses and therefore it would be inconsistent with the Office/Residential LUP Map designation. A CDMP Amendment approved by the Board of County Commissioners would be needed in order to re-designate that portion of the site to Business and Office or the applicant would need to re-design the site plan to relocate said buildings and eliminate the encroachment. Staff acknowledges that the rezoning of Parcel B, the other BU-1A portion of the property, is **consistent** with the LUP map of the CDMP but Parcel A is **inconsistent** with the LUP map of the CDMP for the reasons stated above. The development, as designed, is overly intense and has not provided adequate buffering to mitigate the negative impacts to the proposed residential development and staff therefore opines it is **incompatible** with the surrounding area.

The Department of Environmental Resources Management **(DERM)** has no objections to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The Public Works Department **(PWD)** and the Miami-Dade Fire Rescue Department **(MDFR)** also has no objections to this application and MDFR indicates in their memorandum that the estimated average travel response time is **6:15 minutes.** The Miami-Dade County Public Schools **(MDCPS)** memorandum indicates that the application is not subject to school concurrency review and is governed by a recorded covenant.

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. As previously noted, the encroachment of a portion of the buildings located in Parcel A into the designated Office/Residential area is **inconsistent** with the CDMP. However, staff acknowledges that the proposed rezoning of the Business and Office designated Parcel B to BU-1A and the proposed rezoning of Parcel C to RU-4M is consistent with the LUP map of the CDMP. Staff opines that the submitted plans do not provide the proposed residential development adequate buffering from the potentially more intensive industrial uses to the north and south of the subject property. As previously noted, the applicant has provided a minimal excess of the Code required landscaping, buildings ranging in width from 250' to 335' with minimal articulation and has requested variances (requests #4 and #6) which would further reduce the buffering. Staff opines that the plans, as submitted, do not provide adequate buffering from the more intensive industrial uses to the north and south and which would have a negative visual impact on the proposed residential development. Therefore, staff opines that the proposed residential and commercial development is overly intensive that the zone changes are **incompatible** with proposed residential development and is partially **inconsistent** with the LUP Map of the CDMP. Therefore staff recommends denial of the zone changes.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standard, staff is of the opinion that requests #2, #4, #5, #6 and #7 would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community and would be detrimental to the neighborhood. These requests are germane to the rezoning requests (requests #1 and #3) which staff does not support. Request #2 is to permit a parcel of land with a lot width of 50' where 100' is required (Parcel C). The site plan depicts a 50' wide driveway which is the primary ingress and egress to both commercial parcels (Parcels A and B) and to the residential parcel (Parcel C) from SW 137 Avenue. Staff acknowledges that in the April 2004 CDMP Amendment Cycle the site was approved with the 50' wide strip of land. However, staff has noted that a portion of the building located on Parcel A encroaches into the Office/Residential designated portion of Parcel C and therefore is inconsistent the CDMP of the LUP map. Staff does not support the requested zone change because it is inconsistent and therefore cannot support request #2. Request #4 is to waive the required 5' high masonry wall where a business lot abuts a proposed RU-4M district on Parcels A and B. Staff recognizes that this is a proposed mixed use development which should transition from commercial to residential and that the request to waive the required wall is a result of the configuration of the site and the requested zone changes. However, the zone changes are not supported and therefore, staff does not support this request. Request #5 to permit access to a commercially zoned property through a residentially zoned property is also not supported by staff. As previously noted, staff recognizes that this is a proposed mixed used development with both commercial and residential uses and that there should be connectivity between the two uses. However, since staff does not support the requested zone changes, this request

therefore cannot be supported. Additionally, staff's does not support requests #6 and #7 to waive the required 5' wide dissimilar land use buffer and to permit two commercial buildings with reduced setbacks from the interior side (north and south) property lines. The site plans indicate commercial uses abutting residential uses with driveway connections between said parcels which are interior to the site. While staff acknowledges that the approval of Request #6 would provide connectivity between the proposed residential and commercial development, without the requested zone change to BU-1A the request is not necessary. Request #7 would permit two commercial buildings setback 12.3' where 15' is required from the interior side property lines. Staff notes that a portion of the setback reduction is located in the Office/Residential designated portion of the site which staff previously addressed as being inconsistent with the CDMP. Therefore, staff does not support request #7. Staff opines that requests #2, #4, #5, #6 and #7 cannot be approved since they are germane to the requested zone changes and therefore recommends denial without prejudice under Section 33-311(A)(4)(b) Non-Use Variances.

The standards under Section 33-311(A)(7) Generalized Modification Standards, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of a previously approved resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, would not generate excessive overcrowding of people, would not tend to provoke a nuisance, would not be incompatible with the area when considering the necessity for and reasonableness of the modification or elimination in relation to the present and future development of the area. Staff does not support this request. The purpose of said request is to permit the applicant to delete the previously approved plan for a multi-family residential development and submit a new plan indicating a multi-family residential development and commercial development. The deletion of said Declaration of Restrictions request would allow the proposed development on the site which in staff's opinion will generate excessive traffic and would be incompatible with the area. Therefore, based on all the aforementioned, staff opines that the proposed development is **incompatible** with the surrounding area and recommends denial without prejudice of request #8 under Section 33-311(A)(7) (Generalized Modification Standards).

Staff has opined that a portion of the subject property which is being rezoned to BU-1A on Parcel A, is **inconsistent** with the LUP map of the CDMP. In addition, the development is overly intensive, does not provide adequate buffering to mitigate negative impacts to the proposed residential development and therefore is **incompatible** with the surrounding area.

I. RECOMMENDATION:

Denial without prejudice.

J. CONDITIONS: None.

DATE TYPED: 5/18/10
DATE REVISED: 5/18/10, 6/29/10
DATE FINALIZED: 10/05/10
MCL:GR: NN: TA:CI

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

NDN
GR

11

Memorandum

MIAMI-DADE COUNTY

Date: June 24, 2010

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

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

Subject: C-14 #Z2009000178-2nd Revision
Lalex II, LLC
West of S.W. 137th Avenue and S.W. 164th Street
Request to Permit a Zone Change from RU-4L and BU-1A, Request to Delete a Recorded Declaration of Restrictions and to Request to Waive a Wall Requirement between Residential and Business Zone
(RU-3M) (12.69 Acres)
27-55-39

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

Potable Water Service

The closest public water main is located approximately 144 linear feet south from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

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

Wastewater Disposal

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

Existing public sewer facilities and services meet the LOS standards set forth in the 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 alternative means of sewage disposal. Use of an alternative 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 the DERM Water Control Section for further information regarding permitting procedures and requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3 day storm. Site grading and development shall comply with the requirements of Section 11C of the Code.

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

Wetlands

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

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

Tree Preservation

Tree Removal Permit 2007-TREE-PER-00140 was issued for these properties to Luxor Townhomes Estates LLC, on April 30, 2007 and expired on April 30, 2008.

Please be advised that this permit has expired, therefore the required replanting and final inspection as per this permit must take place. The applicant should renew Tree Removal Permit 2007-TREE-PER-00140 or request a final inspection to avoid violation of permit conditions. A two weeks notice is required prior to the final inspection.

Please be advised that a Tree Removal Permit is required for the removal or relocation of any trees that have not been previously permitted. Please contact this Program at (305) 372-6574 for information regarding tree permits.

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

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

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

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

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

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

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

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

REVISION 1

PH# Z2009000178
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LALEX II, LLC

This Department has no objections to this application subject to the following:

All sidewalks throughout the development must have a minimum width of 5 feet.

Vehicular movement to and from SW 137 Avenue and any improvements required for SW 137 Avenue are to be determined at time of paving and drainage submittal.

Landscaping must comply with safe sight distance triangle requirements per Sec. 33-11 of the Miami-Dade County Code.

Additional improvements may be required at time of platting.

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

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 229 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
9834	SW 147 Ave. s/o SW 152 St.	C	C
9818	SW 137 Ave. s/o SW 152 St.	C	C
9876	SW 184 St. w/o SW 117 Ave.	C	C
9820	SW 137 Ave. s/o SW 184 St.	C	C
9878	SW 184 St. w/o SW 137 Ave.	B	B
9788	SW 127 Ave. s/o SW 184 St.	B	B

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.
26-MAY-10

Memorandum

Date: 16-JUN-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2009000178

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated March 18, 2010.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped June 8, 2010. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand

Development for the above Z2009000178
located at Lying approximately 672' north of S.W. 168 Street and west of S.W. 137 Avenue, AKA 16400 sw 137 ave
in Police Grid 2142 is proposed as the following:

216 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
42,395 Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 73.37 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 43 - Richmond - 13390 SW 152 Street
Rescue, ALS 50' Squrt

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped June 8, 2010. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 13-JAN-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

LALEX II, LLC

APPLICANT

WEST OF S.W. 137 AVENUE & S.W. 164 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2009000178

HEARING NUMBER

HISTORY:

Current case history;
Case 200902015088 was opened based on enforcement history request and inspected on 12-31-09. No new violations were observed and case was closed.

Previous case history;
No previous cases under current ownership.

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: LALEX II, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
See Exhibit A	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage 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: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 14 day of December, 2009. Affiant is personally known to me or has produced A Drivers License as identification.

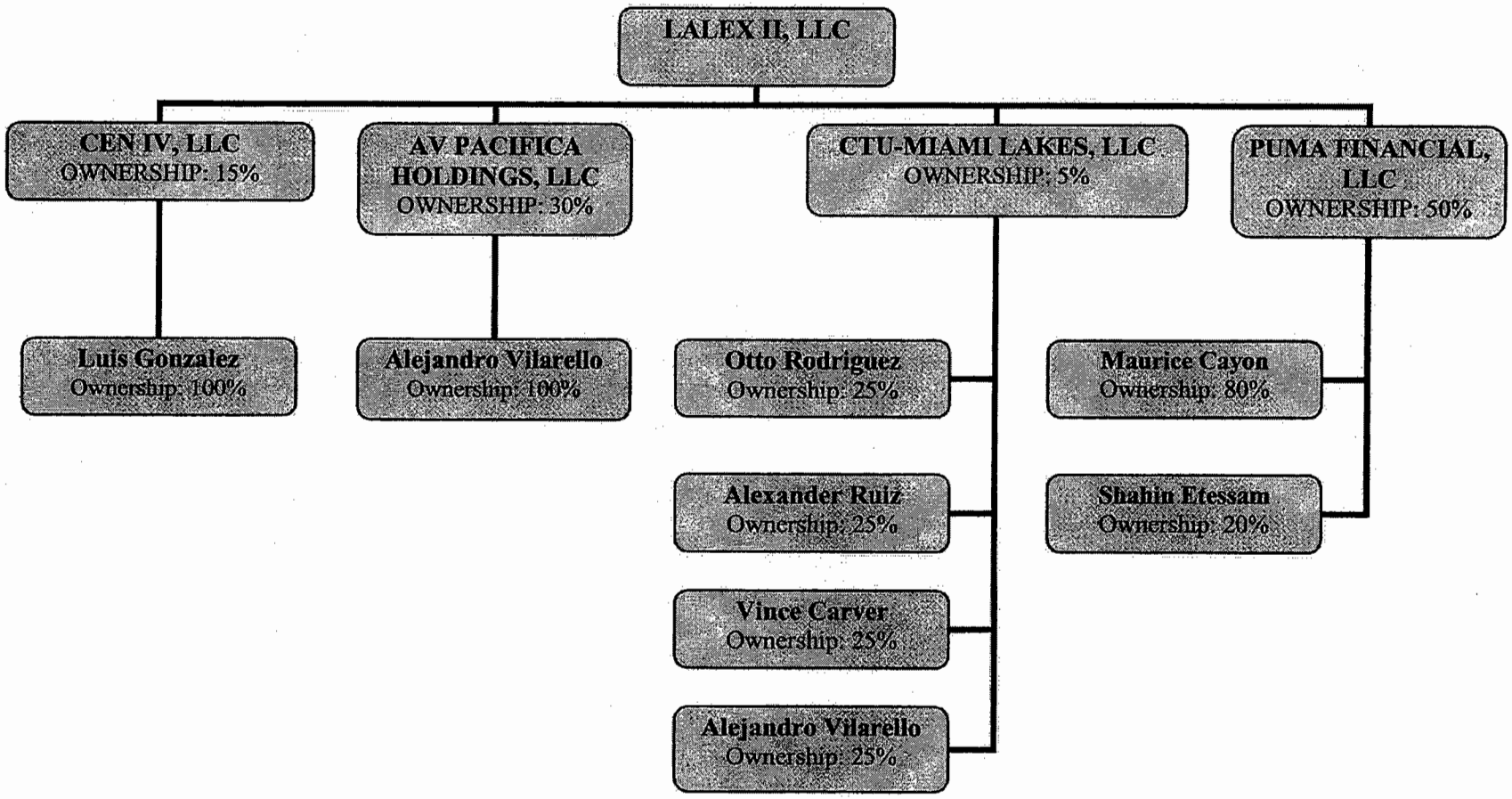
_____
(Notary Public)

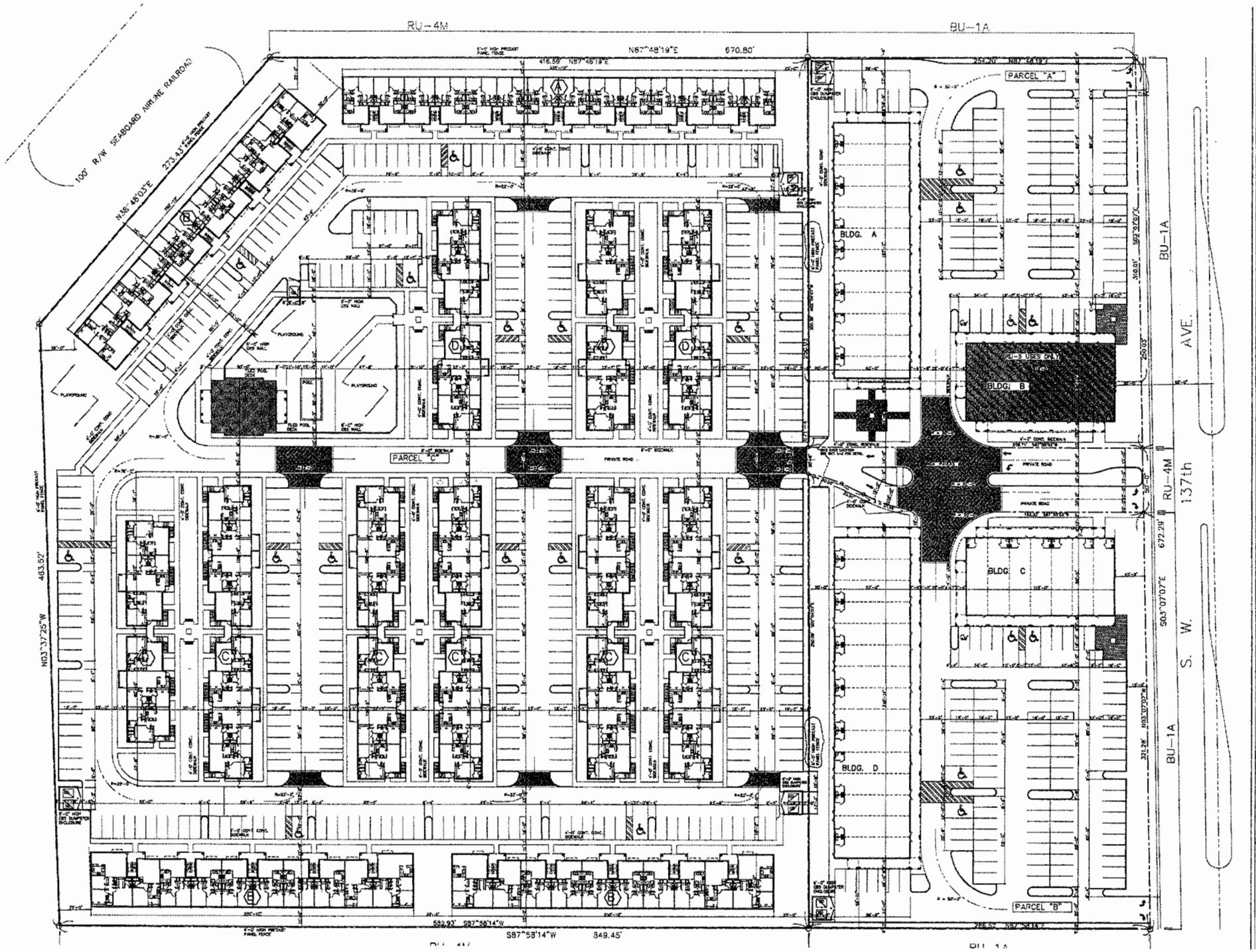
MIGUEL A. FREIRE
MY COMMISSION # DD 924520
EXPIRES: January 11, 2014
Bonded Thru Notary Public Underwriters

My commission expires _____

*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.

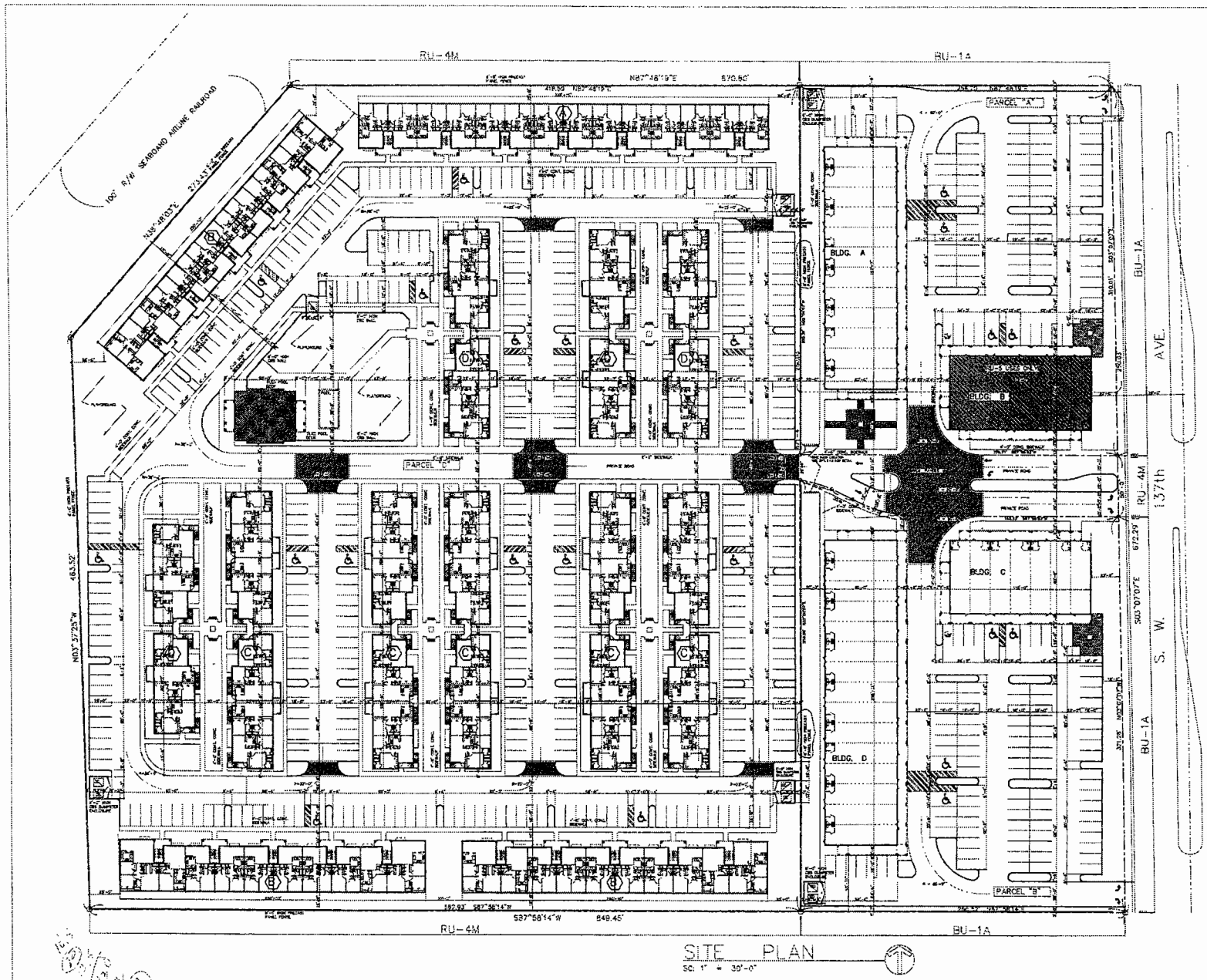
EXHIBIT A
TO DISCLOSURE OF INTEREST FORM
FOR
LALEX II, LLC
A FLORIDA LIMITED LIABILITY COMPANY





ENLARGED SITE PLAN

22



SITE PLAN

SC: 1" = 30'-0"

SITE PLAN CRITERIA:

PARCEL "A"

ZONING: BU-1A

NET LAND AREA: 74,281 SQ.FT. (1.77 ACRES)

SETBACK REQUIREMENTS:

FRONT SETBACK REQUIRED = 25'-0"
FRONT SETBACK PROVIDED = 25'-0"
INTERIOR SIDE SETBACK REQUIRED = 15'-0"
INTERIOR SIDE SETBACK PROVIDED = 42'-1"
REAR SETBACK REQUIRED = 20'-0"
REAR SETBACK PROVIDED = 20'-0"

LANDSCAPE OPEN SPACE REQUIRED (15%) = 11,142 SQ.FT.
LANDSCAPE OPEN SPACE PROVIDED (21.5%) = 16,083 SQ.FT.

LOT COVERAGE ALLOWED (40%) = 30,904 SQ.FT.
LOT COVERAGE PROVIDED (30.3%) = 22,528 SQ.FT.

FLOOR AREA RATIO ALLOWED (42% - 1 STORY) = 30,904 SQ.FT.
FLOOR AREA RATIO PROVIDED (24.3% - 1 STORY) = 18,054 SQ.FT.

PARKING REQUIREMENTS:

PARKING SPACE / 250 SQ.FT. (18,054 SQ.FT.) = 73 P.S. REQUIRED
TOTAL PARKING SPACES PROVIDED = 80 PARKING SPACES
REGULAR PARKING SPACES: 66 SPACES
HANDICAP PARKING SPACES: 4 SPACES
STROLLER SPACES: 4 SPACES

PARCEL "B"

ZONING: BU-1A

NET LAND AREA: 85,864.67 SQ.FT. (1.97 ACRES)

SETBACK REQUIREMENTS:

FRONT SETBACK REQUIRED = 25'-0"
FRONT SETBACK PROVIDED = 25'-0"
INTERIOR SIDE SETBACK REQUIRED = 15'-0"
INTERIOR SIDE SETBACK PROVIDED = 42'-11"
REAR SETBACK REQUIRED = 20'-0"
REAR SETBACK PROVIDED = 20'-0"

LANDSCAPE OPEN SPACE REQUIRED (15%) = 12,880 SQ.FT.
LANDSCAPE OPEN SPACE PROVIDED (24.2%) = 20,770 SQ.FT.

LOT COVERAGE ALLOWED (40%) = 34,345 SQ.FT.
LOT COVERAGE PROVIDED (31.4%) = 26,997 SQ.FT.

FLOOR AREA RATIO ALLOWED (42% - 1 STORY) = 34,345 SQ.FT.
FLOOR AREA RATIO PROVIDED (25.3% - 1 STORY) = 21,732 SQ.FT.

PARKING REQUIREMENTS:

PARKING SPACE / 250 SQ.FT. (21,770 SQ.FT.) = 87 P.S. REQUIRED
TOTAL PARKING SPACES PROVIDED = 101 PARKING SPACES
REGULAR PARKING SPACES: 96 SPACES
HANDICAP PARKING SPACES: 4 SPACES
STROLLER SPACES: 1 SPACES

PARCEL "C"

ZONING: RU-4M

GROSS LOT AREA: 590,038 SQ.FT. (13.55 ACRES)
NET LOT AREA: 532,870.06 SQ.FT. (12.23 ACRES)
NET LAND AREA
RU-4M PARCEL: 345,744.47 SQ.FT. (7.93 ACRES)

DENSITY 25 UNITS PER ACRE MAX. = (7.93 X 25) = 198 UNITS ALLOWED
TOTAL NUMBER OF UNITS PROVIDED = 216 UNITS

SETBACK REQUIREMENTS:

FRONT SETBACK REQUIREMENT = 25'-0"
FRONT SETBACK PROVIDED = 25'-0"
INTERIOR SIDE SETBACK REQUIRED = 15'-0"
INTERIOR SIDE SETBACK PROVIDED = 15'-0"
REAR SETBACK REQUIRED = 25'-0"
REAR SETBACK PROVIDED = 25'-0"

LANDSCAPE OPEN SPACE REQUIRED (15%) = 87,436 SQ.FT.
LANDSCAPE OPEN SPACE PROVIDED (36.2%) = 128,171 SQ.FT.

LOT COVERAGE ALLOWED (30%) = 115,843 SQ.FT.
LOT COVERAGE PROVIDED (28.8%) = 112,832 SQ.FT.

FLOOR AREA RATIO ALLOWED (50% - 2 STORIES) = 164,872 SQ.FT.
FLOOR AREA RATIO PROVIDED (46.1% - 2 STORIES) = 157,864 SQ.FT.

TOTAL PAVED AREA = 148,847 SQ.FT. (3.42 ACRES)

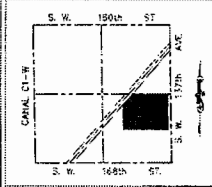
PARKING REQUIREMENTS:

48 - 1 BEDROOM UNITS @ 1.5 P.S. PER UNIT = 72 PARKING SPACES
159 - 2 BEDROOM UNITS @ 1.75 P.S. PER UNIT = 278 PARKING SPACES
9 - 3 BEDROOM UNITS @ 2.0 P.S. PER UNIT = 18 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 368 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 372 PARKING SPACES
REGULAR PARKING SPACES: 358 SPACES
HANDICAP PARKING SPACES: 14 SPACES

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 55 SOUTH, RANGE 39 EAST DADE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF, AND LESS THE EAST 50 FEET FOR ROAD.
AND
THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE WEST 40 FEET AND LESS THE SEABOARD RIGHT OF WAY AND LESS THAT PART LYING NORTHWESTERLY OF THE SBL RAILWAY, IN SECTION 27, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA, LESS THE EAST 25 FEET FOR ROAD



LOCATION MAP
N.T.S.

SE 1/4, SECTION 27-55-39
MIAMI DADE COUNTY, FL

REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
A R C H I T E C T
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8833

AR #: 0011963

DATE:
SCALE:
DRAWN:
JOB:
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Agenda
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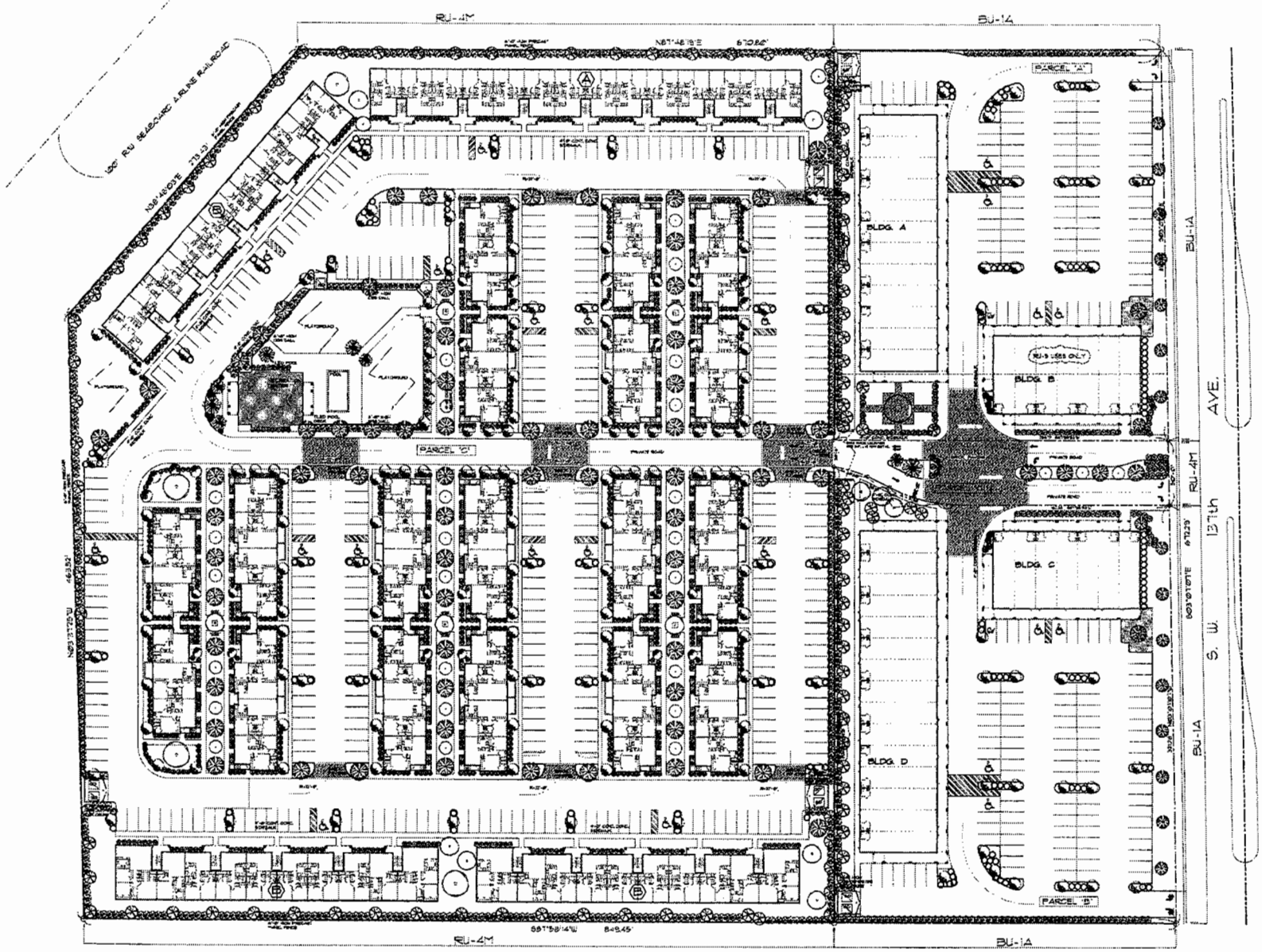

LANDSCAPE PLAN

REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8833 AR #: 0011963

DATE:
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JOB:
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LANDSCAPE LEGEND: PARCEL "A"

ZONING DISTRICT: BU-1A — NET LOT AREA: 73,518 SQFT — ACRES: 1.76

OPEN SPACE — REQUIRED / PROVIDED

A. SQUARE FEET OPEN SPACE REQUIRED BY CHAPTER 34, AS INDICATED ON SITE PLAN
NET LOT AREA: 73,518 SQ. FT. X 15 % = 11,027.7 SQ.FT.

B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 34, AS INDICATED ON SITE PLAN
X. PARKING SPACES: 167 X 20 SQ FEET PARKING SPACE= 3,340 SQFT.

C. TOTAL SF. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 34: A X B= — 11,367 / 16,230

LAND AREA CALCULATION

A. 11,367 TOTAL SF. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 34

B. MAXIMUM LAND AREA FROM PERVIOUS= .50 X X 11,367 SF.= 7,683 SQFT. — 7,683 / 7,683

TREES

A. NO. TREES REQUIRED PER NET LOT ACRE
LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS
= 22 TREES X NET LOT ACRES (1.76 ACRES)= 39 — 39 / 42

B. % PALMS ALLOWED: NO TREES PROVIDED X 30% = 55 — 2

% PALMS PERMITTED TO COUNT AS STREET TREES ON 14 BASIS X 30% — NA / NA

C. % NATIVES REQUIRED: NO TREES PROVIDED X 30% = — 0 / 42

D. STREET TREES (MAXIMUM AVERAGE SPACING OF 30' O.C.) LINEAR FEE ALONG STREET / 30= — 1 / 1

E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 20' O.C.) LINEAR FEET ALONG STREET / 20 = — NA / NA

F. TOTAL NUMBER OF TREES — 46 / 76

SHRUBS

A. NO. TREES REQUIRED X 10 = NO. OF SHRUBS ALLOWED — 460 / 460

B. NO. SHRUBS ALLOWED X 30% = NO. OF NATIVE SHRUBS REQUIRED — 138 / 460

IRRIGATION PLAN: F REQUIRED BY CHAPTER 34

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES	CALIPER	HEIGHT			CANOPY DIAMETER	QUANTITY
SYMBOL	YES	NO/PTNS	SCIENTIFIC	COMMON	YES / NO	MEASURED	INSTALLED	ESTIMATED AT MATURITY	ESTIMATED AT MATURITY		
	●			ROYAL POINCIANA	●	4" MIN.	14'-0" MIN.		8'-0" MIN.		1
	●			GEIGER TREE	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		16
	●			SILVER BUTTONWOOD	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		10
	●			MAHOGANY	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		21
	●			LIVE OAK	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		4
	●			ROYAL PALM / 3	●	3" MIN.	12'-0" MIN.				17
	●			GOLDEN DEWDROP	●		24" MIN. HEIGHT AT 24" O.C.				196
	●			VIBERNUM	●		24" MIN. HEIGHT AT 24" O.C.				196
	●			COCOPLUM HEDGE	●		24" MIN. HEIGHT AT 24" O.C.				100

LANDSCAPE LEGEND: PARCEL "B"

ZONING DISTRICT: BU-1A — NET LOT AREA: 88,616 SQFT — ACRES: 1.59

OPEN SPACE — REQUIRED / PROVIDED

A. SQUARE FEET OPEN SPACE REQUIRED BY CHAPTER 34, AS INDICATED ON SITE PLAN
NET LOT AREA: 88,616 SF. X 15 % = 13,292 SF.

B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 34, AS INDICATED ON SITE PLAN
X. PARKING SPACES: 181 X 20 SQ FEET PARKING SPACE= 3,620 SQFT.

C. TOTAL SF. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 34: A X B= — 14,108 / 20,170

LAND AREA CALCULATION

A. 13,292 TOTAL SF. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 34

B. MAXIMUM LAND AREA FROM PERVIOUS= .50 X X 13,292 SF.= 6,646 SQFT. — 6,646 / 6,646

TREES

A. NO. TREES REQUIRED PER NET LOT ACRE
LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS
= 23 TREES X NET LOT ACRES (1.59 ACRES)= 42 — 42 / 46

B. % PALMS ALLOWED: NO TREES PROVIDED X 30% = 13 — 3

% PALMS PERMITTED TO COUNT AS STREET TREES ON 14 BASIS X 30% — NA / NA

C. % NATIVES REQUIRED: NO TREES PROVIDED X 30% = — 13 / 46

D. STREET TREES (MAXIMUM AVERAGE SPACING OF 30' O.C.) LINEAR FEE ALONG STREET / 30= — 8 / 8

E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 20' O.C.) LINEAR FEET ALONG STREET / 20 = — NA / NA

F. TOTAL NUMBER OF TREES — 51 / 53

SHRUBS

A. NO. TREES REQUIRED X 10 = NO. OF SHRUBS ALLOWED — 510 / 530

B. NO. SHRUBS ALLOWED X 30% = NO. OF NATIVE SHRUBS REQUIRED — 153 / 159

IRRIGATION PLAN: F REQUIRED BY CHAPTER 34

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES	CALIPER	HEIGHT			CANOPY DIAMETER	QUANTITY
SYMBOL	YES	NO/PTNS	SCIENTIFIC	COMMON	YES / NO	MEASURED	INSTALLED	ESTIMATED AT MATURITY	ESTIMATED AT MATURITY		
	●			ROYAL POINCIANA	●	4" MIN.	14'-0" MIN.		8'-0" MIN.		3
	●			GEIGER TREE	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		17
	●			SILVER BUTTONWOOD	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		10
	●			MAHOGANY	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		23
	●			LIVE OAK	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		2
	●			ROYAL PALM / 3	●	3" MIN.	12'-0" MIN.				17
	●			GOLDEN DEWDROP	●		24" MIN. HEIGHT AT 24" O.C.				218
	●			VIBERNUM	●		24" MIN. HEIGHT AT 24" O.C.				218
	●			COCOPLUM HEDGE	●		24" MIN. HEIGHT AT 24" O.C.				160

LANDSCAPE LEGEND: PARCEL "C"

ZONING DISTRICT: BU-1A — NET LOT AREA: 168,6-1,323 SQFT. — ACRES: 3.88

OPEN SPACE — REQUIRED / PROVIDED

A. SQUARE FEET OPEN SPACE REQUIRED BY CHAPTER 34, AS INDICATED ON SITE PLAN
NET LOT AREA= 168,6-1,323 SF. X 15 % = 17,41 SF.

B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 34, AS INDICATED ON SITE PLAN
X. PARKING SPACES: 262 X 20 SQ FEET PARKING SPACE= 5,240 SQFT.

C. TOTAL SF. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 34: A X B= — 17,41 / 22,71

LAND AREA CALCULATION

A. 17,41 TOTAL SF. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 34

B. MAXIMUM LAND AREA FROM PERVIOUS= .50 X X 17,41 SF.= 8,4-1,6-6 SQFT. — 8,4-1,6-6 / 8,4-1,6-6

TREES

A. NO. TREES REQUIRED PER NET LOT ACRE
LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS
= 36 TREES X NET LOT ACRES (3.88 ACRES)= 139 — 139 / 347

B. % PALMS ALLOWED: NO TREES PROVIDED X 30% = 75 — 9

% PALMS PERMITTED TO COUNT AS STREET TREES ON 14 BASIS X 30% — NA / NA

C. % NATIVES REQUIRED: NO TREES PROVIDED X 30% = — 75 / 347

D. STREET TREES (MAXIMUM AVERAGE SPACING OF 30' O.C.) LINEAR FEE ALONG STREET / 30= — NA / NA

E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 20' O.C.) LINEAR FEET ALONG STREET / 20 = — NA / NA

F. TOTAL NUMBER OF TREES — 139 / 347

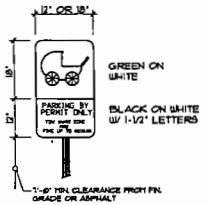
SHRUBS

A. NO. TREES REQUIRED X 10 = NO. OF SHRUBS ALLOWED — 1,390 / 3,470

B. NO. SHRUBS ALLOWED X 30% = NO. OF NATIVE SHRUBS REQUIRED — 417 / 1,041

IRRIGATION PLAN: F REQUIRED BY CHAPTER 34

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES	CALIPER	HEIGHT			CANOPY DIAMETER	QUANTITY
SYMBOL	YES	NO/PTNS	SCIENTIFIC	COMMON	YES / NO	MEASURED	INSTALLED	ESTIMATED AT MATURITY	ESTIMATED AT MATURITY		
	●			ROYAL POINCIANA	●	4" MIN.	14'-0" MIN.		8'-0" MIN.		15
	●			GEIGER TREE	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		86
	●			SILVER BUTTONWOOD	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		25
	●			MAHOGANY	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		61
	●			LIVE OAK	●	3" MIN.	14'-0" MIN.		8'-0" MIN.		82
	●			ROYAL PALM / 3	●	3" MIN.	12'-0" MIN.				5
	●			GOLDEN DEWDROP	●		24" MIN. HEIGHT AT 24" O.C.				5,240
	●			VIBERNUM	●		24" MIN. HEIGHT AT 24" O.C.				5,240
	●			COCOPLUM HEDGE	●		24" MIN. HEIGHT AT 24" O.C.				1,310



STROLLER PARKING SIGN

N.T.S

LANDSCAPING GENERAL NOTES

LANDSCAPE PLAN TO BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE LANDSCAPE CODES AND STANDARDS

PLANTING SOIL TO BE WEED, ROCK AND ROOT FREE

ALL PLANTING BEDS TO BE SPRAYED WITH ROUND-UP PRIOR TO FINAL INSTALLATION AT JOB SITE

GENERAL FERTILIZER (10-10-10 OR 6-6-6) CONTAINING TRACE ELEMENTS OF IRON AND MANGANESE TO BE APPLIED AT TIME OF FINAL PLANTING AT THE JOB SITE

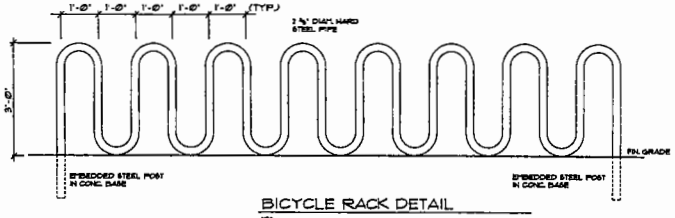
CONTRACTOR SHALL ADD 2 TWO OUNCE "CONTRACTOR PACKS" "TERRA SORB" SOIL ADDITIVE FOR EACH TREE AND ONE PACKET BACKFILL SOIL. SHRUBS SHALL BE PLANTED W/ 1/2 OUNCE "TERRA SORB" PER 4 SQUARE FEET OF PLANTING AREA

ALL PLANTING BEDS AND TREE WELLS TO BE TOPPED W/ 3" MINIMUM EUCALYPTUS MULCH, GRADE A

ALL PLANTING MATERIALS TO BE FLORIDA #1 GRADE OR BETTER, DEPT. OF AGRICULTURE GRADES AND STANDARDS PARTS 1 & 2

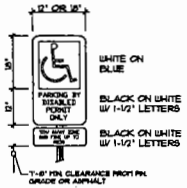
ALL TREES TO BE A MINIMUM OD 12'-0" IN HEIGHT AT TIME OF PLANTING UNLESS NOTED OTHERWISE ON PLAN 7 WITH A 6'-0" DIAM. CROWN SPREAD. THERE WILL BE NO BRANCHING OF TREES BELOW 6'-0" ALONG ANY PEDESTRIAN OR ACCESSIBLE ROUTE

SOD SHALL BE 'FLORATAM' ST. AUGUSTINE LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD TO BE PLACED GREEN SIDE UP ON 4" MIN. GRADE TOP SOIL



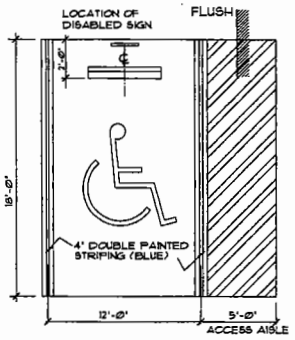
BICYCLE RACK DETAIL

NTS

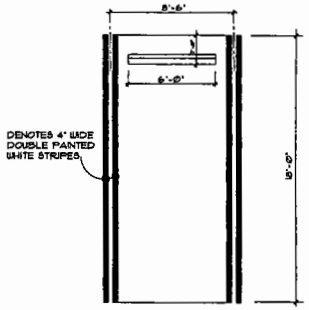


DISABLED SIGN @ PARKING STALL

N.T.S

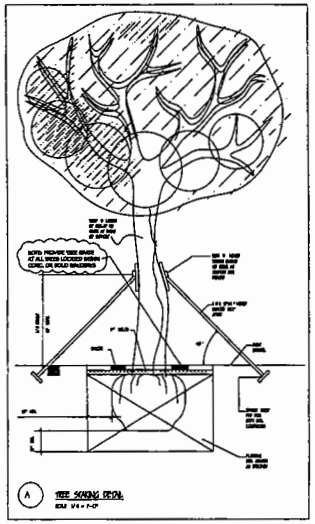


NOTE: WALKWAYS AND ACCESS AISLES ARE TO BE FINISHED W/ A NON SLIP FINISH SURFACE



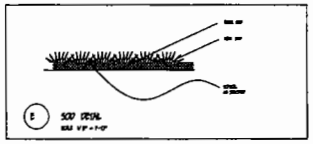
STANDARD PARKING STALL DETAIL

NTS



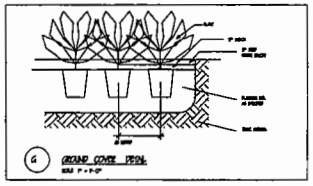
A TREE SIDING DETAIL

SCALE: 1/4 = 1'-0"



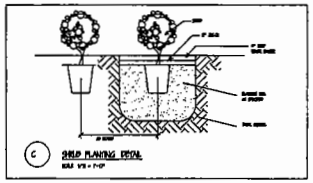
E SOD DETAIL

SCALE: 1/2" = 1'-0"



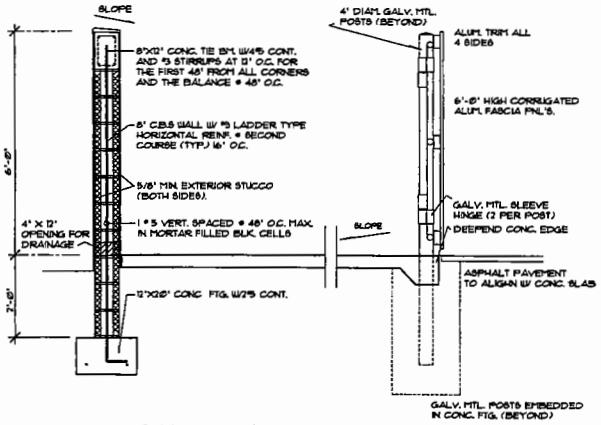
G GROUND COVER DETAIL

SCALE: 1" = 1'-0"



C SHRUB PLANTING DETAIL

SCALE: 1/2 = 1'-0"



DUMPSTER WALL SECTION "A"

SCALE: 3/4" = 1'-0"

REVISIONS	BY

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95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933 AR #: 0011963

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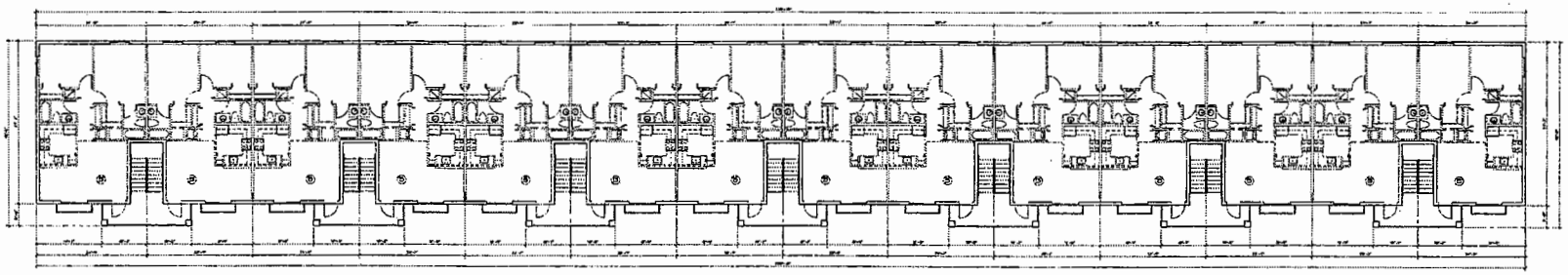
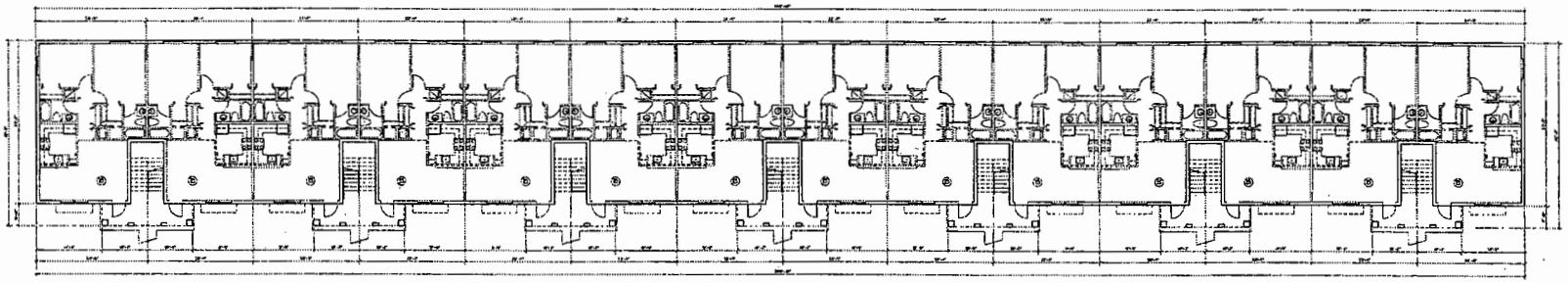


SECOND FLOOR PLAN BUILDING 'A'



GROUND FLOOR PLAN BUILDING 'A'

REVISIONS	BY

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LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933
AR #: 0011863

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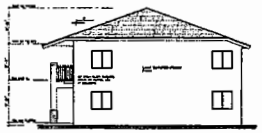
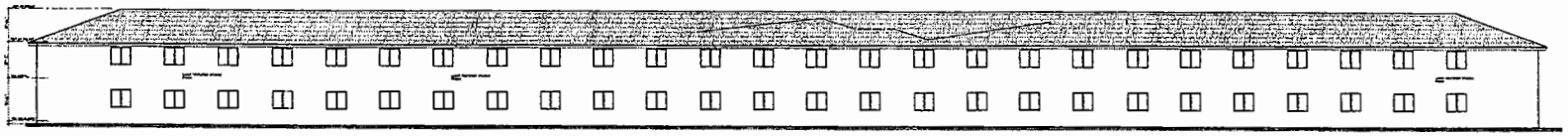
FRONT ELEVATION



RIGHT-SIDE ELEVATION

LEFT-SIDE ELEVATION



REAR ELEVATION

ELEVATIONS BUILDING 'A'

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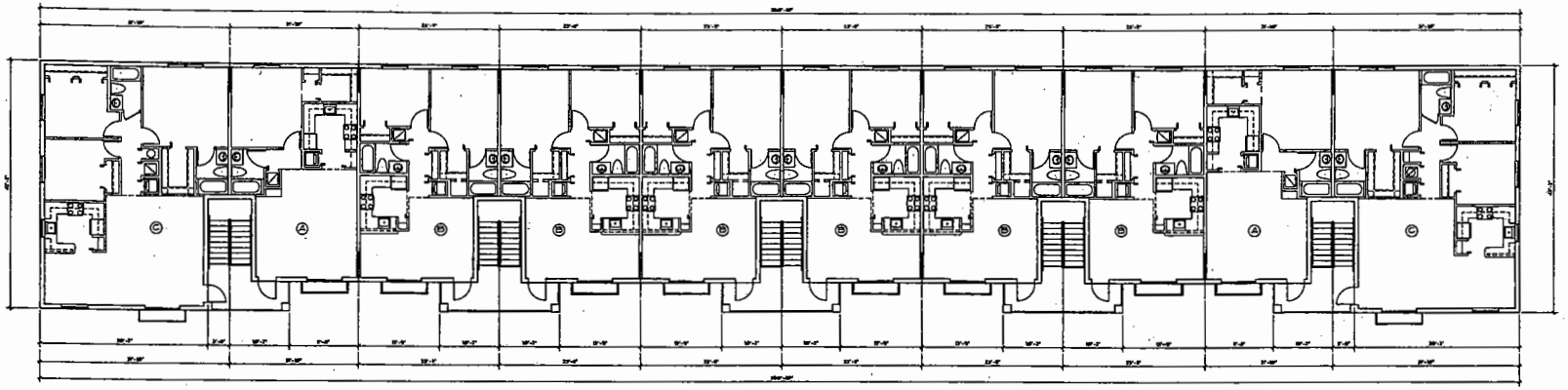
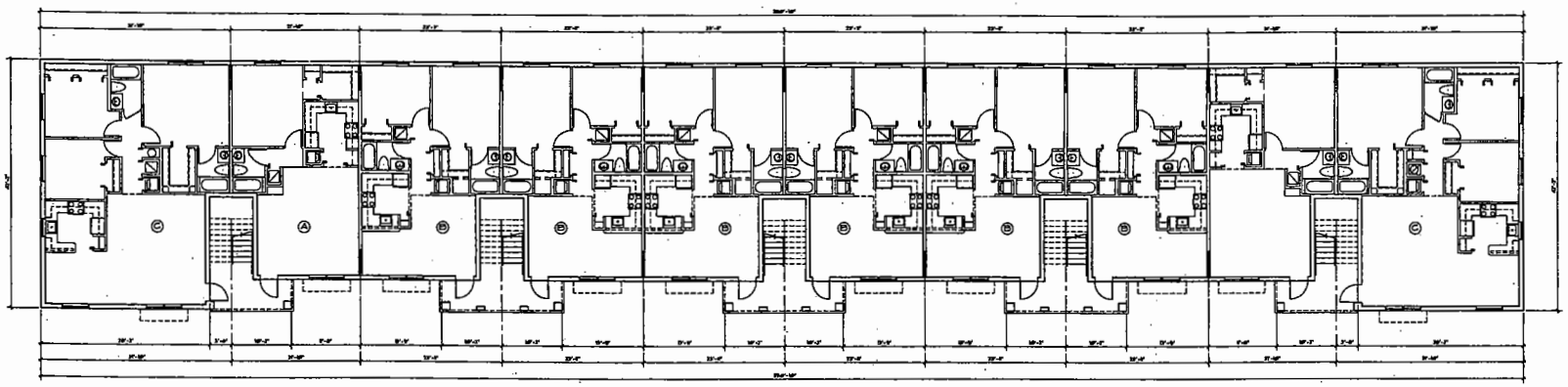


SECOND FLOOR PLAN BUILDING 'B'



GROUND FLOOR PLAN BUILDING 'B'

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LALEX II, LLC
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CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
A R C H I T E C T
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933
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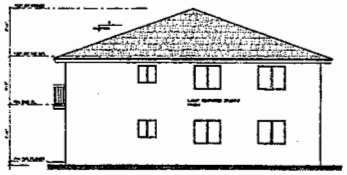
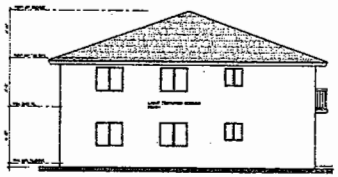
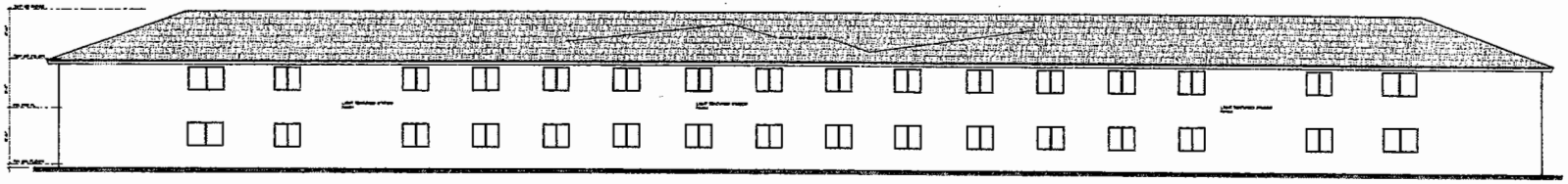
FRONT ELEVATION



RIGHT-SIDE ELEVATION



RIGHT-SIDE ELEVATION



REAR ELEVATION

ELEVATIONS BUILDING 'B'

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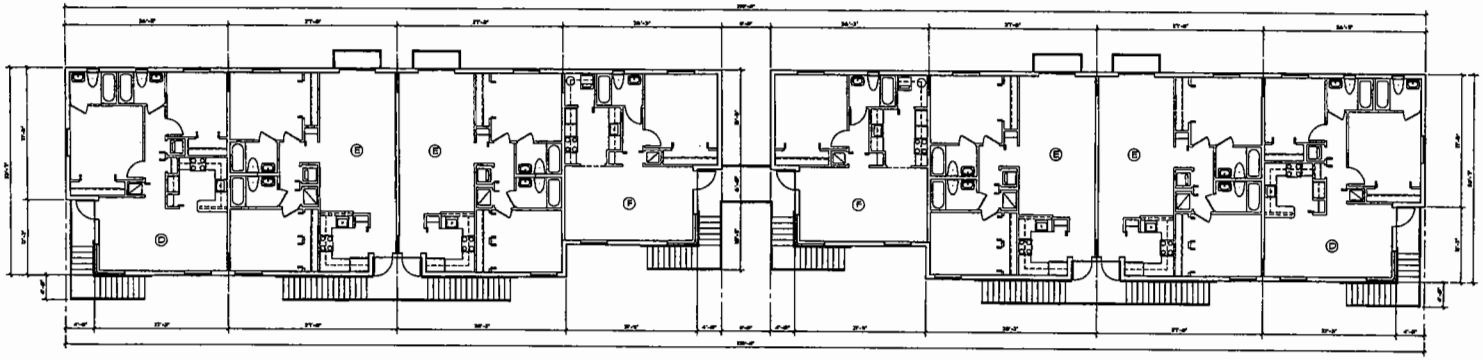
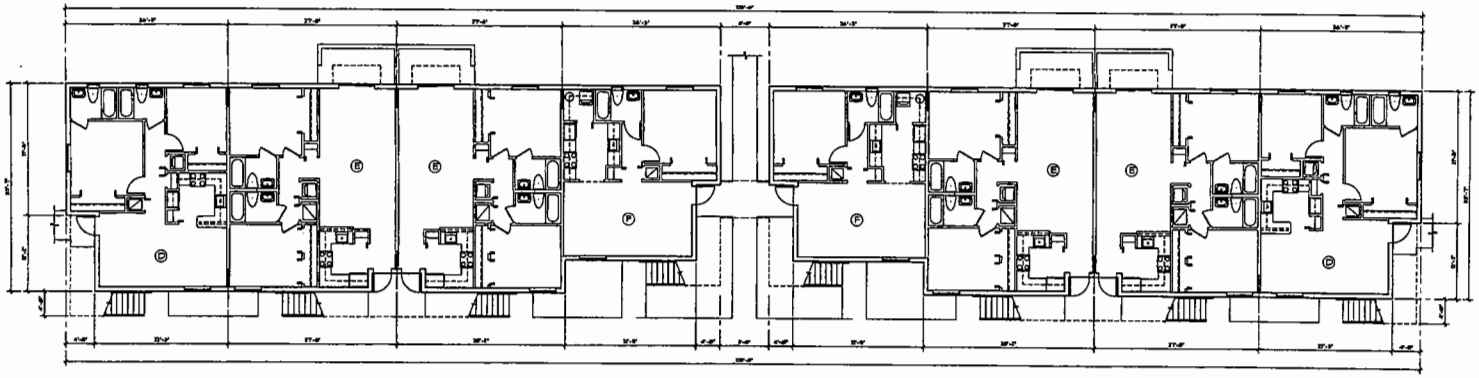


SECOND FLOOR PLAN BUILDING 'C'



GROUND FLOOR PLAN BUILDING 'C'

REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
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Albert O. Gonzalez
ARCHITECT
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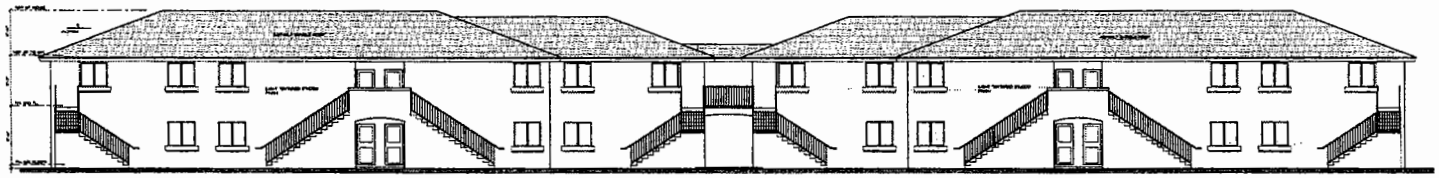
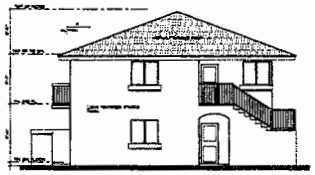


FRONT ELEVATION

RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION

REAR ELEVATION

ELEVATIONS BUILDING 'C'

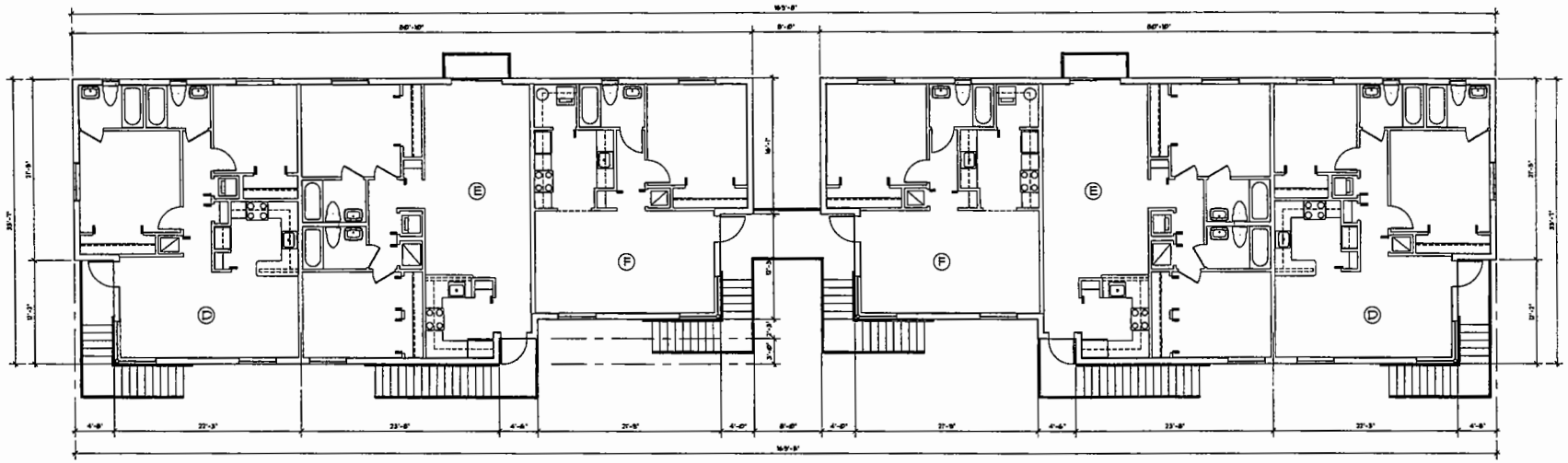
REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 821-8933 AR #: 0011863

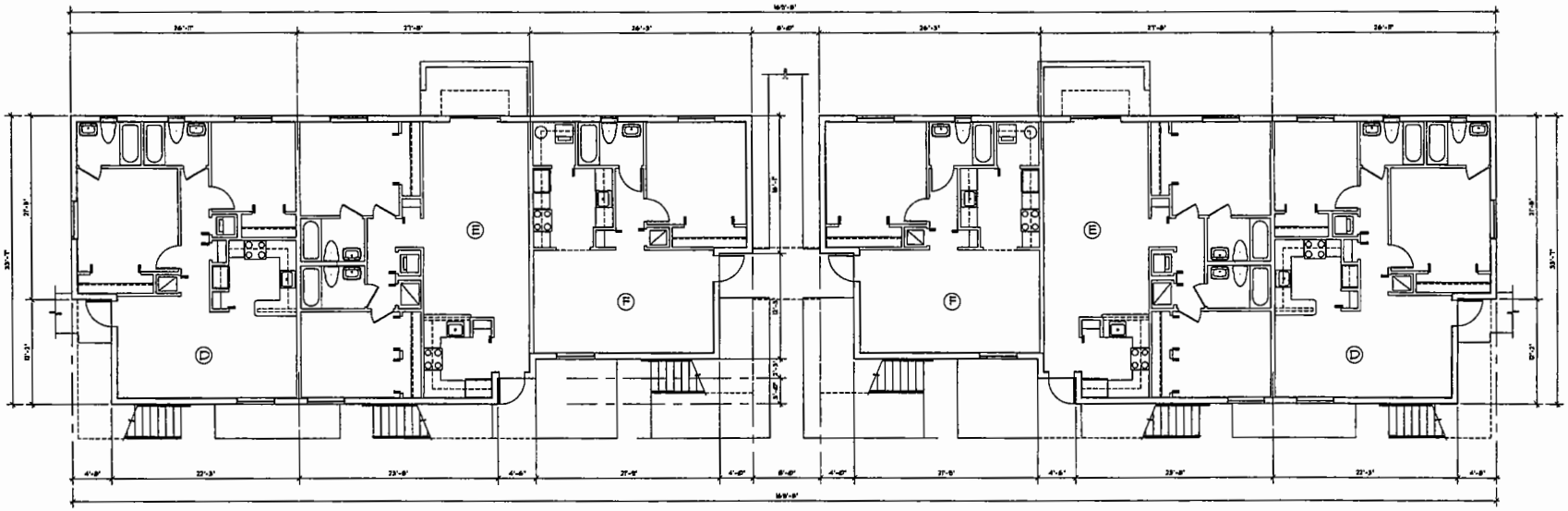
DATE
SCALE:
DRAWN:
JOB:
A-6

Rev#4
209-178



SECOND FLOOR PLAN BUILDING 'D'

SC: 3/16" = 1'-0"



GROUND FLOOR PLAN BUILDING 'D'

SC: 3/16" = 1'-0"

REVISIONS	BY

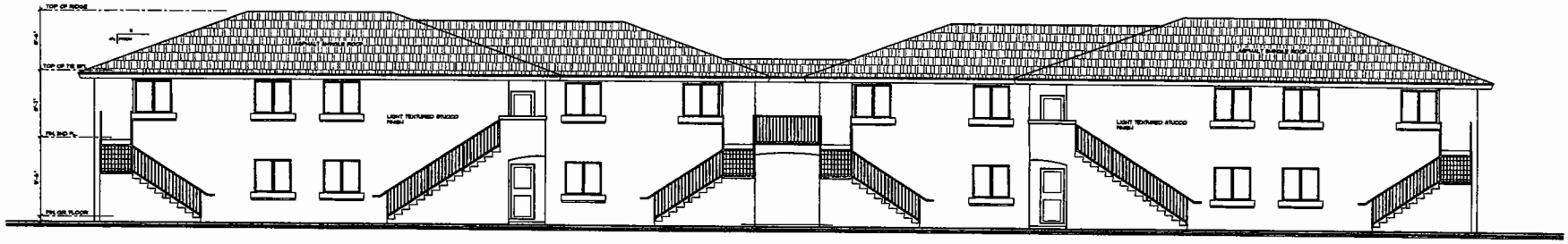
PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933
AR #: 0011863

DATE:
SCALE:
DRAWN:
JOB:

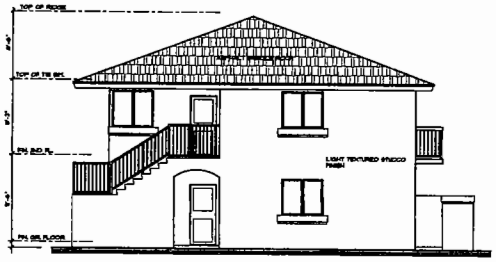
A-7

Revised
204-178



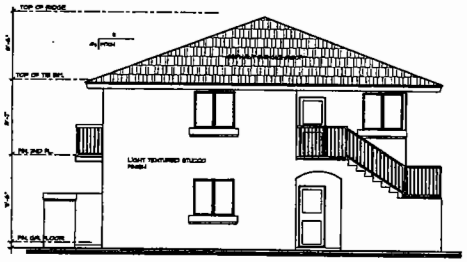
FRONT ELEVATION

SC: 3/16" = 1'-0"



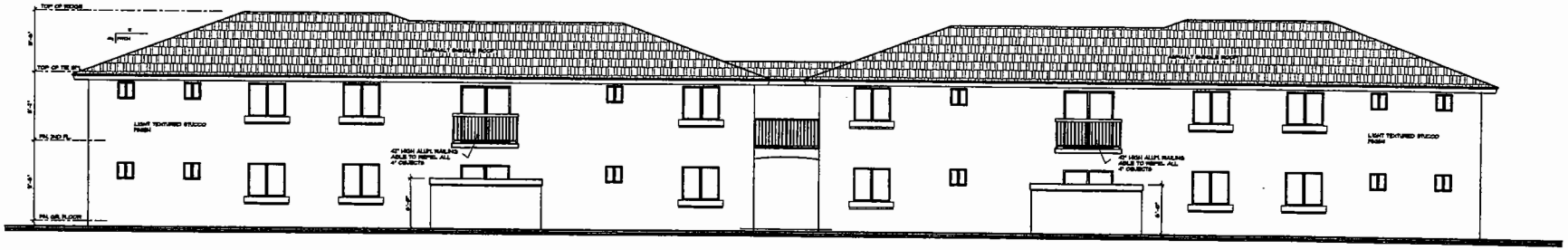
RIGHT-SIDE ELEVATION

SC: 3/16" = 1'-0"



LEFT-SIDE ELEVATION

SC: 3/16" = 1'-0"



REAR ELEVATION

SC: 3/16" = 1'-0"

ELEVATIONS BUILDING 'D'

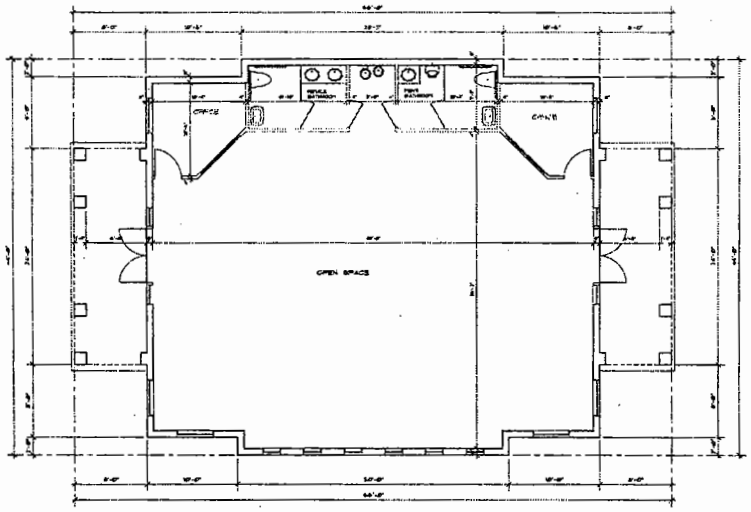
REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

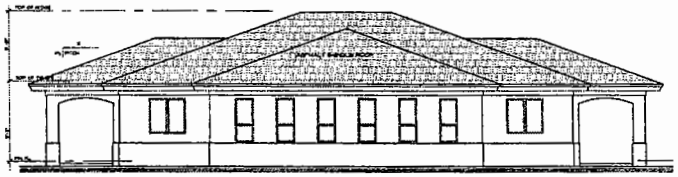
Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 821-8933
AR #: 0011963

DATE:
SCALE:
DRAWN:
JOB:
A-8

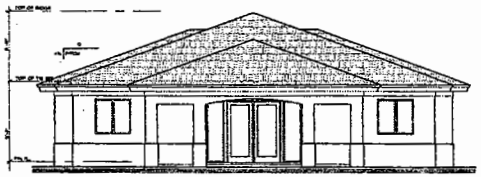
Rev#4
Z09-176
JUN 9 2009



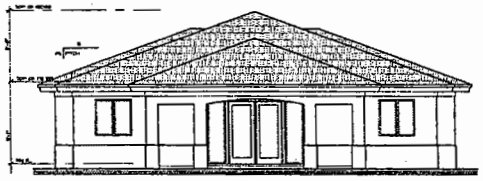
RECREATION CENTER



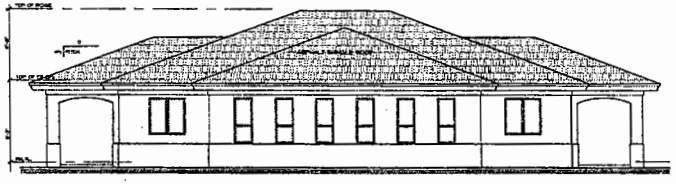
NORTH ELEVATION



EAST ELEVATION



EAST ELEVATION

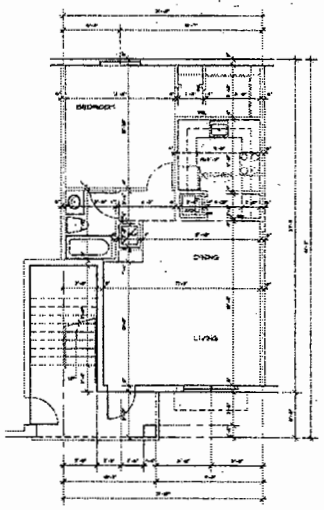


NORTH ELEVATION

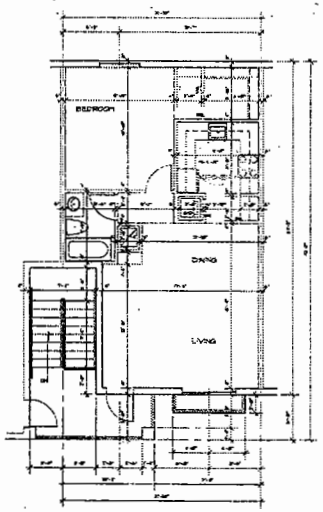
Rev #3
ZAP-178
NO. 1

REVISIONS	BY	PROPOSED MIXED USE DEVELOPMENT FOR: LALEX II, LLC 95 MERRICK WAY SUITE 610 CORAL GABLES, FLORIDA 33134	Albert O. Gonzalez ARCHITECT 16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933 AR #: 0011963	DATE: SCALE: DRAWN: JOB: A-9

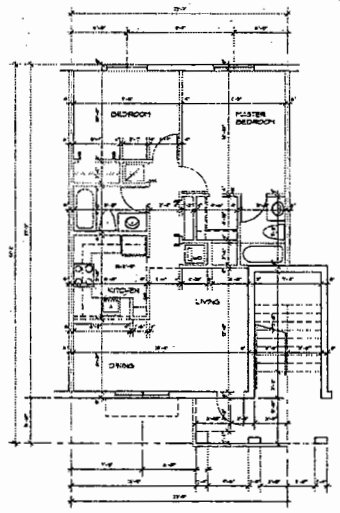
34



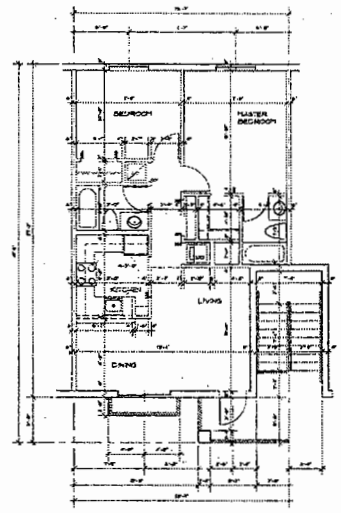
GROUND FLOOR UNIT 'A'



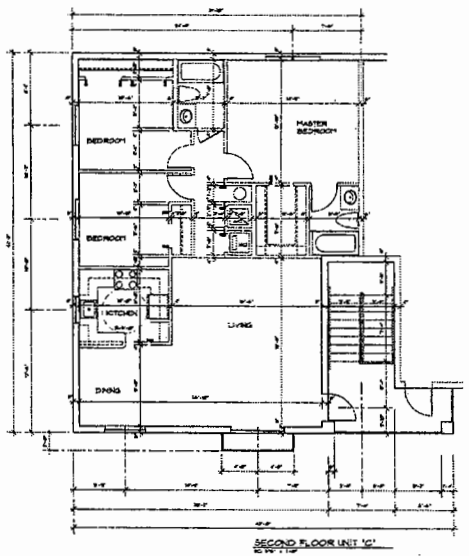
SECOND FLOOR UNIT 'A'



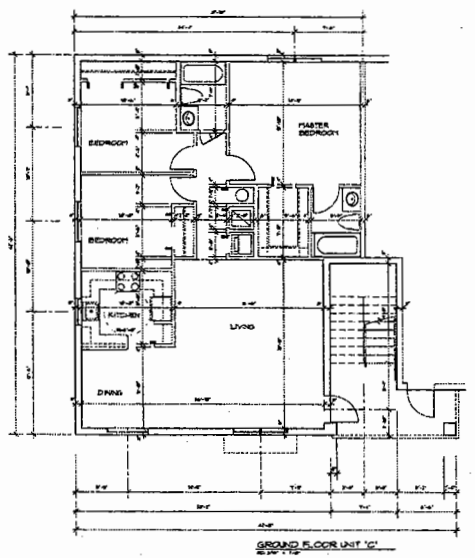
GROUND FLOOR UNIT 'B'



SECOND FLOOR UNIT 'B'



SECOND FLOOR UNIT 'C'



GROUND FLOOR UNIT 'C'

Rev#3
ZOR-178
JEK

REVISIONS	BY

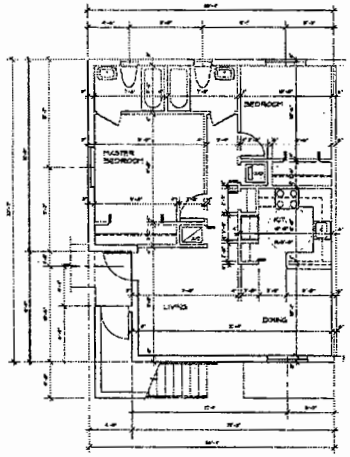
PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933 AR #: 0011963

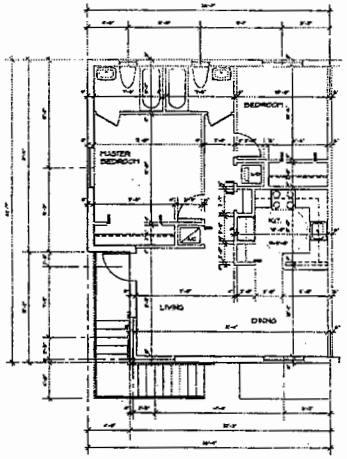
DATE:
SCALE:
DRAWN:
JOB:

A-10

35



GROUND FLOOR UNIT 'D'



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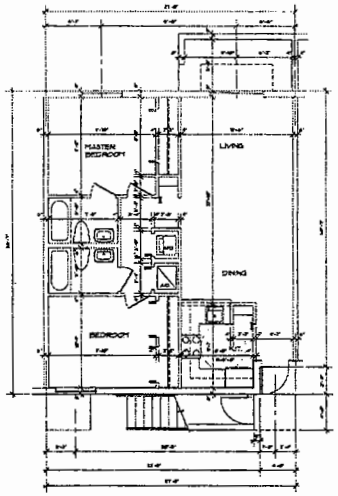
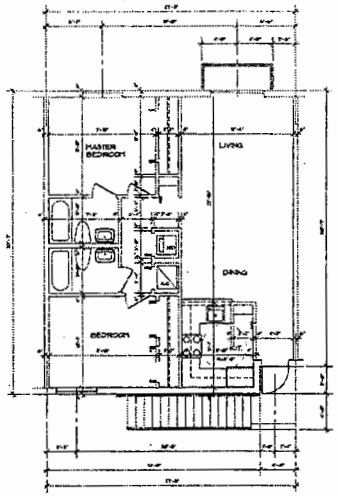


GROUND FLOOR UNIT 'E'



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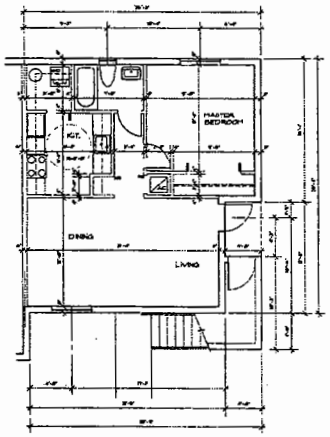
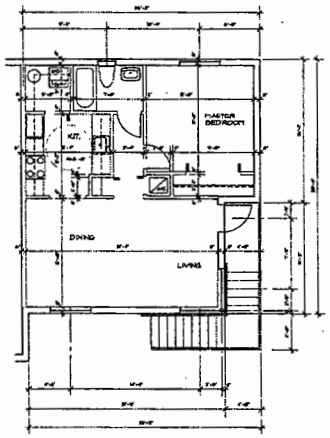


GROUND FLOOR UNIT 'F'



SECOND FLOOR UNIT 'F'

Rev#3
~~2-09-78~~
JGA

REVISIONS	BY	PROPOSED MIXED USE DEVELOPMENT FOR: LALEX II, LLC 95 MERRICK WAY SUITE 610 CORAL GABLES, FLORIDA 33134	Albert O. Gonzalez ARCHITECT 16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933 AR #: 0011963	DATE: SCALE: DRAWN: JOB: A-11

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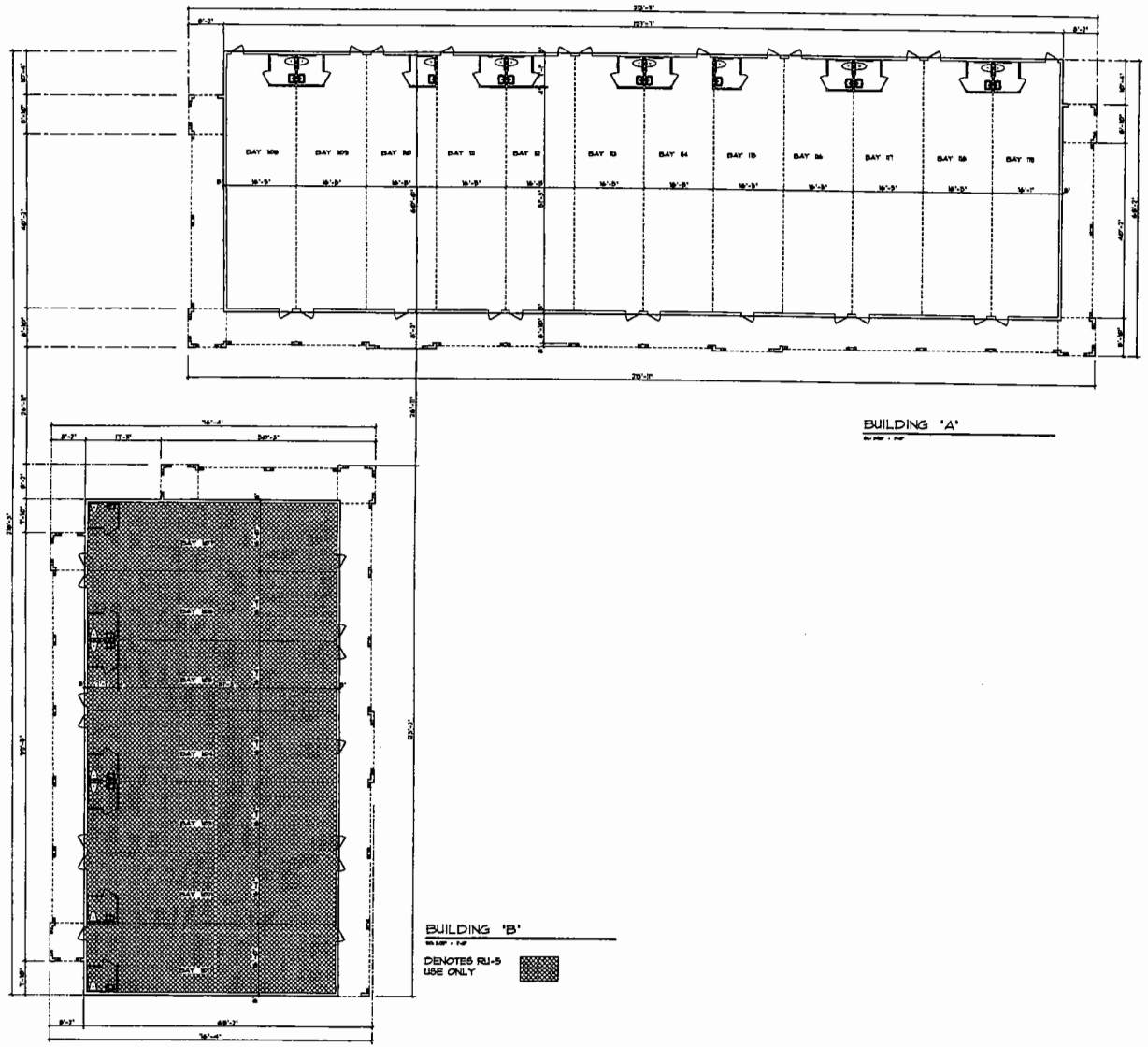

NORTH SIDE RETAIL BUILDINGS 'A' AND 'B'

REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933
AR #: 0011963

DATE:
SCALE:
DRAWN:
JOB:
A-12

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209-178

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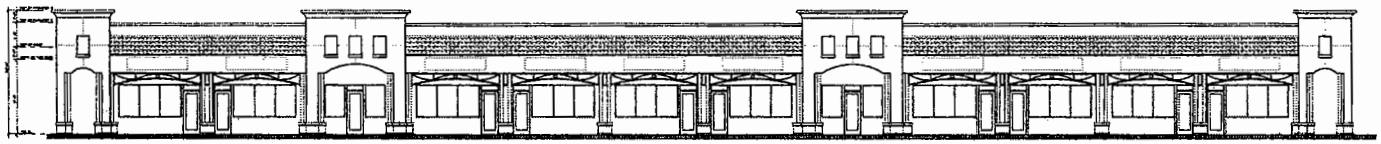
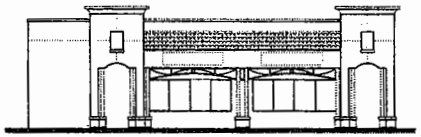
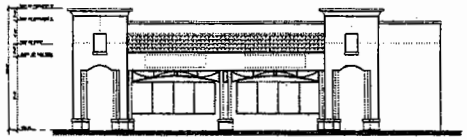


FRONT ELEVATION (BLDG 'A')



LEFT-SIDE ELEVATION (BLDG 'A')



RIGHT-SIDE ELEVATION (BLDG 'A')

REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933 AR #: 0011963

DATE:
SCALE:
DRAWN:
JOB:

A-13

Resubmit
2-09-15

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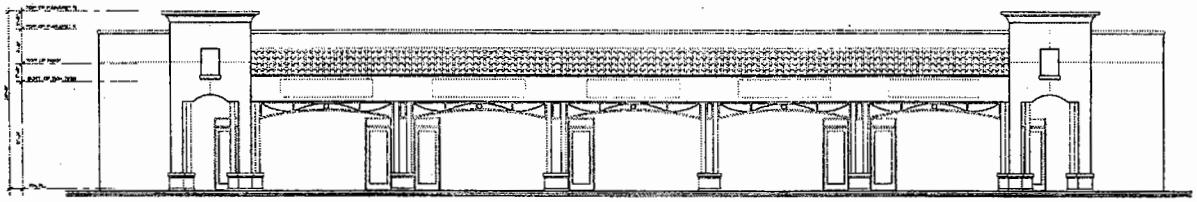
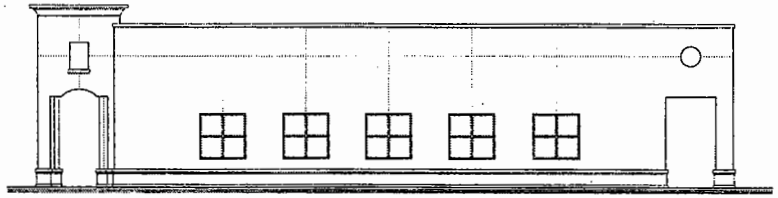
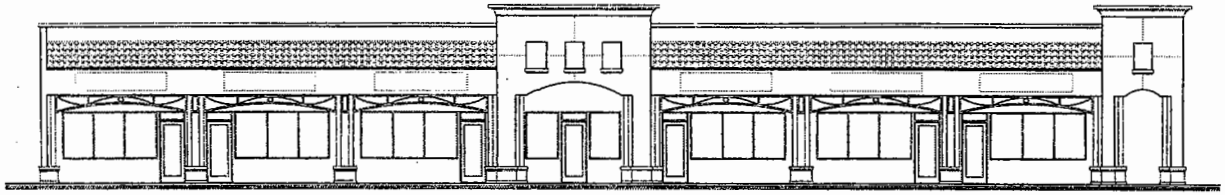


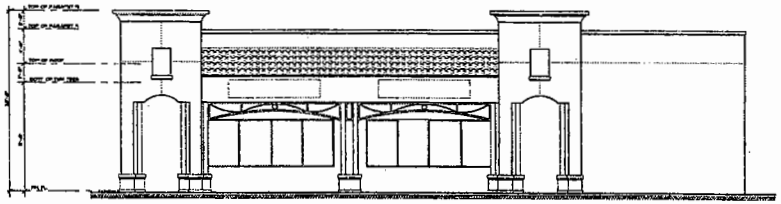
REAR ELEVATION (BLDG 'B')



RIGHT-SIDE ELEVATION (BLDG 'B')



FRONT ELEVATION (BLDG 'B')



LEFT-SIDE ELEVATION (BLDG 'B')

Rev#3
209-176
JCH

REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933 AR #: 0011963

DATE:
SCALE:
DRAWN:
JOB:
A-14

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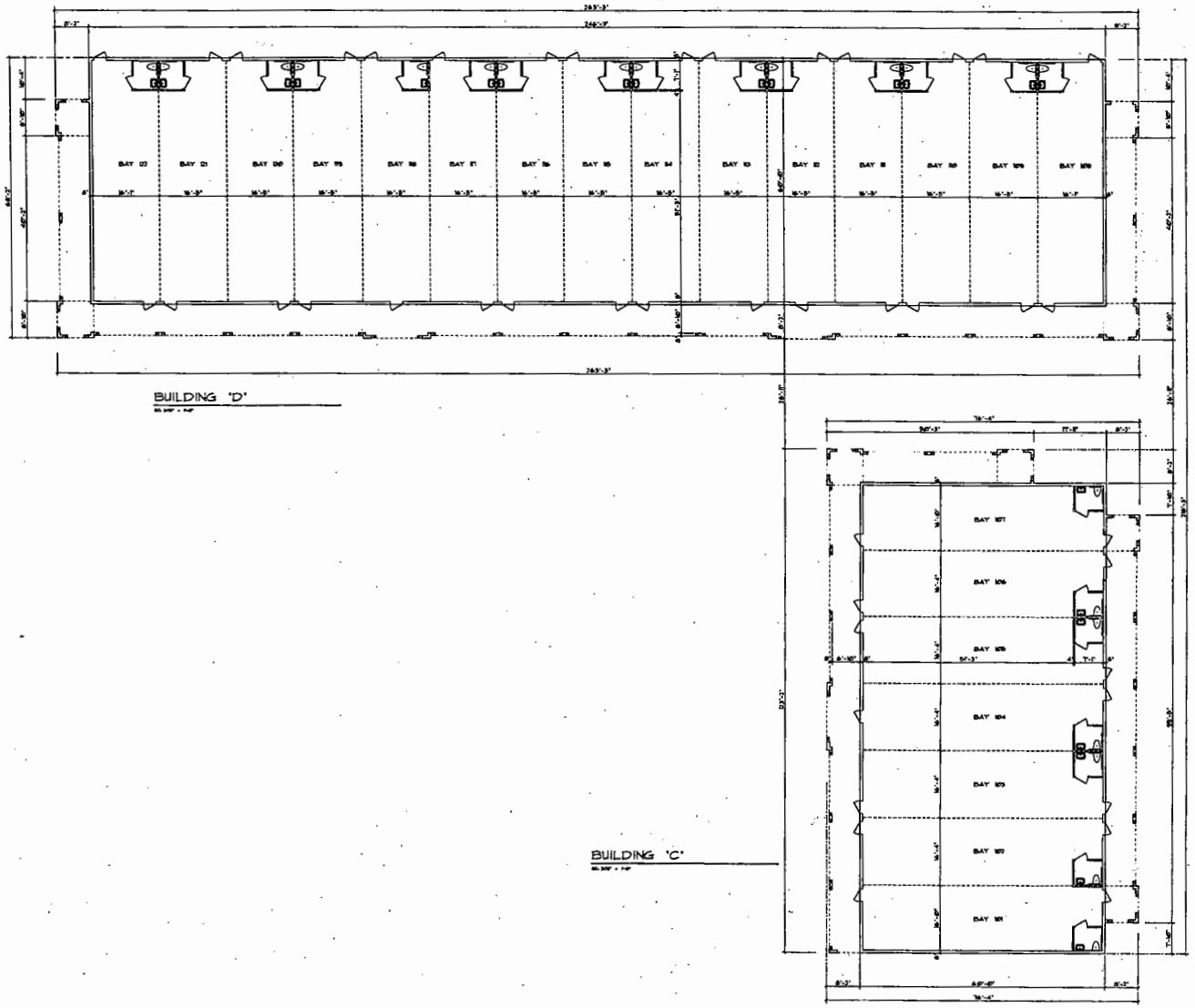


Revised
Received
209-18
JAN 31 2018

SOUTH SIDE RETAIL BUILDINGS 'C' AND 'D'

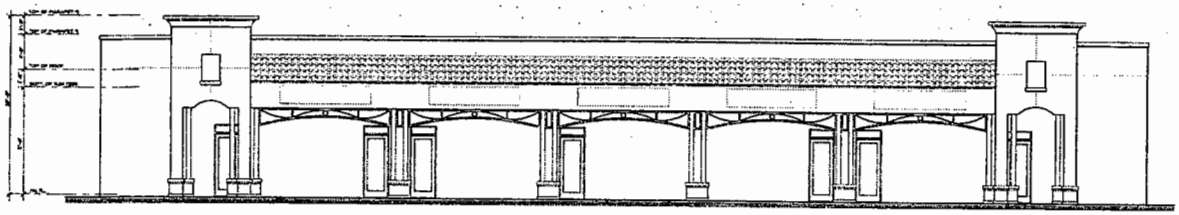
REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

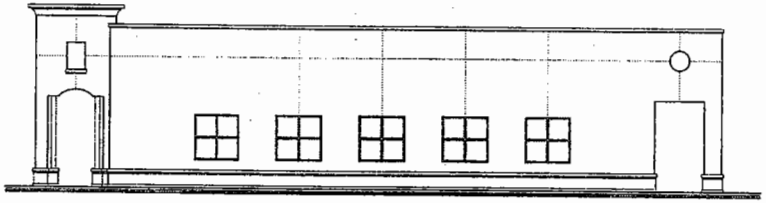
Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 821-8933 AR #: 0011963

DATE:
SCALE:
DRAWN:
JOB:
A-15

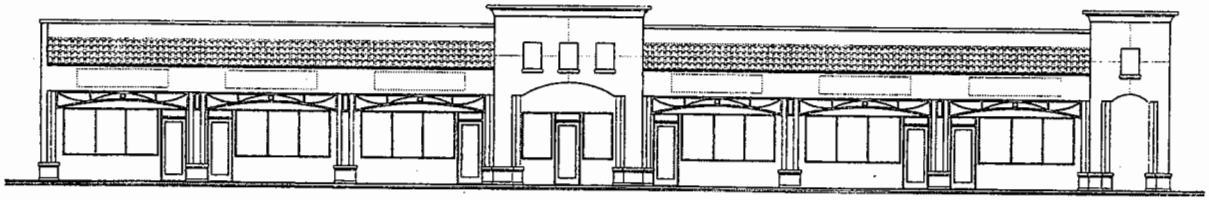
40



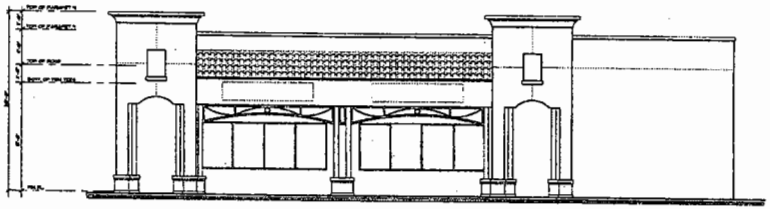
REAR ELEVATION (BLDG. 'C')



RIGHT-SIDE ELEVATION (BLDG. 'C')



FRONT ELEVATION (BLDG. 'C')



LEFT-SIDE ELEVATION (BLDG. 'C')

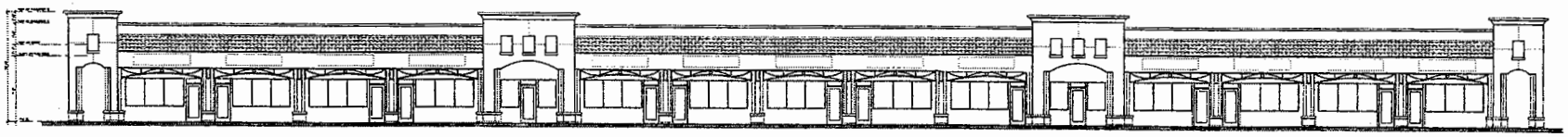
Revised 5
ZDR-178
JBL

REVISIONS	BY

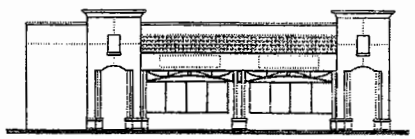
PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 MERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8933 AR #: 0011963

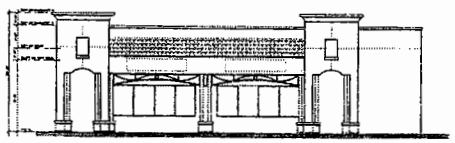
DATE:
SCALE:
DRAWN:
JOB:
A-16



FRONT ELEVATION (BLDG 'D')



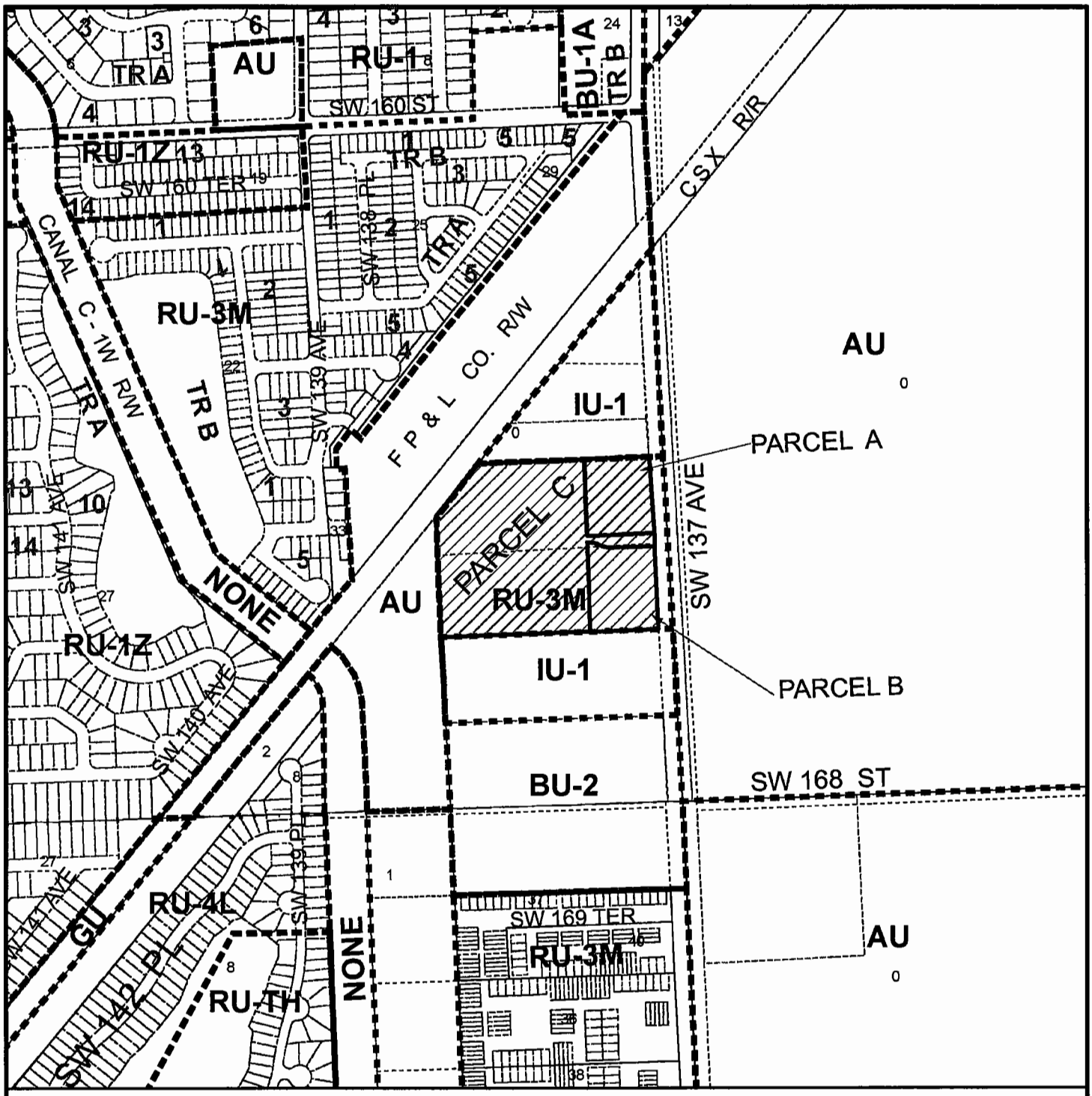
LEFT-SIDE ELEVATION (BLDG 'D')



RIGHT-SIDE ELEVATION (BLDG 'D')

Rev#3
209-178
JBH

REVISIONS	BY	PROPOSED MIXED USE DEVELOPMENT FOR: LALEX II, LLC 95 MERRICK WAY SUITE 610 CORAL GABLES, FLORIDA 33134	Albert O. Gonzalez A R C H I T E C T 16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 827-8833 AR #: 0011963	DATE: SCALE: DRAWN: JOB: A-17



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2009000178

Section: 27 Township: 55 Range: 39
Applicant: LALEX II, LLC
Zoning Board: C14
Commission District: 9
Drafter ID: KEELING
Scale: NTS

Legend

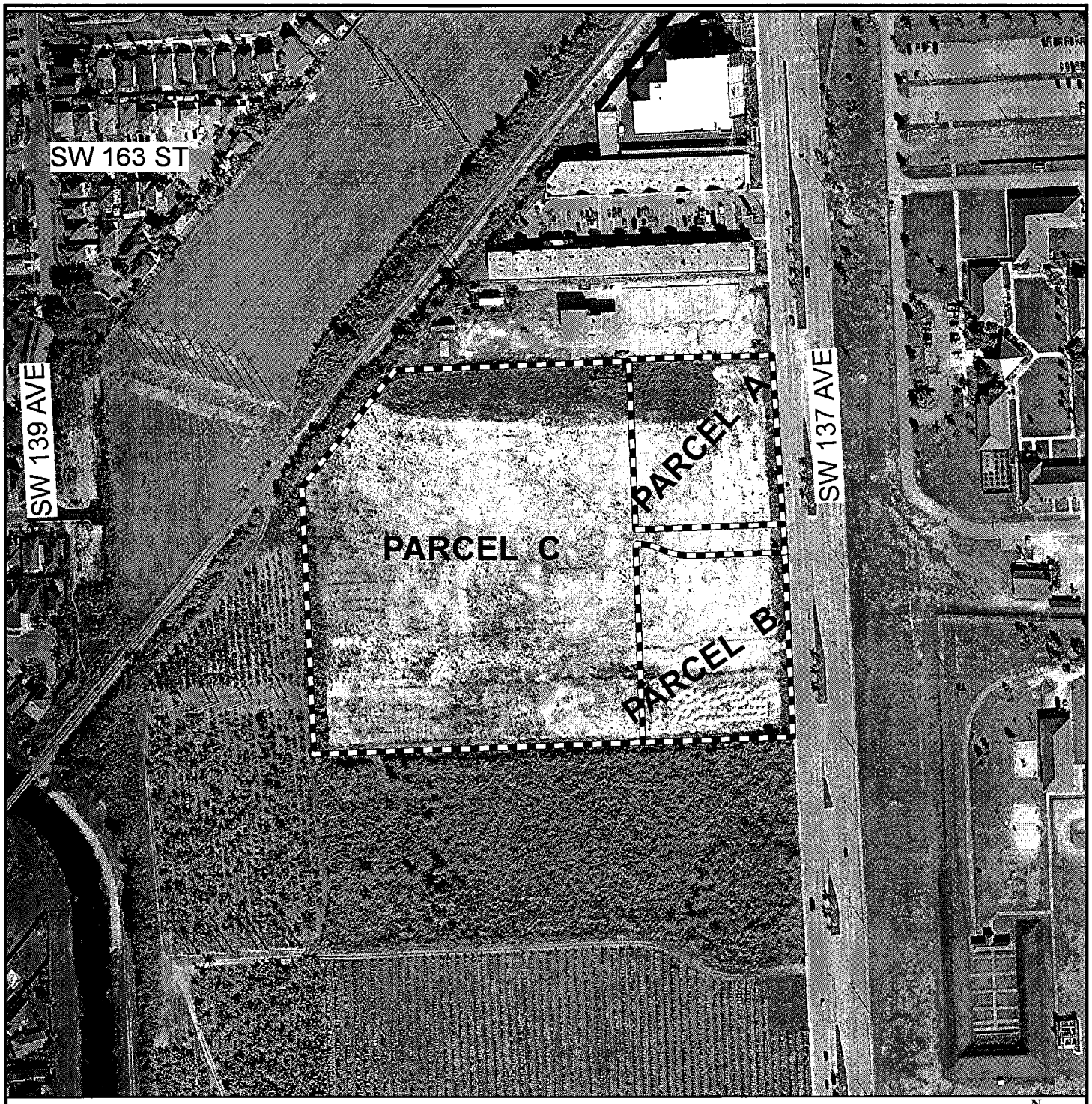
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, April 26, 2010

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2009000178

Section: 27 Township: 55 Range: 39
Applicant: LALEX II, LLC
Zoning Board: C14
Commission District: 9
Drafter ID: KEELING
Scale: NTS

Legend

Subject Property

Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, April 27, 2010

REVISION	DATE	BY

1. ABELARDO ARANGO
(Applicant)

10-10-CZ14-1 (10-025)
Area 14/District 09
Hearing Date: 10/26/10

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
1938	Dade-County Zoning Dept.	- Zone change to EU1.	BCC	Approved
1948	Dade-County Zoning Dept.	- Zone change from AU to AU and EU1-B.	BCC	Approved

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: Abelardo Arango **PH:** Z10-025 (10-10-CZ14-1)

SECTION: 12-56-38 **DATE:** October 26, 2010

COMMISSION DISTRICT: 9 **ITEM NO.:** 1

==========

A. INTRODUCTION:

- **REQUESTS:**

  SPECIAL EXCEPTION to permit a horse stable spaced less than the required 250' from a residential district to the east.

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Rancho La Moraleja at Equestrian Trail," as prepared by MTS Engineering, dated stamped received 3/3/10 and consisting of 5 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:** The applicant is requesting to permit a horse barn spaced less than required from a residential district and horse stable and pen additions spaced less than required from the residence.

- **LOCATION:** Lying approximately 330' west of Krome Avenue (SW 117 Avenue) and north of SW 216 Street, Miami-Dade County, Florida.

- **SIZE:** 5 acres

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property located approximately 4 miles west of and outside the urban development boundary (UDB), for **Agriculture**. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Education Element Policy 2.1.

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is

located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU and EU-1; single-family residence	Agriculture
Surrounding Properties:	
NORTH: AU; nursery	Agriculture
SOUTH: EU-1; vacant land	Agriculture
EAST: EU-1; vacant land,	Agriculture
WEST: AU and EU-1; vacant land, groves	Agriculture

E. SITE AND BUILDINGS:

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

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual And New Uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an

unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

Approval of the application would allow the applicant to develop a horse stable spaced less than the required distance from a residential district (EU-1, Single-family One Acre Estate District). The subject property is designated for **Agriculture** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Furthermore, the CDMP states that residential development that occurs in this area is allowed at a density of no more than one unit per five acres. The subject property is zoned AU, Agricultural District and a narrow strip located at the western portion of the site is zoned EU-1, Single-family One Acre Estate District. The subject property is five acres. Therefore, the AU and EU-1 zoned subject property and the proposed horse stable is **consistent** with the density threshold of the CDMP. However, staff opines that placing the proposed horse stable less than that the required distance from a residential district would have a negative impact on the adjacent residentially zoned properties and therefore is **incompatible** with the surrounding area.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** and the **Miami-Dade Fire Rescue Department (MDFRD)** also have **no objections** to this application and MDFRD indicates in their memorandum that the estimated average response travel time is **9:36** minutes.

When the request is analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, and considering the necessity for and reasonableness of the applicant's request in relation to the present and future development of the area, staff is of the opinion that the horse stable spaced less than the required 250' from the residential district would be **incompatible** with the EU-1 zoned properties located east of the subject property. Staff acknowledges that the horse stables would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate

or result in excessive noise, 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. Staff also notes that the Public Works Department and DERM do not object to this application. However, staff opines that the reduction of 102' encroachment into the required 250' spacing from a residential district (EU-1) would negatively impact the EU-1 zoned and platted properties to the east. The submitted plans indicate a single-family residence and a 20-stall horse stable within the footprint of the same building. In addition, the plan depicts a circular horse pen which is connected to the main horse stable/residence by a covered walkway. The plans also depict a 5' chain link fence located around the entire perimeter of the subject property. The surrounding area is currently primarily an agricultural area with both farms and groves. While the EU-zoned properties located at SW 177 Avenue are not currently developed, staff opines that a horse stable would negatively impact the future residence of the EU-1 zoned properties. Staff opines that there would be negative aural and olfactory impacts creating by permitting a horse stable 148' from a residential district. Additionally, in staff's opinion, attaching a horse stable to a residential unit is not the optimal design and the stable should be detached from single family unit. Staff notes that the site can be accessed via SW 216 Street (a major roadway) and that the property located near this entrance point is also zoned EU-1 and the movement of the horses to and from the subject property could negatively impact the residences to the south and potentially negatively impact traffic on SW 216 Street. Therefore, staff opines the request would be **incompatible** with the adjacent residential properties and recommends denial without prejudice of the applicant's request for a Special Exception to permit a horse stable spaced less than required from a residential district.

I. RECOMMENDATION:

Denial without prejudice.

J. CONDITIONS: None.

DATE TYPED: 08/19/10
DATE REVISED: 08/23/10
DATE FINALIZED: 10/05/10
MCL:GR:NN:TA:CI

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

Memorandum

MIAMI-DADE COUNTY

Date: June 8, 2010

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

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

Subject: C-14 #Z2010000025- 1st Revision
Abelardo Arango
21200 S.W. 177th Court
Special Exemption to Permit a Horse Barn be Spaced Less than Required from a Restricted District
(AU) (5 Acres)
12-56-38

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.

Water Supply
Public water is not available to the subject property. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply system. A minimum separation distance of 100 feet is required between any well and all septic tank drainfields, all surface waters and any other source of contamination.

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. In accordance with the Code, the minimum lot size for a single family residence or duplex served by on-site potable water well and a septic tank shall be 20328 square feet (gross) or 29040 square feet (gross), respectively.

Stormwater Management
The proposed project has less than 2 acres of impervious area; consequently, a Surface Water Management Standard General Permit is not required.

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: November 26, 2008

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

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum

Date: 06-APR-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000025

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2010000025
located at APPX.330' n of sw 216 st/w of krome A/K/A 21200 S.W. 177 COURT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2280 is proposed as the following:

1 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: 0.27 alarms-annually.
The estimated average travel time is: 9:36 minutes

Existing services

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

Station 60 - Redland - 17605 SW 248 Street
ALS Tanker

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on Letter of Intent date stamped March 3, 2010.

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

DATE: 22-MAR-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ABELARDO ARANGO

APPLICANT

21200 S.W. 177 COURT, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000025

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
Open Cases:

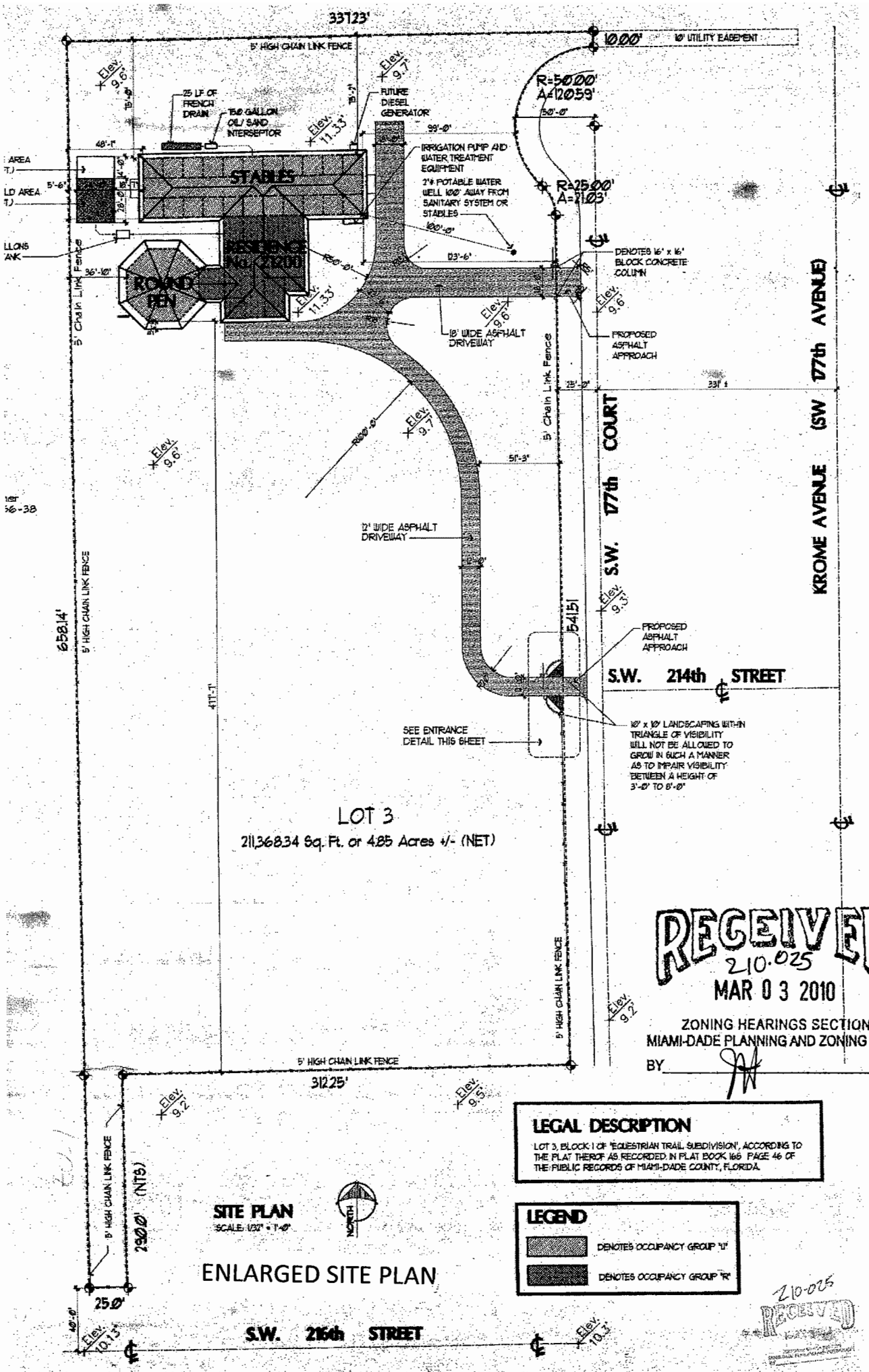
No open cases, citations, or liens for the Department of Building and Neighborhood Compliance.

Closed Cases:

No past or present cases for the Department of Building and Neighborhood Compliance.

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

REPORTER NAME:



RECEIVED
210.025
MAR 03 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

LEGAL DESCRIPTION

LOT 3, BLOCK 1 OF "EQUESTRIAN TRAIL SUBDIVISION", ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 166 PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

ENLARGED SITE PLAN

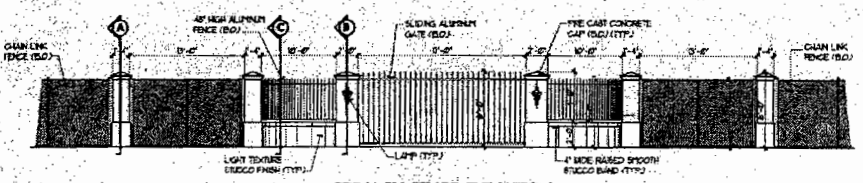
LEGEND

DENOTES OCCUPANCY GROUP "U"

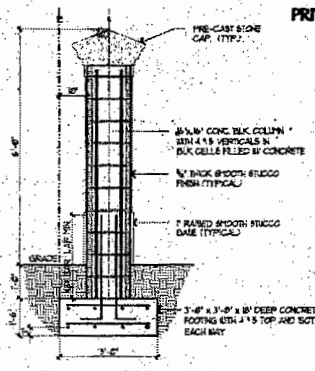
DENOTES OCCUPANCY GROUP "R"

210-025
RECEIVED

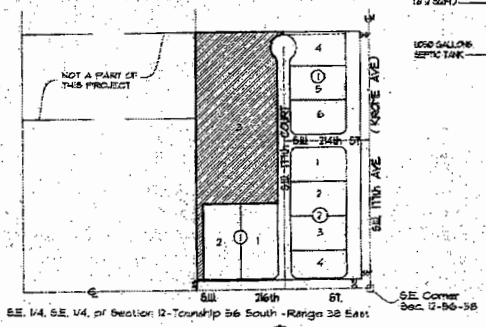
11



PRIVACY FENCE ELEVATION

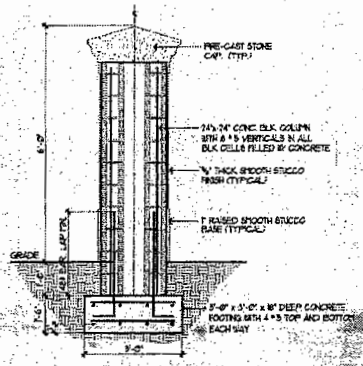


A FENCE COLUMN DETAIL

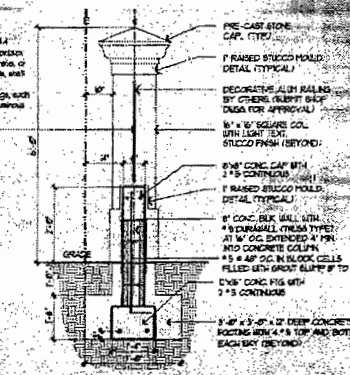


S.E. 1/4, S.E. 1/4, of Section 12-Township 56 South -Range 38 East

LOCATION MAP



B FENCE COLUMN DETAIL



C LOW CBS WALL FENCE

ZONING LEGEND

ZONING: RU
OCCUPANCY - GROUP "R" AND GROUP "U"
TYPE V CONSTRUCTION (UNPROTECTED)

HEIGHT (TO RIDGE OF ROOF): 19'-6"
NET LAND AREA: 211,368.34 SQFT = 4.85 ACRE

LOT COVERAGE (EVERYTHING UNDER ROOF): MAX. ALLOWABLE [illegible] SQFT (15 %) — PROVIDED [illegible] SQFT = (5) %

TABLE 306.3.5
GROUP - R AND GROUP - U = ONE HOUR SEPARATION REQUIRED

SETBACKS:

	REQUIRED	PROVIDED
FRONT (EAST)	30'-0"	55'-0"
SIDE (NORTH)	5'-0"	75'-0"
SIDE (SOUTH)	5'-0"	417'-7"
REAR (WEST)	25'-0"	45'-1"

FLOOD LEGEND

COR - 56"

ADDRESS: 21444 SW 177th COURT MIAMI, FLORIDA

LEGAL DESCRIPTION

LOT 3, BLOCK 1 OF "EQUESTRIAN TRAIL SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168 PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

HIGHEST CROWN OF THE ROAD ELEV. 5.6' FT. N.G.V.D. HIGHEST CROWN OF THE ROAD ELEVATION WAS TAKEN FROM THE ATTACHED SURVEY CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: MARIO PRATS JR. PLS LIC. NO 3436

	LOWEST FLOOR ELEVATION	GARAGE / STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SCALE AREA ELEVATION
PROPOSED	8.00' N.G.V.D.	N/A	6.95' N.G.V.D.	9.00' N.G.V.D.

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (BFE)

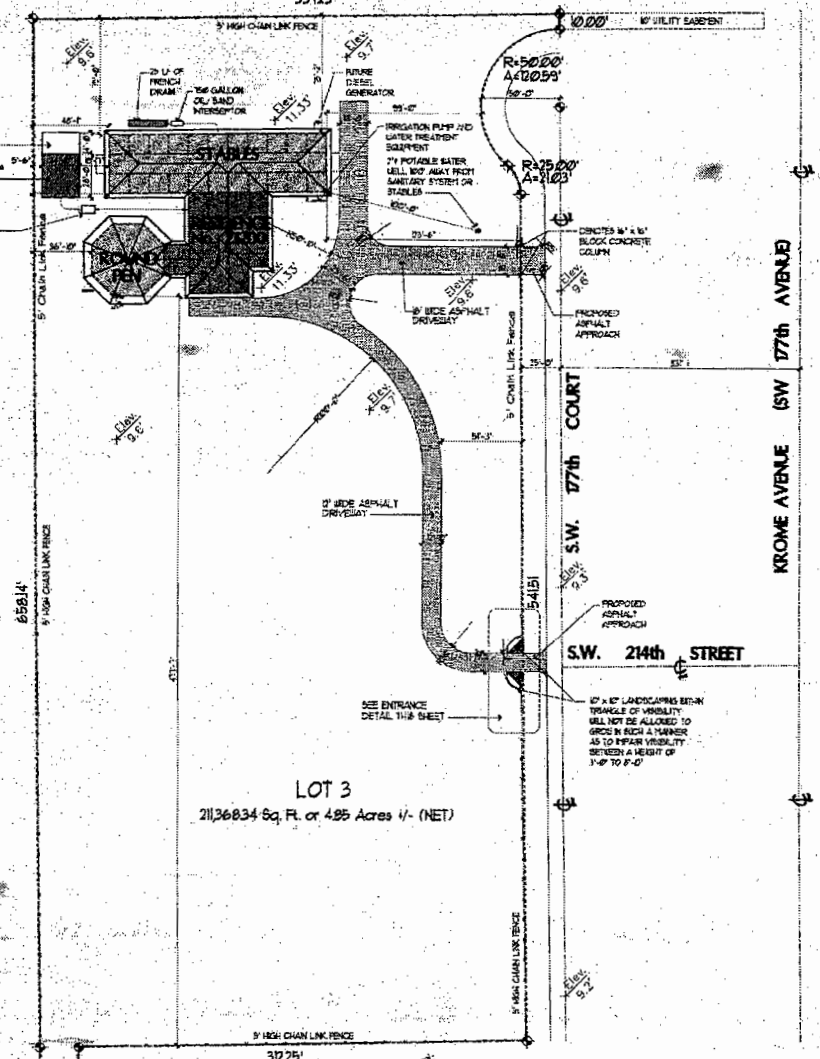
ALL AREAS BELOW BFE SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW BFE

ALTERNATIVELY, SEE A CERTIFICATION BY _____ P.E. ON THE PLAN. NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES

OVER ADJACENT PROPERTIES

8'-6" S.B. N.G.V.D.



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

LEGAL DESCRIPTION

LOT 3, BLOCK 1 OF "EQUESTRIAN TRAIL SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168 PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LEGEND

MTS ENGINEERING
CIVIL AND STRUCTURAL CONSULTING ENGINEERS

PROJECT NAME: RANCHO LA MORALEJA AT EQUESTRIAN TRAIL (AS-BUILT PLAN FOR LEGALIZATION AND IMPROVEMENTS)

LOCATED AT: 21220 SW 177th COURT MIAMI, FLORIDA

PREPARED FOR: ANTONIO AND MARIA SUBIRATS LAMORENA AND FRANCISCO LLA, 21444 SW 216 STREET MIAMI, FLORIDA PH: (305) 235-5125, (305) 235-5126

DATE	JAN. 2010
DRAWN	T.M.
CHECKED	T.M.
SCALE	AS SHOWN
JOB NO.	A-100010
SHEET	A-1

RECEIVED
20-025
MAR 03 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

TERMITE PROTECTION

AS PER FBC 2007

R4403.1.1 Termite protection.

All buildings shall have a pre-construction termite protection system installed in accordance with the rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed to approved soil treatment for pre-construction soil treatment for protection against subterranean termites. A certificate of completion shall be issued to the building department by the licensed pest control company that contains the following notation: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

GLAZING

AS PER FBC 2007

R4403.1.1.1 Glazing in sliding and in swinging doors shall be safety glazing complying with the CPSC 16, during transition for Architectural Glazing Materials, Consumer Product Safety Commission, and as described in Sections R4403.1.1.1 through R4403.1.1.3.

R4403.1.1.1.1 Doors containing glazing exterior and greater than 1 square foot (0.64 m²) in surface area shall be classified as Category I glazing products.

R4403.1.1.1.2 Doors, bath and shower enclosures, and sliding glass doors containing glazing exterior greater than 9 square feet (0.84 m²) in surface area shall be classified as Category II glazing products.

R4403.1.1.1.3 Category I glazing products shall be capable of withstanding a 150 (non-power) (50 kg) impact test.

R4403.1.1.1.4 Category II glazing products shall be capable of withstanding a 400 (non-power) (150 kg) impact test.

R4403.1.1.1.5 Doors shall be designed to be readily operative without contact with the glass.

WOOD NOTES

FBC 2007 EDITION

R3401 AND R4403

Shore required by the section, protection from decay and termites shall be provided by the use of naturally durable or preservative-treated wood.

Wood exposed above ground in the locations specified in Sections 2304.9.1.2 through shall be naturally durable wood or preservative-treated wood that uses water-borne preservatives, and shall be treated in accordance with AWPA C2 or C9 or applicable AWPA Standards for above-ground use.

Framing.

Wood framing members, including wood sheathing, which rest on exterior foundation walls and are less than 8 inches (203 mm) from exposed earth shall be of naturally durable or preservative-treated wood. Wood framing members and framing exposed directly to masonry or concrete walls shall be of approved naturally durable or preservative-treated wood.

Siding and trim.

Siding and trim on a concrete or masonry wall less than 6 in shall contact with earth shall be of naturally durable or preservative-treated wood.

Wood structural members.

Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as cantilever or covered decks, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impermeable moisture barrier.

R310.1 Emergency escape and rescue

AS PER FBC 2007

R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency escape and rescue opening built opening and open directly into a public street, public alley, yard or court, there basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. These emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor, there a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R308.3. The net clear opening dimension required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).
2. The emergency escape and rescue opening shall be permitted to open into a sunken enclosure open to the atmosphere, where a sunken door is provided leading away from the residence.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

BACKER FOR TUB AND SHOWERS

R702.4.2 Cement, fiber-cement and glass mat gypsum backer. Cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1288, C 1325 or C 1178 and installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. MOISTURE RESISTANT GYPSUM WALLBOARD SHEETH BOARD SHALL NOT BE USED AS A BACKER BOARD DIRECTLY BEHIND THE TILES OR SHOWER.

BATHROOM CEILING HEIGHT

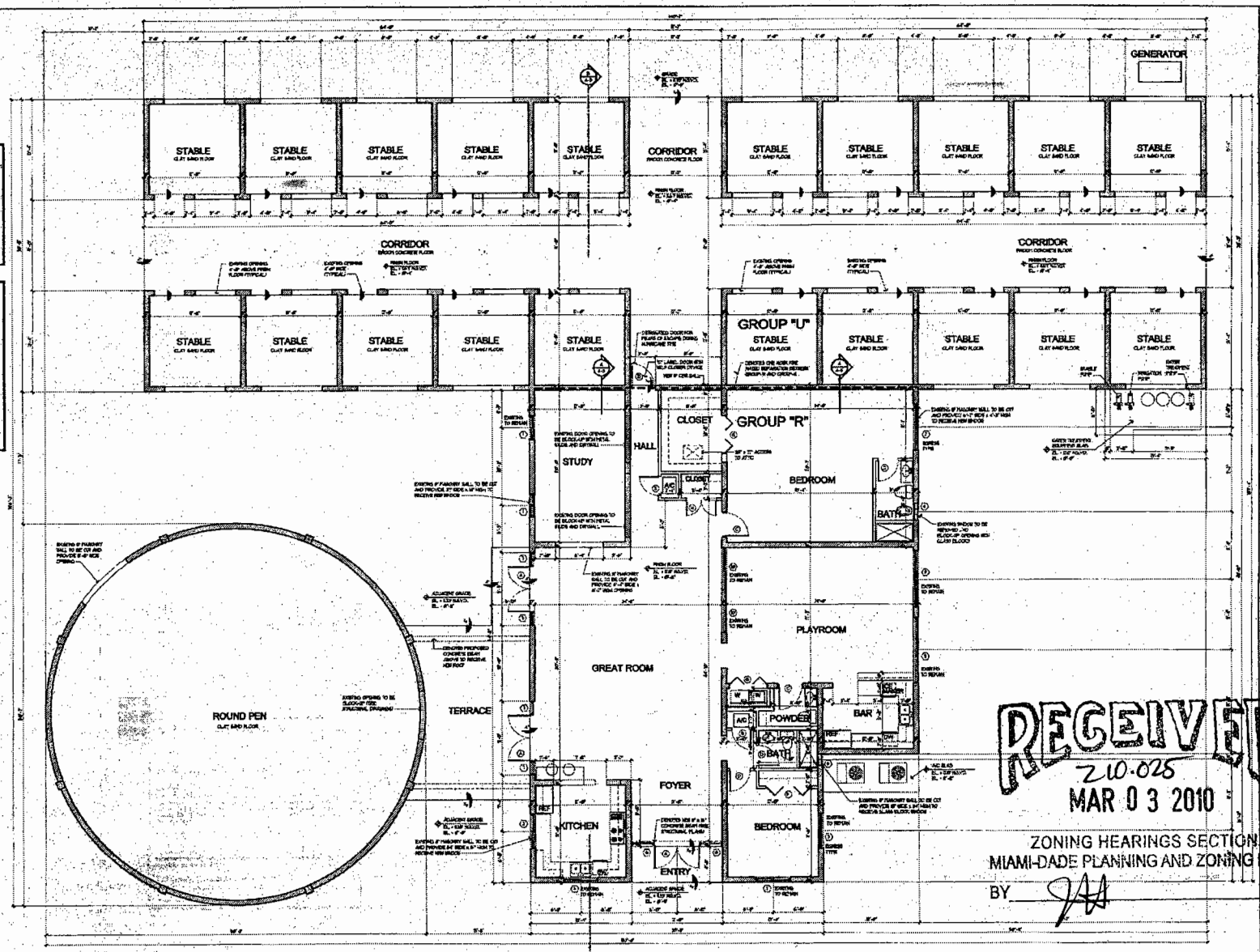
R3401 Bathrooms shall have a minimum ceiling height of a floor of 6 inches (1829 mm) over the fixture and at the base clearance area for fixtures as shown in Figure R307.1. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet, 8 inches (2032 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

TUB AND SHOWERS FLOOR AND WALLS

R3477.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

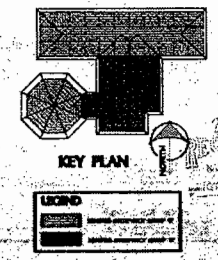
TUB AND SHOWERS ENCLOSURE

R4403.1.1.1.2 Doors, bath and shower enclosures, and sliding glass doors containing glazing exterior greater than 9 square feet (0.84 m²) in surface area shall be classified as Category II glazing products.



FLOOR PLAN

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



KEY PLAN

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING	BASE	DOOR	REMARKS
ROUND PEN	CLAY SAND	BLOCK	EXPOSED	6"-0"	WOOD	1, 2
STABLE	CLAY SAND	BLOCK	EXPOSED	6"-0"	WOOD	1, 2
CORRIDOR	CONCRETE	BLOCK	NONE	6"-0"	WOOD	1, 2
LAUNDRY	TILE	DRYWALL	DRYWALL	6"-0"	WOOD	1, 2
POWDER	TILE	DRYWALL	DRYWALL	6"-0"	TILE	1, 2
BATHROOMS	TILE	DRYWALL	DRYWALL	6"-0"	WOOD	1, 2
BEDROOMS	CONCRETE	DRYWALL	DRYWALL	6"-0"	WOOD	1, 2
GREAT ROOM	CONCRETE	DRYWALL	DRYWALL	6"-0"	WOOD	1, 2
BAR	CONCRETE	DRYWALL	DRYWALL	6"-0"	WOOD	1, 2
BAR	CONCRETE	WOOD	WOOD	6"-0"	WOOD	1, 2
KITCHEN	TILE	DRYWALL	DRYWALL	6"-0"	WOOD	1, 2
PLAYROOM	CONCRETE	DRYWALL	DRYWALL	6"-0"	WOOD	1, 2

NOTES:
1. TILE REQUIRED BY OWNER
2. SEE APPROVED FINISHES
3. ADDITIONAL APPROVED FINISHES

WINDOW SCHEDULE

MARK	DESCRIPTION	SIZE WIDTH	SIZE HEIGHT	MATERIAL	AREA (SQ.FT.)	REMARKS
1	24 SL	2'-0"	4'-0"	ALUMINUM / GLASS	8	1, 2
2	2 - 24 HR	4'-0"	4'-0"	ALUMINUM / GLASS	16	1, 2
3	24 HR	2'-0"	4'-0"	ALUMINUM / GLASS	8	1, 2
4	GLASS BLOCK	2'-0"	2'-0"	GLASS BLOCK	4	
5	GLASS BLOCK	1'-0"	2'-0"	GLASS BLOCK	2	
6	2 HR	2'-0"	4'-0"	ALUMINUM / GLASS	8	1, 2, 3
7	2 HR LIGHT	1'-0"	2'-0"	ALUMINUM / GLASS	2	1, 2, 3
8	FIXED GLASS	2'-0"	2'-0"	ALUMINUM / GLASS	4	1, 2, 3, 4
9	FIXED GLASS	2'-0"	2'-0"	ALUMINUM / GLASS	4	1, 2, 3, 4
10	FIXED GLASS	2'-0"	2'-0"	ALUMINUM / GLASS	4	1, 2, 3, 4

NOTES:
1. IN DIMENSIONAL ALUMINUM
2. NO FIXED GLASS
3. NARROW GLASS CASEMENT GLASS
4. SHADES TO MATCH

DOOR SCHEDULE

MARK	DESCRIPTION	HGT.	WDTH	THICK.	MATERIAL DOOR	MATERIAL FRAME	REMARKS
1	FWD FRENCH DOOR	7'-0"	2'-0"	1 3/4"	METAL/ALUM	METAL	2, 3, 4, 5
2	METAL DOOR	7'-0"	2'-0"	1 3/4"	METAL	METAL	2, 4, 5
3	METAL DOOR	7'-0"	2'-0"	1 3/4"	METAL	METAL	
4	WOOD DOOR	7'-0"	2'-0"	1 3/4"	WOOD	WOOD	
5	WOOD DOOR	7'-0"	2'-0"	1 3/4"	WOOD	WOOD	5, 6
6	BI-FOLD	7'-0"	4'-0"	1 3/8"	WOOD	WOOD	5, 6
7	BI-FOLD	7'-0"	4'-0"	1 3/8"	WOOD	WOOD	5, 6
8	PANCAKE	7'-0"	4'-0"	1 3/8"	WOOD	WOOD	5, 6

NOTES:
1. ALL DOOR FRAME FINISH PAINTED
2. ALL DOOR FRAME
3. ALL LAMINATED
4. STAINLESS STEEL
5. SEE SAFETY GLASS CERTIFICATE
6. SEE SAFETY GLASS CERTIFICATE

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING OPENING TO BE BLOCK UP WITH METAL STUDS AND DRYWALL
- EXISTING OPENING TO BE BLOCK UP WITH CONCRETE BLOCK
- EXISTING WALL TO BE CUT AND PROVIDE 8" SIDE X 8" HIGH TO RECEIVE NEW BRICK

ZONE: AI

OCCUPANCY - GROUP "R" AND GROUP "U"
TYPE V CONSTRUCTION (UNPROTECTED)

ALL CONSTRUCTION DRAWINGS CONFORM AND WERE WERE PREPARED IN COMPLIANCE WITH FLORIDA BUILDING CODE 2007 EDITION

IMPORTANT NOTE

TABULATION AREA

ENTRY	1,400 SQFT
AC BLDG	3,400 SQFT
GREAT RM	3,400 SQFT
WORK RM	2,400 SQFT
TERRACE	2,400 SQFT
ROUND PEN	2,400 SQFT
TOTAL	15,000 SQFT

LEGALIZATION NOTE:

ENCLOSURE WALL INCLUDING EXTERIOR CMU WALLS AND ROOF FRAMING (TRUSSES) WERE CONSTRUCTED FROM 1/2" ANY MANUAL OF PRESSURE TREATED PINE CLASS CONSTRUCTION AND 1/2 SIDE ENCLOSURE WALL AND ROOF FRAMING AND FOR OBTAINING A PERMIT FOR EXISTING ENCLOSURE WALL AND ROOF FRAMING. A PERMIT FOR EXISTING ENCLOSURE WALL AND ROOF FRAMING CONSTRUCTION FOR LEGALIZING THE CONSTRUCTION.

PERFORMING BEING THERE 50" 2" PLAIN 2X4X4 LOAD BEARING WALL NOT BEEN CONSTRUCTED AT THE SITE.

REFER TO AS-BUILT CERTIFICATE PREPARED BY THE ENGINEER AS TO THE PRESENT AND CONSTRUCTION DURING CMU WALL BLOCK ROOF FRAMING AND ROOF FRAMING REFER ATTACHED TO THE PLAN.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

MTS ENGINEERING
CIVIL AND STRUCTURAL CONSULTING ENGINEERS
CORAL GABLES, FLORIDA 33134
TEL: (954) 457-8111 • FAX: (954) 457-8187

PROJECT NAME: RANCHO LA MORALEJA AT EQUESTRIAN TRAIL
(AS-BUILT PLAN FOR LEGALIZATION AND IMPROVEMENTS)
LOCATED AT: 21000 SW 177th COURT MIAMI, FLORIDA
PREPARED FOR: ARTURO AND MARTA SAMANIEGO 8 SPECIAL EDITION 8 PROTOCOL 8 LLP, 9000 SW 60th STREET MIAMI, FLORIDA, PH: (305) 598-6128, (305) 216-3016

DATE: JAN. 2010
DRAWN: R.M.
CHECKED: T.M.
SCALE: AS SHOWN
ORDER No: A-100010

SHEET
A-2
OF 6 SHEETS

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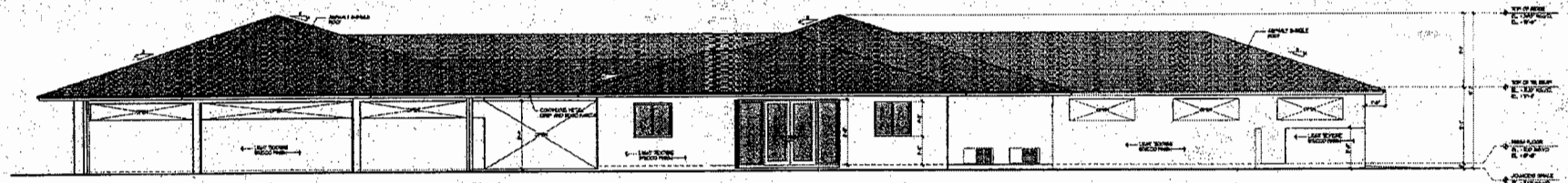
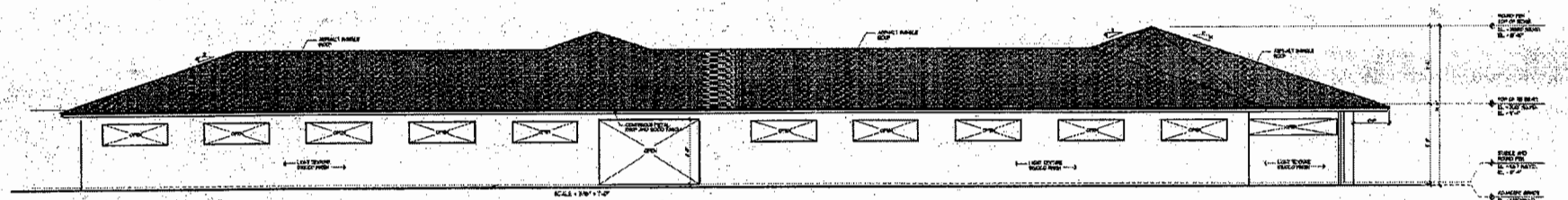
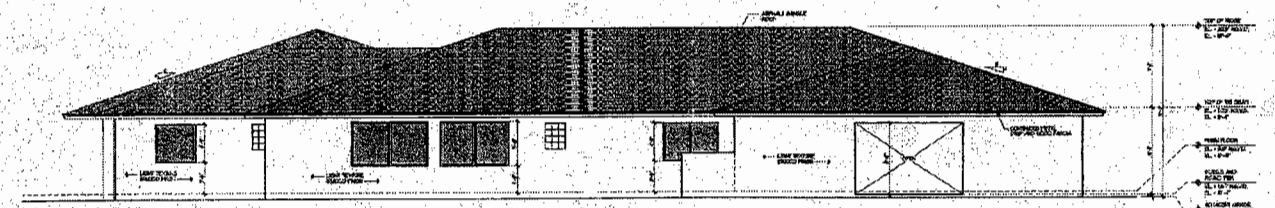


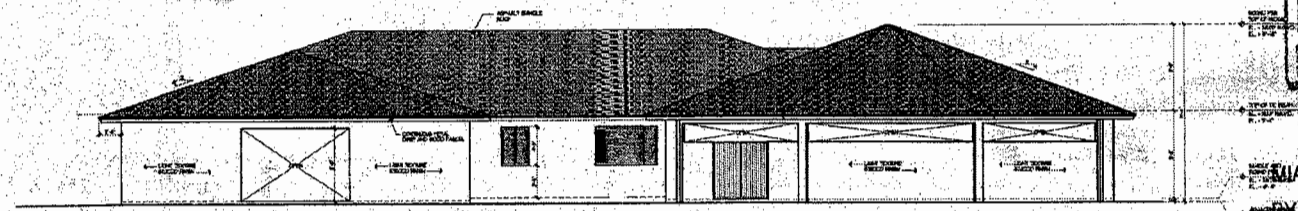
SOUTH ELEVATION



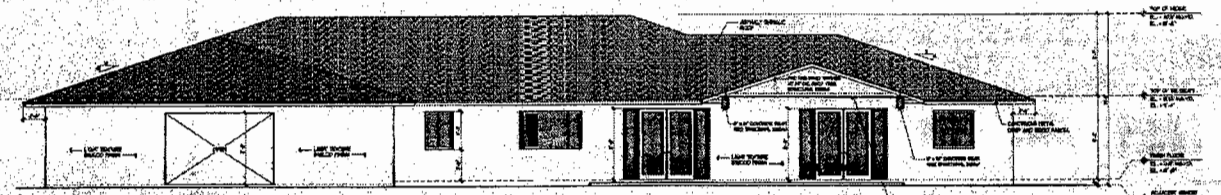
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



WEST SECTION ELEVATION

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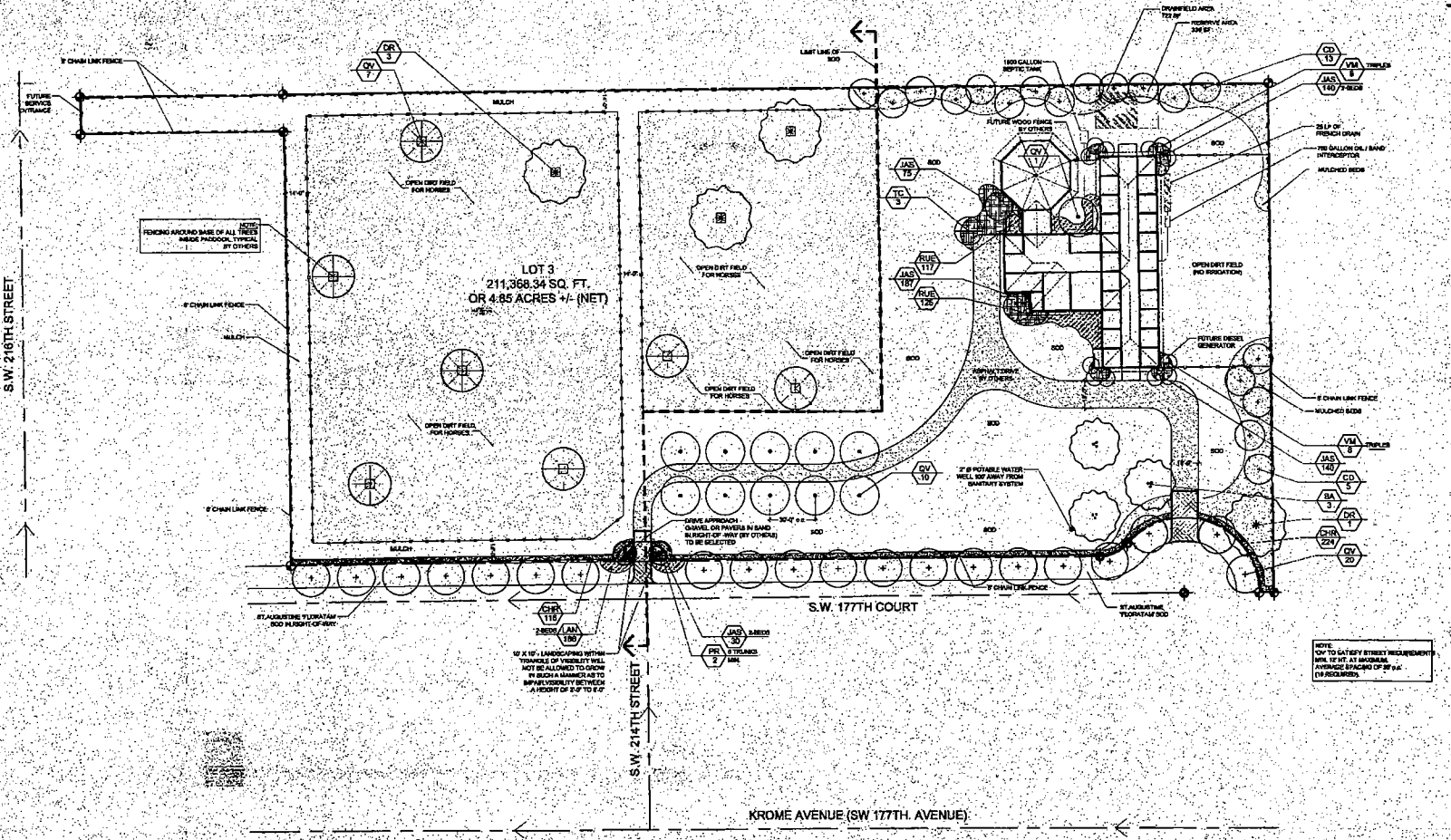
M T S
ENGINEERING

MTS ENGINEERING
CIVIL AND STRUCTURAL CONSULTING ENGINEERS

PROJECT NAME:
RANCHO LA MORALEJA AT EQUESTRIAN TRAIL
(A-8 MULTI PLAN FOR LEGALIZATION AND IMPROVEMENTS)
LOCATED AT: 25300 SW 177th COURT MIAMI, FLORIDA
PREPARED FOR: ANTONIO AND MARTHA SARMIENTO & RYDAN SERVICES I INVESTMENTS LLC, 10000 SW 108 STREET MIAMI, FLORIDA PH: (305) 595-9128, (305) 215-5750

DATE:	JAN. 2010
DRAWN:	R.M.
CHECKED:	T.M.
SCALE:	AS SHOWN
ORDER No:	A-100010

SHEET
A-3
OF 3 SHEETS



ZONING LEGEND

ZONING: AU
OCCUPANCY – GROUP "M" AND GROUP "U"
TYPE V CONSTRUCTION (UNPROTECTED)

HEIGHT (TO INSIDE OF ROOF)	12'-0"	
NET LAND AREA:	211,368.34 SQ.FT. = 4.85 ACRE	
LOT COVERAGE (CANOPY/SHELTER UNDER ROOF)	MAX. ALLOWED 5,000 SQ.FT. (10 %)	PROVIDED 5,000 SQ.FT. (2.3 %)

TABLE - 306.3.3
GROUP - M AND GROUP - U = ONE HOUR SEPARATION REQUIRED

SETBACKS:	REQUIRED:	PROVIDED
FRONT (EAST)	30'-0"	94'-0"
SIDE (NORTH)	10'-0"	320'-11"
SIDE (SOUTH)	10'-0"	320'-0"
SIDE (WEST)	25'-0"	25'-10"

LEGAL DESCRIPTION:
LOT 3, BLOCK 1 OF "EQUESTRIAN TRAIL SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____ PAGE ____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LANDSCAPE LEGEND

RANCHO LA MORALEJA AT EQUESTRIAN TRAIL
ZONING DISTRICT: AU

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN NET LOT AREA =		211,368.34 SF = 4.85 ACRES
B. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33:		105,684.17 SF = 2.425
LAWN AREA CALCULATION		
A. 75% OF SF OF LANDSCAPED OPEN SPACE PROVIDED BY CHAPTER 33		
B. MAXIMUM LAWN AREA (SOD) PERMITTED = 50%	ALLOWED UNDER 1,848.00 SF	17,000.00 SF
TREES		
A. NO. OF TREES REQUIRED FOR NET LOT AREA OF 5 GREATER THAN 5 ACRES - MIN. 12' HT., 2" CAL.) (ADD EXTRA MINIMUM OF TREES MEETING MINIMUM REQUIREMENTS = 5 TREES X NET LOT ACRES = 5 TREES + 1 TREE (FOR THIS ZONE)	40	40
B. TREES ALLOWED NO. OF TREES REQUIRED: 1/3 X (B)(A)	13	13
C. PALMS REQUIRED: NO. OF TREES REQUIRED: 5 50% =	20	20
D. STREET TREES (MIN. 12' HT.) (1 TREE PER 30' o.c. TOTAL LINEAR FEET ALONG STREET = 660 LF / 30' o.c.	22	22
E. STREET TREES (MIN. 12' HT.) (LOCATED DIRECTLY BENEATH POWER LINES) LINEAR FEET ALONG STREET / 30' o.c.	N/A	N/A
SHRUBS		
A. NO. OF TREES REQUIRED X 10 = NO. OF SHRUBS REQUIRED	400	1,000
B. NO. OF SHRUBS REQUIRED X 50% = NO. OF PALMS SHRUBS REQUIRED	100	340
IRRIGATION PLAN		
IF REQUIRED BY CHAPTER 33		
	SEE - IRT DETAILS (PAGE)	(PAGE)

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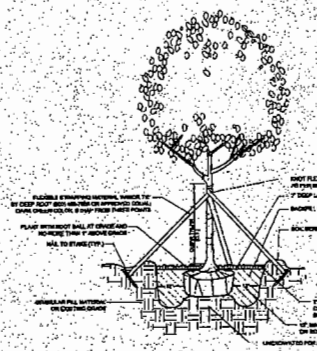
Z10-025

BELL+AQUI
LANDSCAPE ARCHITECTURE, LLC
LC0000288
7530 SW 87 AVENUE SUITE G
MIAMI, FL 33143
PHONE: (305) 663-8077
FAX: (305) 663-3763

RANCHO LA MORALEJA AT EQUESTRIAN TRAIL
21200 SW 177TH COURT
MIAMI, FLORIDA

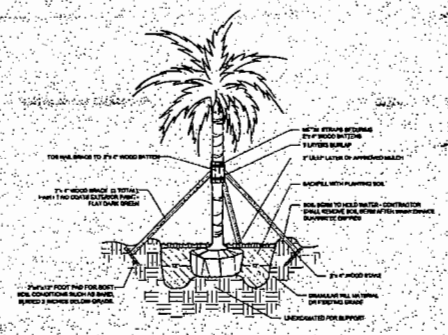
CLIENT: MR. NEELADO ABANGO
18 BRICKELL KEY DRIVE APT. 1509 MIAMI, FLORIDA 33131 - PH: 786-338-0986

SHEET TITLE	SITE LANDSCAPE PLAN
	01-18-10
DESIGN	L.A.
DRAWN	M.D.
SCALE	1" = 30' - 0"
REVISIONS	
SEAL	02-01-10
SHEET	L-1
OF	4



TREE PLANTING & GUYING DETAIL

N.T.S.



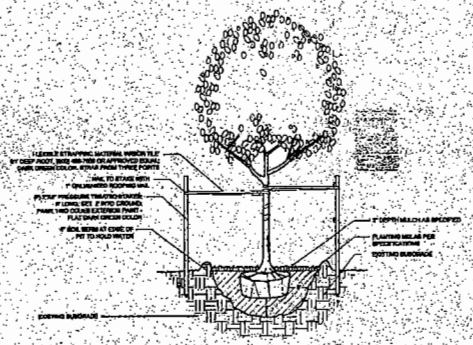
PALM PLANTING DETAIL

N.T.S.

PLANT LIST
RANCHO LA MORALEJA

TREES AND PALMS									
NEW/ EXISTING	SYM	QTY.	BOTANICAL NAME	COMMON NAME	INSTALLED ht. & SPREAD	CALIPER INSTALLED	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	DR	4	Dalbergia regia	Royal Poinciana	10-12 ht. x 6' Sp.	3"	50'	40'	NO
NEW	CO	13	Coccoloba diversifolia	Pigeon Plum	10-12 ht. x 6' Sp.	3"	30'	12'	YES
NEW	SA	5	Swietenia mahagoni	Mahogany	10' ht. x 5' Sp.	3"	50'	30'	NO
NEW	VM	12	Veitchia merrillorum/arecina	Veitchi Palm	10-12' ov. ht.	3" Triple Trunks	30'	15'	NO
NEW	PR	2	Phoenix reclinata	Reclinata Date Palm	14' ov. ht. x Nurse min.	4" each Trunk	40'	15'	NO
NEW	QV	34	Quercus virginiana	Live Oak	10-12 ht. x 6' Sp.	4"	30'	30'	YES
NEW	TC	5	Tabebuia caraiba	Yellow Trumpet Tree	10 - 12' ht. x 6' Sp.	3"	25'	25'	No

SHRUBS AND GROUNDCOVERS									
NEW	AS	50	Asemion stellata	Wild Jasmine	3 Gal., 24" Ht. x 24" Sp.	n/a	n/a	n/a	NO
NEW	AS	33	Ruellia brittoniana	Ruellia	3 Gal. 24" Ht. x 24" Sp.	n/a	n/a	n/a	NO
NEW	CR	540	Chrysobalanus icaco	Red Tip Cocoplum	3 Gal., 18" Ht. x 18" Sp.	n/a	n/a	n/a	YES
NEW	LM	156	Lantana spp.	Yellow Lantana	1 Gal., 12" Ht. x 12" Sp.	n/a	n/a	n/a	YES



SPECIMEN TREE GUYING DETAIL

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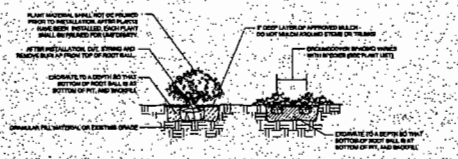

SHRUB & GROUNDCOVER PLANTING DETAIL

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BELL+AQUI
LANDSCAPE ARCHITECTURE, LLC
7520 SW 57 AVENUE SUITE G
MIAMI, FL 33143
PHONE: (305) 663-0077
FAX: (305) 663-8783

RANCHO LA MORALEJA AT EQUESTRIAN TRAIL
21200 SW 177TH COURT
MIAMI, FLORIDA

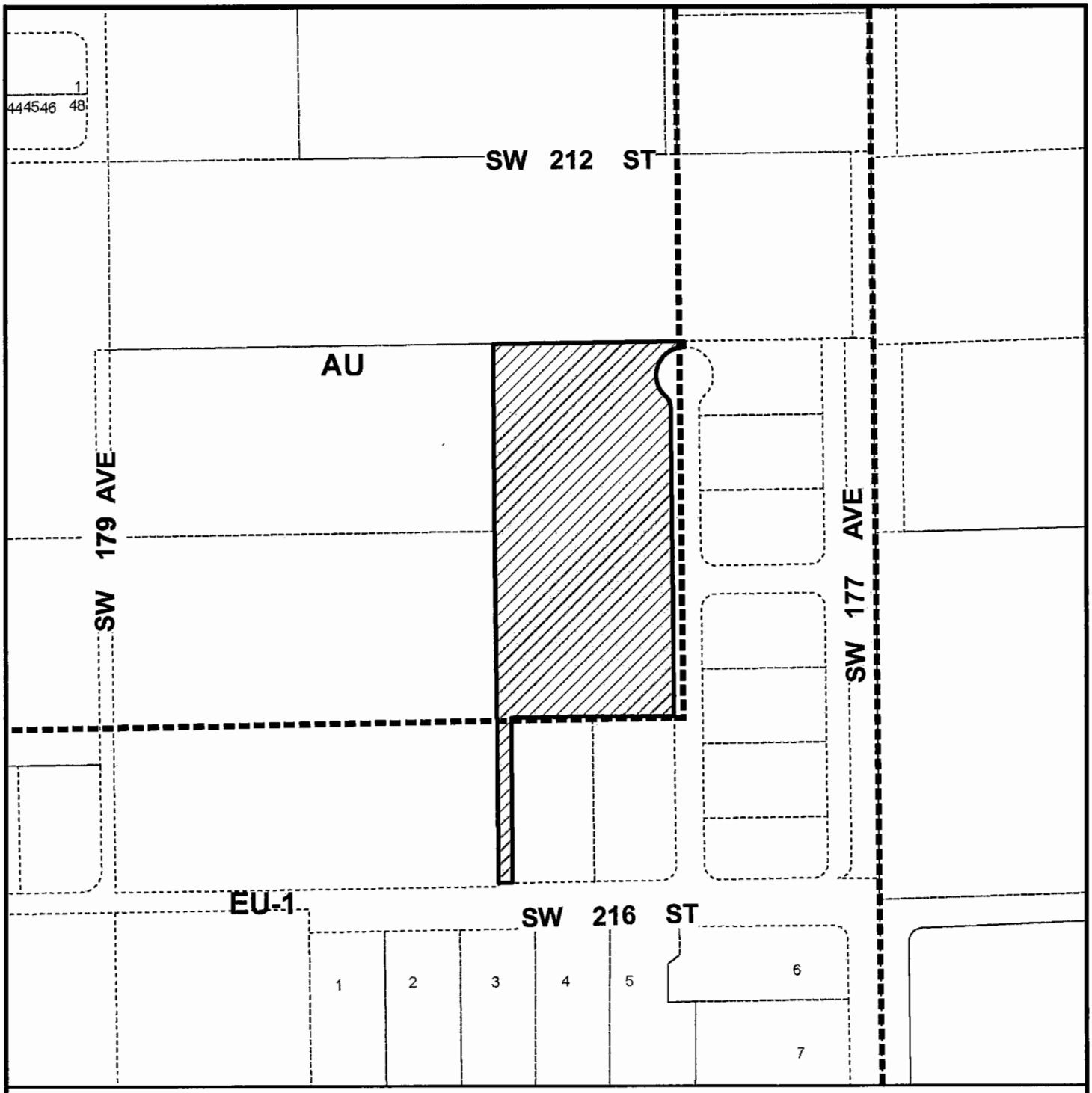
CERTIFIED FILE NUMBER: AA26000
88 BISCAYNE BLVD, BAY GROVE, SUITE 1500 MIAMI, FLORIDA 33131 FLS 184-234 9400

SHEET TITLE: LANDSCAPE DETAILS

DATE: 01-18-10
DESIGN: LA
DRAWN: M.D.
SCALE: 1" = 30' - 0"
REVISIONS:

SEAL: DWO 12-11-10

SHEET: L-2 OF 4



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000025

Section: 12 Township: 56 Range: 38
Applicant: ABELARDO ARANGO
Zoning Board: C14
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, March 10, 2010

REVISION	DATE	BY
Street Name	8/19/10	JGURD

17

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000025

Section: 12 Township: 56 Range: 38
Applicant: ABELARDO ARANGO
Zoning Board: C14
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, March 10, 2010

REVISION	DATE	BY
Street Name	8/19/10	JGURD

2. GRI-EQY (QUAIL ROOST) LLC
(Applicant)

10-10-CZ14-2 (10-048)
Area 14/District 09
Hearing Date: 10/26/10

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
2003	Harold & Diana Marko & Zamora Corp.	- Zone change from EU-1 & EU-M to BU-1A	C-14	Approved
2004	The Shoppes at Quail Roost, LTD.	- Request to permit a 10' high wall along the interior side(east) property line where a business lot abuts a residential district.	C-14	Approved

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: GRI-EQY (QUAIL ROOST) L.L.C. **PH:** Z10-048 (10-10-CZ14-2)

SECTION: 12-56-39 **DATE:** October 26, 2010

COMMISSION DISTRICT: 9 **ITEM NO.:** 2

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) SPECIAL EXCEPTION of spacing requirements to permit a liquor package store spaced less than the required 2,500 ft. from a religious facility.

  (2) Applicant is requesting to permit the liquor package store with sales of alcoholic beverages on Sundays and with the hours of 10:00 a.m. to 6:00 p.m. (Sunday sales not permitted).

  Plans are on file and may be examined in the Department of Planning & Zoning entitled "As Built Drawing for: Space 37," as prepared by Design Tech International Associates Inc.," dated stamped received 4/21/10 and an alcohol survey entitled "Liquor Survey," as prepared by Ludovici & Orange Consulting Engineers, Inc., dated stamped received 6/8/10 for a total of 2 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  This application will allow the applicant to establish a liquor package store spaced less than 2,500' from a religious facility and to permit said store to open on Sundays from 10:00 a.m. to 6:00 p.m.

- **LOCATION:** 20201 SW 127 Avenue, Miami-Dade County, Florida

- **SIZE:** 8.18 Acres

B. ZONING HEARINGS HISTORY:

In 2003, pursuant to Resolution #CZAB14-14-03, the subject property was part of a larger parcel of land, which was granted a zone change from EU-1, Single-family One Acre Estate District and EU-M, Single-family Modified Estate District, to BU-1A, Limited Business District. Subsequently, in 2004, pursuant to Resolution #CZAB14-7-04, the subject property was part of a larger parcel of land, which was granted a 10' high wall (8' high permitted) along the interior side (east) property line where a business lot abuts a residential district.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The 2015 and 2025 Adopted Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property 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 stations). 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 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 areas.

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

3. **Policy LU-4A**. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, **hours of operation**, buffering, and safety, as applicable.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
BU-1A ; shopping center	Business and Office
Surrounding Properties:	
NORTH: EU-1; single-family residences	Business and Office Low Density, 2.5 to 6 dua
SOUTH: EU-M; vacant land	Low Density, 2.5 to 6 dua
EAST: RU-1; single-family residences	Low Density, 2.5 to 6 dua
WEST: EU-1, BU-1A; bank	Low Density, 2.5 to 6 dua

E. SITE AND BUILDINGS:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

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

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is located at 20201 SW 127 Avenue in a BU-1A, Limited Business District, zoned existing shopping center. The surrounding area is characterized with single-family homes located to the north and east, a BU-1A zoned bank to the west and undeveloped land to the south. The applicant has submitted a liquor survey indicating the proposed location of the liquor package store and its spacing from the religious facilities in the area. The survey indicates that there are two religious facilities located less than 2500' from the proposed liquor package store. Approval of this application will allow the applicant to establish a liquor package store spaced less than the required distance from a religious facility and operate on Sundays during the hours of 10:00 a.m. to 6:00 p.m. As previously mentioned, the proposed liquor package store is located in a commercial shopping center which includes a supermarket which sells beer and wine, retail stores and various restaurants which also serve alcoholic beverages. Staff opines that the proposed liquor package store would be an integral part of the current uses in the shopping center and **compatible** with the surrounding area. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Business and Office** use. The existing BU-1A zone allows uses such as pubs and liquor package stores and restaurants with accessory cocktail lounge-bar uses. As such, staff opines that the existing BU-1A zoning and the proposed liquor package store use is **consistent** with the LUP map of the CDMP and with the interpretative text of the CDMP

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that this application does not generate any new additional daily peak hour trips and it meets the traffic concurrency criteria for an Initial Development Order. 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 **5:30** minutes.

When request #1 is analyzed under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of the aforementioned requests will not result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, transportation, streets, roads or highways, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception use in relation to the present and future development of the area and the compatibility of the applied for exception use with the area and its development. Staff also acknowledges that DERM, the Public Works Department and MDFRD do not object to this application. While the submitted alcohol survey indicates that the proposed liquor package store is located approximately 1170' and 1151' respectively from two religious facilities and less than the required 2500, staff opines that this will not negatively impact the churches' operations. Staff notes that one of the churches will be separated from the proposed liquor package store by SW 127 Avenue and Quail Roost Drive which are both section line roads and major roadways. In addition, there are other establishments within the shopping center that sell alcohol and are exempted from the spacing requirement. In staff's opinion, a liquor package store in the shopping center is not overly intensive and would be complementary to the other current uses in the shopping center. Therefore, staff opines that the proposed liquor package store would not have a negative impact on the surrounding residential community and would not interfere with the churches operations and therefore is **compatible** with the surrounding community. Based on the aforementioned, staff recommends approval with conditions of request #1 under Section 33-33(A)(4)(b).

When request #2, to permit the liquor package store with sales of alcoholic beverages on Sundays (Sunday sales not permitted) from 10:00 a.m. to 6:00 p.m., is analyzed under the Non-Use Variance Standard, Section 33-311(A)(4)(b), staff is supportive of said request. While staff acknowledges that there are two religious facilities located less than the required 2500' from the proposed liquor package store, staff notes that the shopping center has several establishments with alcohol uses. Therefore, staff opines that the location of the proposed liquor package store located within less than the 2500' survey boundary area would not be intrusive to the churches in the area surrounding neighborhood and would not be disruptive to the nearby religious facilities. Therefore staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b).

As previously mentioned, staff is of the opinion that the proposed liquor package store is **consistent** with the LUP map of the CDMP and is **compatible** with the surrounding churches and residential uses. Based on the aforementioned, staff therefore recommends approval with condition of the applicant's request for a Special Exception to permit liquor package store spaced less than the required 2,500' from an existing religious facility (request #1) and the request to permit the liquor package store with sales of alcoholic beverages on Sundays and with the hours of 10:00 a.m. to 6:00 p.m. (request #2).

I. **RECOMMENDATION:** Approval with conditions.

J. CONDITIONS:

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "As Built Drawing for: Space 37," as prepared by Design Tech International Associates Inc.," dated stamped received 4/21/10 and an alcohol survey entitled "Liquor Survey," as prepared by Ludovici & Orange Consulting Engineers, Inc., dated stamped received 6/8/10 for a total of 2 sheets.

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

4. That the applicant obtain a Certificate of Use 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 the conditions.

DATE TYPED: 07/09/10
DATE REVISED: 07/12/10, 8/04/10, 8/17/10,
DATE FINALIZED: 10/05/10
MCL:GR:NN:CXH:CI

For

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: June 16, 2010

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

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

Subject: C-14 #Z2010000048
GRI-EQY (Quail Roost), LLC a Delaware
20201 S.W. 127th Ave.
To Permit the Store to Open on Sundays from 10AM to 6PM and to Permit a Liquor Package Store to be Spaced less than Required
(BU-1A) (8.00 Acres)
12-56-39

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

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
DERM Water Control Section has no objection to the approval of this application.

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

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

Tree Preservation
Tree Removal Permit 2004-234 was issued for this property to The Shoppes at Quail Roost LID/ KB Investments Holdings Ltd, on April 12, 2004 and expired on April 12, 2005, however it passed the final inspection on May 13, 2005. As per this permit and as depicted on the permitted site plans, trees along the east fence line (#156,241,328 and 329) will remain.

The proposals of this application will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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

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

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

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

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

PH# Z2010000048
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: GRI-EQY (QUAIL ROOST) LLC

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.
25-MAY-10

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Dr. Solomon C. Stinson, Chair
Perla Tabares Hantman, Vice Chair
Agustin J. Barrera
Renier Diaz de la Portilla
Dr. Lawrence S. Feldman
Dr. Wilbert "Tee" Holloway
Dr. Martin Stewart Karp
Ana Rivas Logan
Dr. Marta Pérez

Received by
Zoning Agenda Coordinator
JUN 2 3 2010

June 21, 2010

Mr. Marc C. LaFerrier, Director
Department of Planning and Zoning
Miami-Dade County
111 NW 1 Street, 11th Floor, Suite 1110
Miami, FL 33128

Received by
Zoning Agenda Coordinator
JUN 2 3 2010

RE: GRI-EQY (QUAIL ROOST), LLC – APPLICATION 10-048
20201 SW 127 AVENUE

C-14

Dear Mr. LaFerrier:

Pursuant to the information provided by Miami-Dade County, the applicant is requesting a special exception to permit a liquor package store spaced less than the required distance (2,500 feet) from schools.

According to the liquor survey sketch as prepared by Ludovici & Orange, Consulting Engineers, Inc., Caribbean Elementary School is located 2,992 feet from the proposed liquor store.

The School Board, as a matter of policy, is opposed to any liberalization of existing laws governing the sale of liquor in the vicinity of school property. As such, the School District opposes the granting of applicant's request. However, should the County decide to approve the special exception request, the School District would appreciate the imposition of conditions, including a restriction on the hours during which alcohol can be sold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Ivan M. Rodriguez, R.A.
Director II

Received by
Zoning Agenda Coordinator
JUN 2 3 2010

IMR:ir
L 461

Received by
Zoning Agenda Coordinator
JUN 2 3 2010

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian Villaamil
Ms. Melisa Orozco

Department of Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2 Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • (FAX) • 305-995-4760 • arijo@dadeschools.net

Memorandum

Date: 27-MAY-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000048

Fire Prevention Unit:

APPROVAL
No objection via case # Z2010000048

Service Impact/Demand

Development for the above Z2010000048
located at 20201 SW 127 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2269 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
1,350 (Retail)	square feet	N/A (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: 0.40 alarms-annually.
The estimated average travel time is: 5:30 minutes

Existing services

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

Station 52 - South Miami Hgts - 12105 Quail Roost Drive
Rescue, ALS Tanker, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped April 21, 2010.

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

DATE: 12-MAY-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

GRI-EQY (QUAIL ROOST) LLC

APPLICANT

20201 SW 127 AVE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000048

HEARING NUMBER

HISTORY:

Current Enforcement History:

05/12/2010: No open cases, citations or lien with the Building and Neighborhood Compliance Department

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: GRI-EQY (Quail Roost), LLC, a Delaware limited liability company

NAME AND ADDRESS	Percentage of Interest
Please refer to the attached Exhibit "A"	

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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APR 21 2010
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MIAMI-DADE PLANNING AND ZONING DEPT.
BY JSA

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	Percentage 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: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

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BY JFK

Date of contract: _____

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

_____

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

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

GRI-EQY (Quail Roost) LLC, a Delaware limited liability company
By: GRI-EQY I, LLC, the Managing Member
By: EQY Portfolio Investor (GRI) Inc., the Manager

By: _____
Arthur L. Gallagher, Vice President

Sworn to and subscribed before me this 28th day of March, 2010. Affiant is personally known to me or has produced _____ as identification.

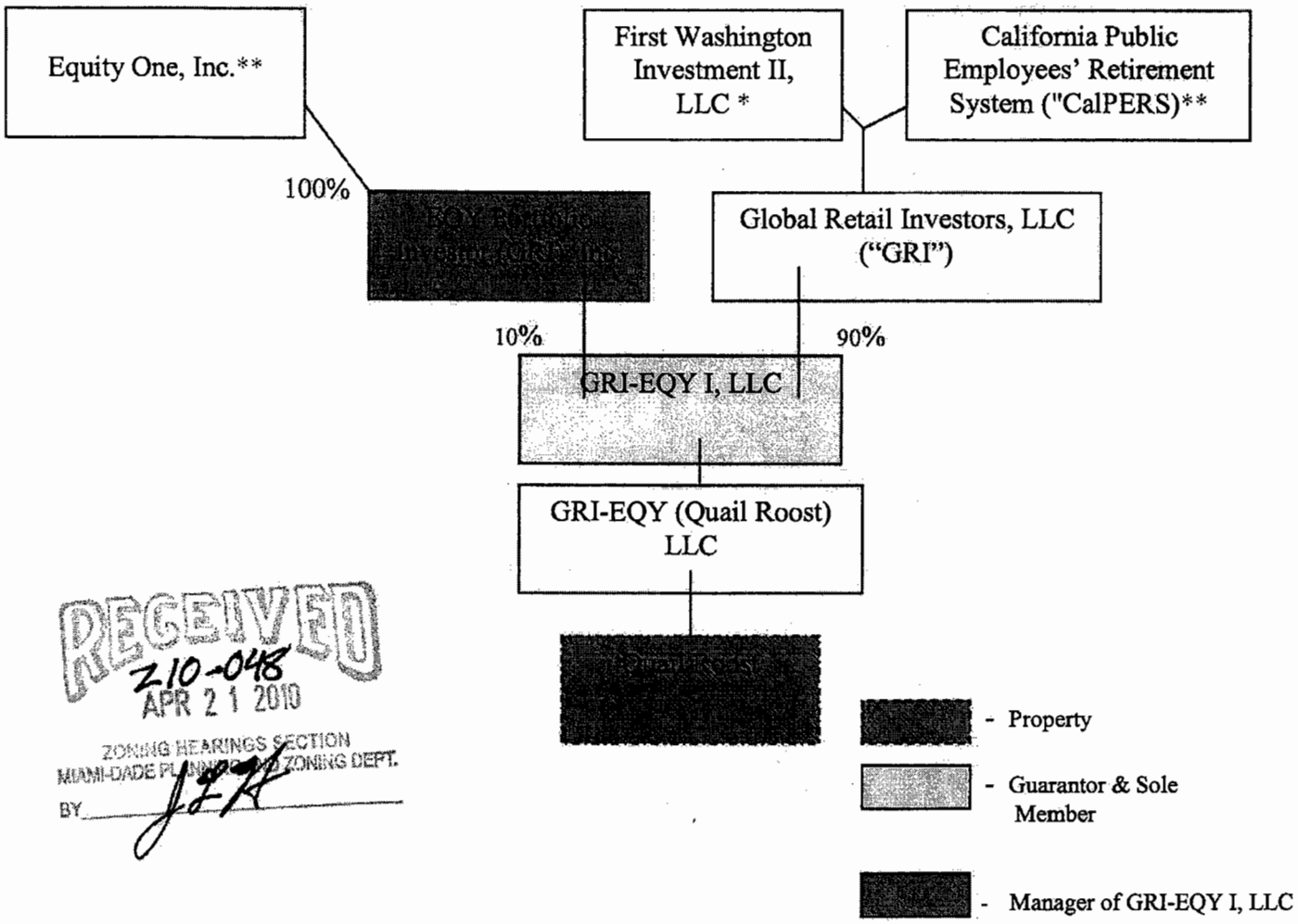
_____
(Notary Public)

BRENT A. LEVISON
MY COMMISSION # DD852232
EXPIRES: March 22, 2013
Fl. Notary Discount Assoc. Co.

My commission expires _____

*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.

EXHIBIT A



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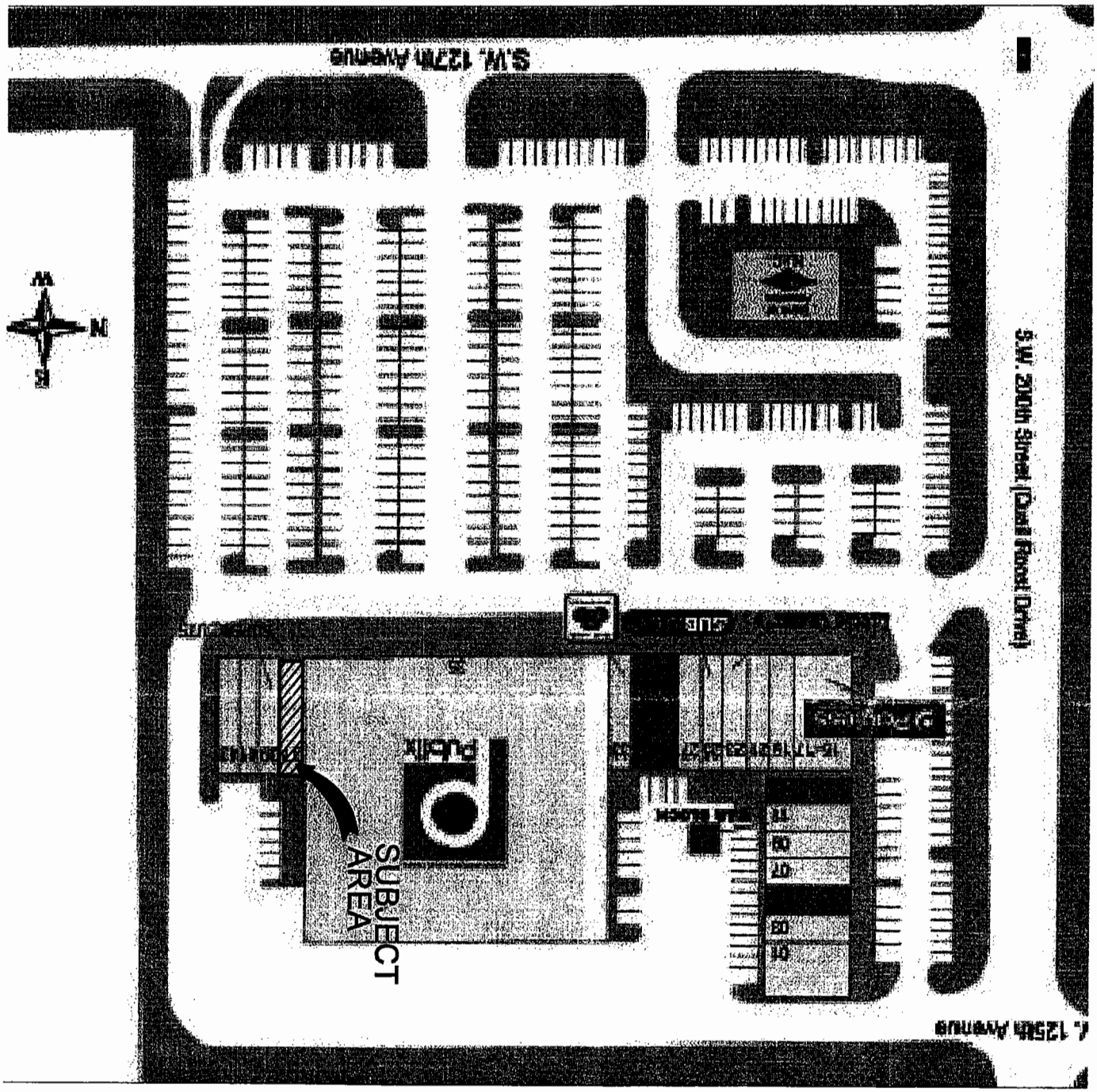
BY

*** First Washington Investment II, LLC is 100% privately owned by the following principals:**

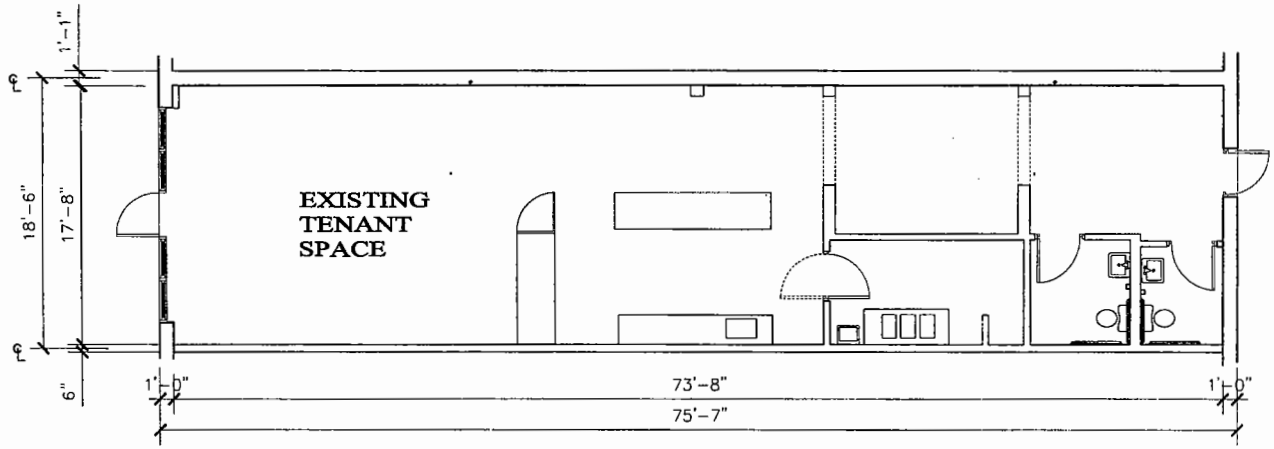
1. **William Wolfe – 27.5%**
2. **Stuart Halpert – 27.5%**
3. **James G. Blumenthal – 15%**
4. **James G. Pounds – 15%**
5. **Jeffrey Distenfeld – 15%**

** **Equity One, Inc., is regularly traded on an established securities market in the United States. The CalPERS 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.**

9286313_v1.



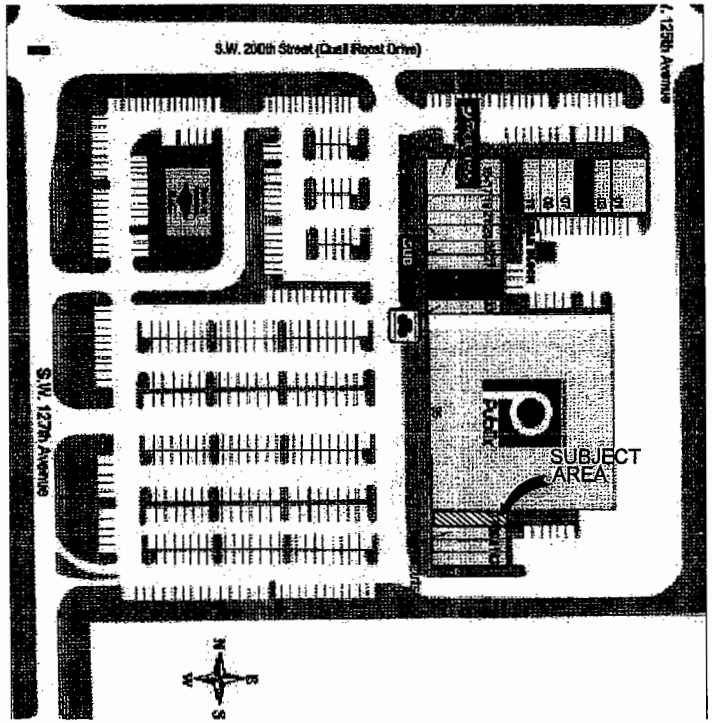
ENLARGED SITE PLAN



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

TOTAL AREA 1393 S.F.

NOTE:
DIMENSIONAL ASSUMPTIONS HAVE BEEN MADE FOR THE TENANT DEMISING WALLS



LOCATION MAP
NOT TO SCALE

GRI-EQY (Quail Roost), LLC
Parking Calculations

Business Name	Type of Business	Square feet	Parking ratio	Parking Required
Curves Gym	Retail	1,350	1/250	6
Royce Dry Cleaners	Retail	1,250	1/250	5
Subway	Sit-Down Restaurant	432 (patron area)	1/50	9
Little Caesar	Take-Out Restaurant	1,350	1/250	6
Great Wall	Take-Out Restaurant	1,170	1/250	5
Pico Rico	Sit-Down Restaurant	1,120 (patron area)	1/50	25
Publix Supermarket	Retail	44,840	1/250	180
Temptation Pool Supply	Retail	1,070	1/250	5
Nova Mode	Retail	1,170	1/250	5
H&R Block Tax Services	Office	1,170	1/300	4
Payless Shoe Source	Retail	3,150	1/250	13
Game Empire	Retail	1,350	1/250	6
High Dimensions Salon	Retail	1,350	1/250	6
State Farm Insurance	Office	1,350	1/300	5
Supercuts	Retail	1,350	1/250	6
2KU Nails	Retail	1,300	1/250	6
Proposed Liquor Store	Retail	1,398	1/250	6
			TOTAL	298

Robert Losada
Robert Losada
6/11/10

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BY: [illegible]

18

DTI
Design Technology International, Inc.
Architect · Interior Designers · Planners
AA 26000833

CARLOS PEDRERO, R.A.
AR-0010079
4-20-10

Revisions:

DEVELOPER:
EQUITY ONE INC.
1696 NE MIAMI GARDENS DRIVE
NORTH MIAMI, FLORIDA

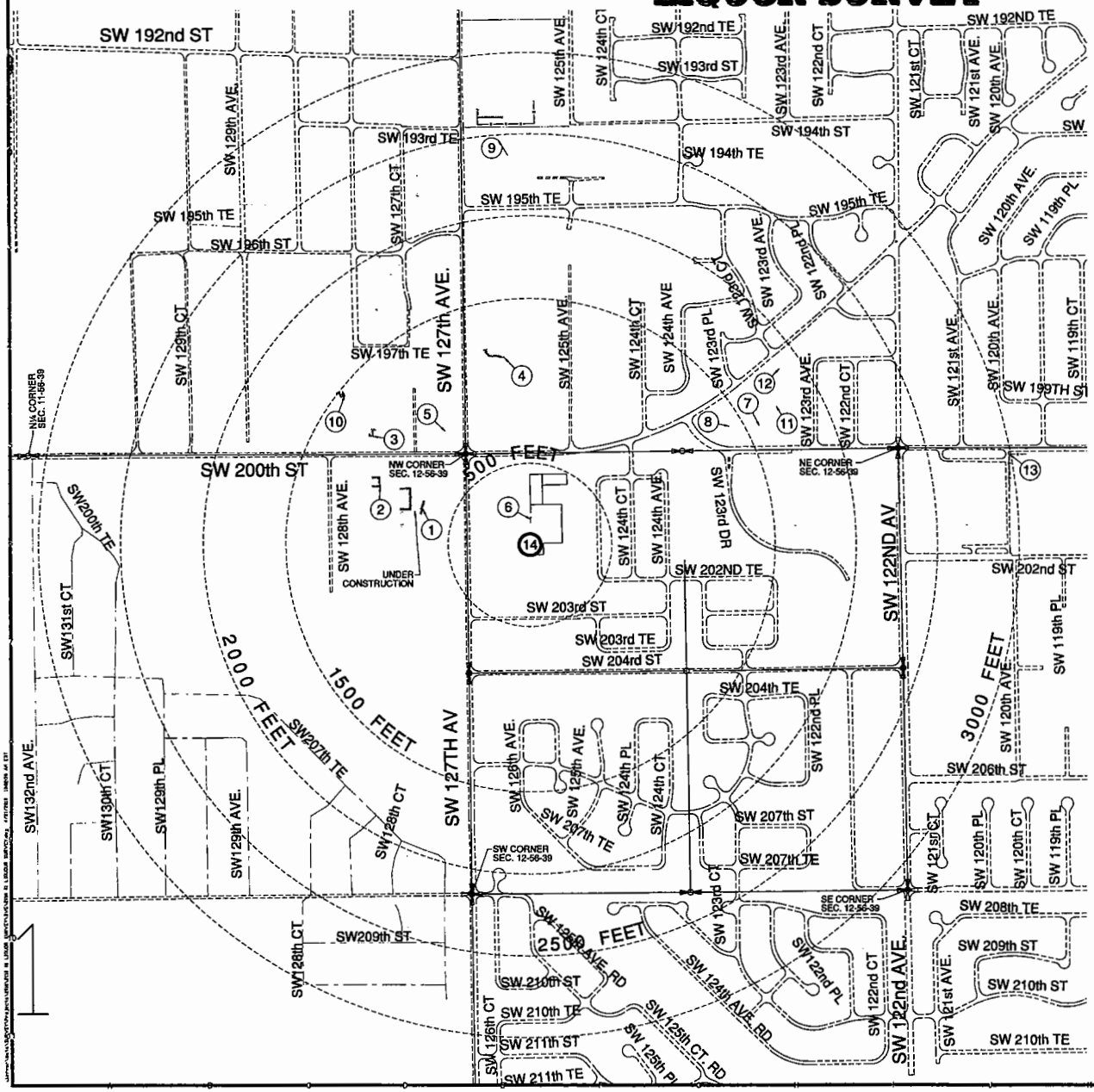
AS BUILT DRAWING FOR:
SPACE 37
AT
SHOPPES AT QUAIL ROOST
20241 SW 127 TH AVE
MIAMI, FL

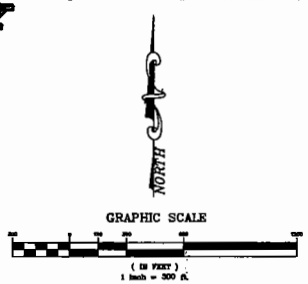
Job Number:	10048.01
File name:	
Issued Date:	04/20/10
Drawn by:	IB
Checked by:	CC

SHEET NAME
FLOOR PLAN

SHEET NUMBER
A-1.0

SPECIAL PURPOSE SURVEY
LIQUOR SURVEY





LEGEND

	DISTANCE (FEET)	
	FROM THIS SITE	TO SPACE (14)
(1)	APOSTOLIC ALLIANCE CHURCH OF THE LORD JESUS CHRIST INC. 12720 & 12740 SW 200th ST. MIAMI, FLORIDA. 33177 FOLIOS No.: 30-6911-001-0010 & 30-6911-001-0011	689'±
(2)	PERRINE CHURCH OF CHRIST INC. 12780 SW 200th ST. MIAMI, FLORIDA. 33177 FOLIO No.: 30-6911-001-0012	987'±
(3)	PEACE UNIT METHODIST CHURCH 12755 SW 200th ST. MIAMI, FLORIDA. 33177 FOLIO No.: 30-6902-001-0010	1170'±
(4)	UPPER ROOM ASSEMBLY OF GOD 19701 SW 127th AVE. MIAMI, FLORIDA. 33177 FOLIOS No.: 30-6901-004-0210, 30-6901-004-0150 & 30-6901-004-0190	1151'±
(5)	WALGREENS 12711 SW 200th ST. MIAMI, FLORIDA. 33177 FOLIO No.: 30-6902-027-0010	864'±
(6)	PUBLIX SUPERMARKET 20201 SW 127th AVE. MIAMI, FLORIDA. 33177 FOLIO No.: 30-6912-046-0020	135'±
(7)	LA VILLA DE DON POLLO, PERUVIAN RESTAURANTE 12372 QUAIL ROOST DRIVE, MIAMI, FLORIDA. 33177 FOLIO No.: 30-6901-031-0750	1581'±
(8)	TRADE FAIR SUPERMARKET-RESTAURANTE 12396 QUAIL ROOST DRIVE, MIAMI, FLORIDA. 33177 FOLIO No.: 30-6901-031-0750	1428'±
(9)	GRACE BAPTIST CHURCH AND ACADEMY 19301 SW 127th AVE. MIAMI, FLORIDA. 33177 FOLIO No.: 30-6901-005-0140	2564'±
(10)	INTERNATIONAL OUTREACH CHURCH 12925 SW QUAIL ROOST DRIVE, MIAMI, FLORIDA. 33177 FOLIO No.: 30-6902-001-0601	1459'±
(11)	BUMBLE BEE DAYCARE & LEARNING CENTER 12332 SW QUAIL ROOST DRIVE, MIAMI, FLORIDA. 33177 FOLIO No.: 30-6901-031-0750	1729'±
(12)	IMPRESSIONS (PRE-SCHOOL AND CHILD CARE) 12300 SW QUAIL ROOST DRIVE, MIAMI, FLORIDA. 33177 FOLIO No.: 30-6901-031-0751	1869'±
(13)	CARIBBEAN ELEMENTARY SCHOOL 11990 SW QUAIL ROOST DRIVE, MIAMI, FLORIDA. 33177 FOLIO No.: 30-6912-003-0011	2992'±
(14)	PROPOSED LIQUOUR PACKAGE STORE 20211 SW 127 AVENUE, MIAMI, FL 33177	0'

NOTE:
THE SITES (5), (6), AND (8) ARE EXEMPT FROM SPACING REQUIREMENTS PER SEC. 33-150(E)(5) BECAUSE THEY SELL BEER AND WINE ONLY.

SURVEYOR'S NOTE:
– THE DISTANCES FROM THE PROPOSED PACKAGE STORE TO ALL CHURCHES WERE MEASURED BY FOLLOWING A STRAIGHT LINE FROM THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS TO THE NEAREST POINT OF EACH CHURCH STRUCTURE.

– THE DISTANCES FROM THE PROPOSED PACKAGE STORE TO ALL SCHOOLS WERE MEASURED BY FOLLOWING A STRAIGHT LINE FROM THE FRONT DOOR OF THE PROPOSED PLACE OF BUSINESS TO THE NEAREST POINT OF THE SCHOOL GROUNDS.

RECEIVED
Z10-048
JUN 08 2010
LICENSE MANAGER SECTION
MIAMI-DADE COUNTY, FLORIDA
BY

DESCRIPTION:
20211 SW 127th AVE.
MIAMI, FL. 33177

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: that the SKETCH of the property described hereon was made under my supervision and that the SPECIAL PURPOSE SURVEY (LIQUOR SURVEY) meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

Last Field Survey Date: 1-28-2010

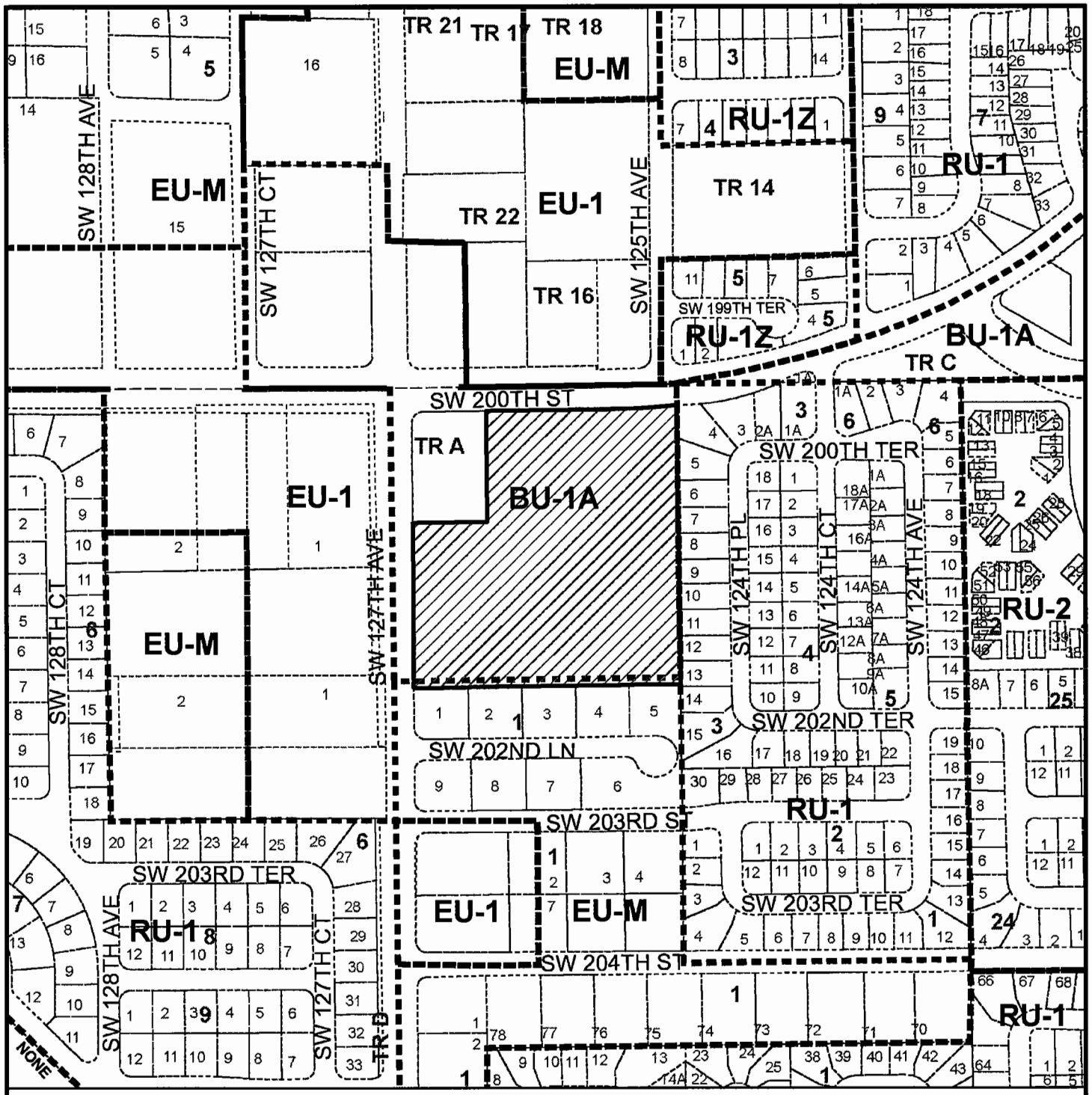
NO.	DATE	REVISIONS	BY	APP
3	2-25-10	ADD ITEM 14		
2	2-15-10	ADD 3000-FOOT RADIUS		

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
333 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/446-1600 • LB 1012

MIAMI-DADE COUNTY, FLORIDA
SEC. 12-56-39

SPECIAL PURPOSE SURVEY
HARD LIQUOR STORE SURVEY

PROJ. NO: 2010 01A
DESIGNED: —
DRAWN: BBL
CHECKED: AS
SCALE: AS NOTED
DATE: 1-28-2010
SHEET: 1 OF 1 SHEET



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000048

Section: 12 Township: 56 Range: 39
Applicant: GRI-EQY (QUAIL ROOST) LLC
Zoning Board: C14
Commission District: 9
Drafter ID: KEELING
Scale: NTS

Legend

Subject Property Case

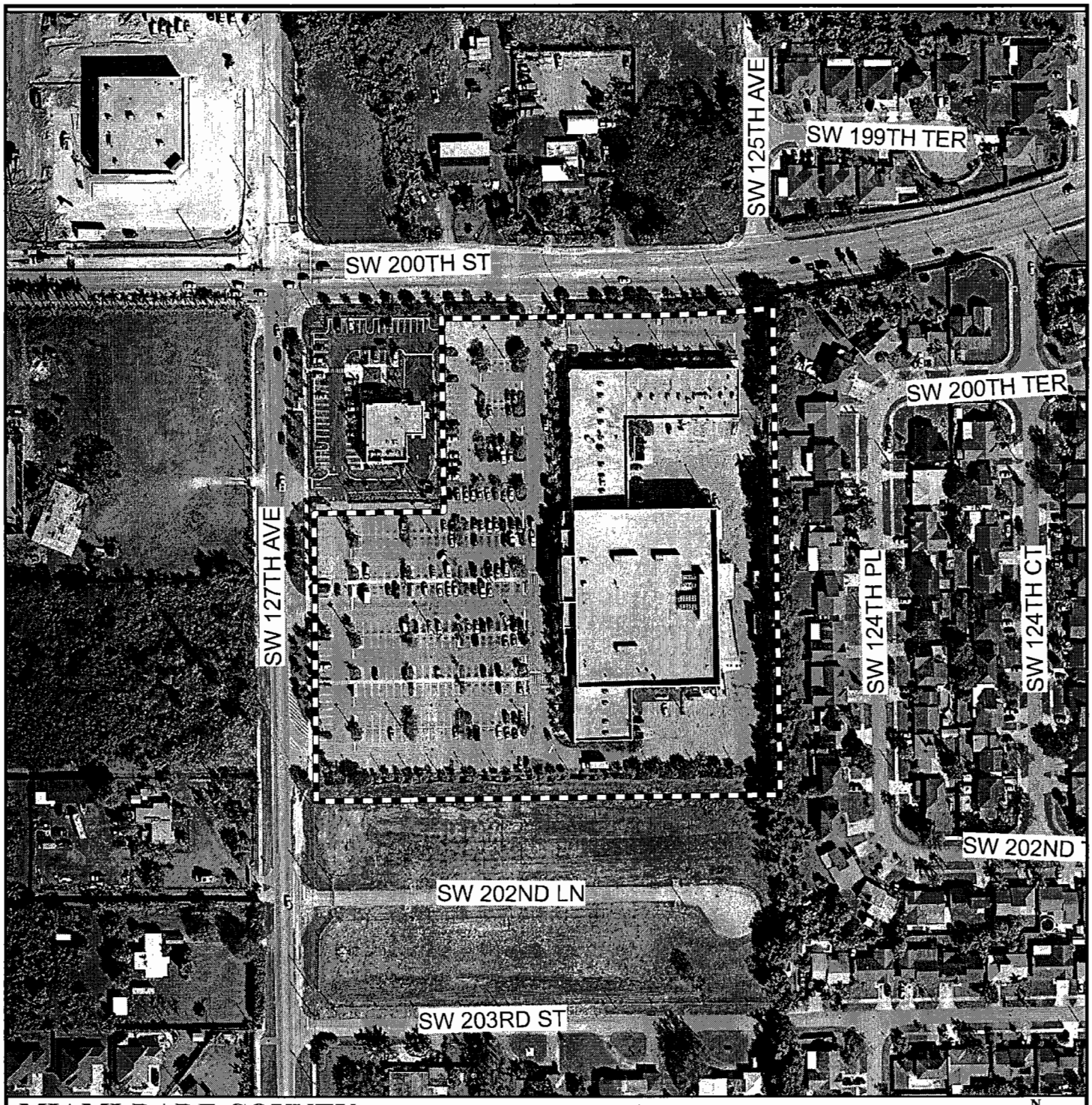
Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, May 3, 2010

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000048

N W E S

Section: 12 Township: 56 Range: 39
Applicant: GRI-EQY (QUAIL ROOST) LLC
Zoning Board: C14
Commission District: 9
Drafter ID: KEELING
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, May 3, 2010

REVISION	DATE	BY

3. BETTY J. FULLER
(Applicant)

10-10-CZ14-3 (10-062)
Area 14/District 09
Hearing Date: 10/26/10

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
	No History			

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: Betty J. Fuller | **PH:** Z10-062 (10-10-CZ14-3)

SECTION: 31-55-40 | **DATE:** October 26, 2010

COMMISSION DISTRICT: 9 | **ITEM NO.:** 3

==========

A. INTRODUCTION:

- **REQUESTS:**

  (1) Applicant is requesting to permit a proposed covered terrace addition to a single-family residence setback 11.89' (25' required) from the rear (east) property line.

  (2) Applicant is requesting to permit the existing single-family residence setback 7.3' (7.5' required) from the interior side (north) property line.

  (3) Applicant is requesting to permit a lot coverage of 47.11% (35% maximum permitted/39% previously approved).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Covered Terrace," as prepared by Charles C. Mitchell, consisting of 2 sheets and dated stamped received 6/25/10. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:** The applicant seeks to permit a proposed covered terrace addition to a single-family residence setback less than required from the rear (east) property line and to exceed the permitted lot coverage from the previously approved 39% to 47.11%. Additionally, the applicant seeks to permit the continued use of the existing single-family residence with an encroachment into the interior side (north) setback area.

- **LOCATION:** 17421 SW 109 Avenue, Miami-Dade County, Florida.

- **SIZE:** 8,158 sq. ft.

B. ZONING HEARINGS HISTORY:

In July 1993, the subject property was approved an Administrative Variance (#V93000647), to permit the single family residence with a playroom addition encroaching into the front (west) setback, which also resulted in a lot coverage of 39% (35% maximum permitted).

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It

could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is -not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

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

E. SITE AND BUILDINGS:

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

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is located at 17421 SW 109 Avenue, in an area characterized by single-family residences. The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. Neither the applicant's letter of intent or the submitted plans have indicated any intention of developing additional residential units to the existing single-family residence above the maximum allowable units. Therefore, because the proposal will not add additional dwelling units to the property, the RU-1, Single-Family Residential District zoned subject property, is **consistent** with the LUP Map designation of the CDMP.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** and the **Miami-Dade Fire Rescue Department (MDFRD)** also have **no objections** to this application and MDFRD indicates in their memorandum that the estimated average response travel time is **7:38** minutes.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of requests #1 and #3 would be **incompatible** with the surrounding area and would affect the stability and appearance of the community. Staff notes that there were properties in the surrounding area that were approved for variances to the rear setback regulations that were slightly less than what is being requested herein. However, staff's research of other properties in the area did not indicate any approvals for additions to single-family residences that encroach into the setback area and that also resulted in a lot coverage that exceeds the 35% maximum by as much as is being requested herein. As previously mentioned, the subject property was previously approved to allow an addition to the single-family residence which increased the lot coverage to 39%. Staff opines that the approval of the applicant's request for an increased lot coverage (request #3) that would be 8.11% more than the 39% previously approved and is germane to the applicant's request for the proposed terrace addition which would encroach 13.11' into the rear (east) setback area (request #1) would be overly intensive and would set a negative precedent for over intensive use of single-family lots in the area. Therefore, staff recommends denial without prejudice of requests #1 and #3, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

However, when request #2, to permit the existing single-family residence setback 7.3' (7.5' required) from the interior side (north) property line is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff opines that approval of the request would not affect the stability and appearance of the community and would be **compatible** with the surrounding RU-1 zoned residences. Staff opines that the requested 0.2' encroachment is minimal and is likely due to a construction error when the existing residence was originally built. Further, in staff's opinion, approval of the encroachment of the existing residence will not have any visual impact on the surrounding properties. Additionally, staff notes that along the interior side (north) property line there is a 6' high wood fence which provides a visual buffer that mitigates any negative visual impact on the abutting residence to the north. Therefore, staff recommends approval request #2 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

Based on the aforementioned, staff opines that the existing single-family residence is **consistent** with the Low-Density designation of the LUP map of the CDMP and that the approval of the request for a 7.3' setback along the interior side (north) property line (request #2) is **compatible** with the surrounding predominant residential developments. However, staff opines that approval of requests #1 and #3 would be incompatible with the area. Staff therefore, recommends approval of request #2 and denial without prejudice requests #1 and #3 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

I. RECOMMENDATION:

Approval of request #2 and denial without prejudice of requests #1 and #3.

J. CONDITIONS: None.

DATE TYPED: 07/12/10
DATE REVISED: 07/13/10, 07/27/10, 08/05/10, 09/09/10
DATE FINALIZED: 09/27/10
MCL:GR:NN:CI:CH

For

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: June 7, 2010

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

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

Subject: C-14 #Z2010000062
Betty Fuller
17421 S.W. 109th Avenue
To Permit a Covered Terrace Addition to a Single-Family Residence
(RU-1) (.18 Acres)
31-55-40

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 DERM Water Control Section has no objection to the approval of this application.

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

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

Tree Preservation
According to the site plan submitted with this zoning application, the proposal to permit a covered terrace will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: November 26, 2008

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

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum

Date: 01-JUN-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000062

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2010000062
located at 17421 S.W. 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2145 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: 7:38 minutes

Existing services

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

Station 50 - Perrine - 9798 Hibiscus Street Rescue

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 28-MAY-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

BETTY J FULLER

APPLICANT

17421 S.W. 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000062

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT
NEIGHBORHOOD COMPLIANCE
DIVISION

ENFORCEMENT HISTORY

NAME: ADDRESS:
BETTY J FULLER 17421 S.W. 109 AVENUE
DATE:
5/28/2010

CURRENT ENFORCEMENT HISTORY:

Folio¿s 30-5031-019-1960

Open Cases:

No open cases.

Closed Cases:

Neighborhood Compliance:
Case 200202007119 was opened for a complaint of a junk vehicle and issued a warning notice. The violation was corrected and the case was closed.

Case 200202007133 was opened for missing house address and issued a warning notice. The violation was corrected and the case was closed.

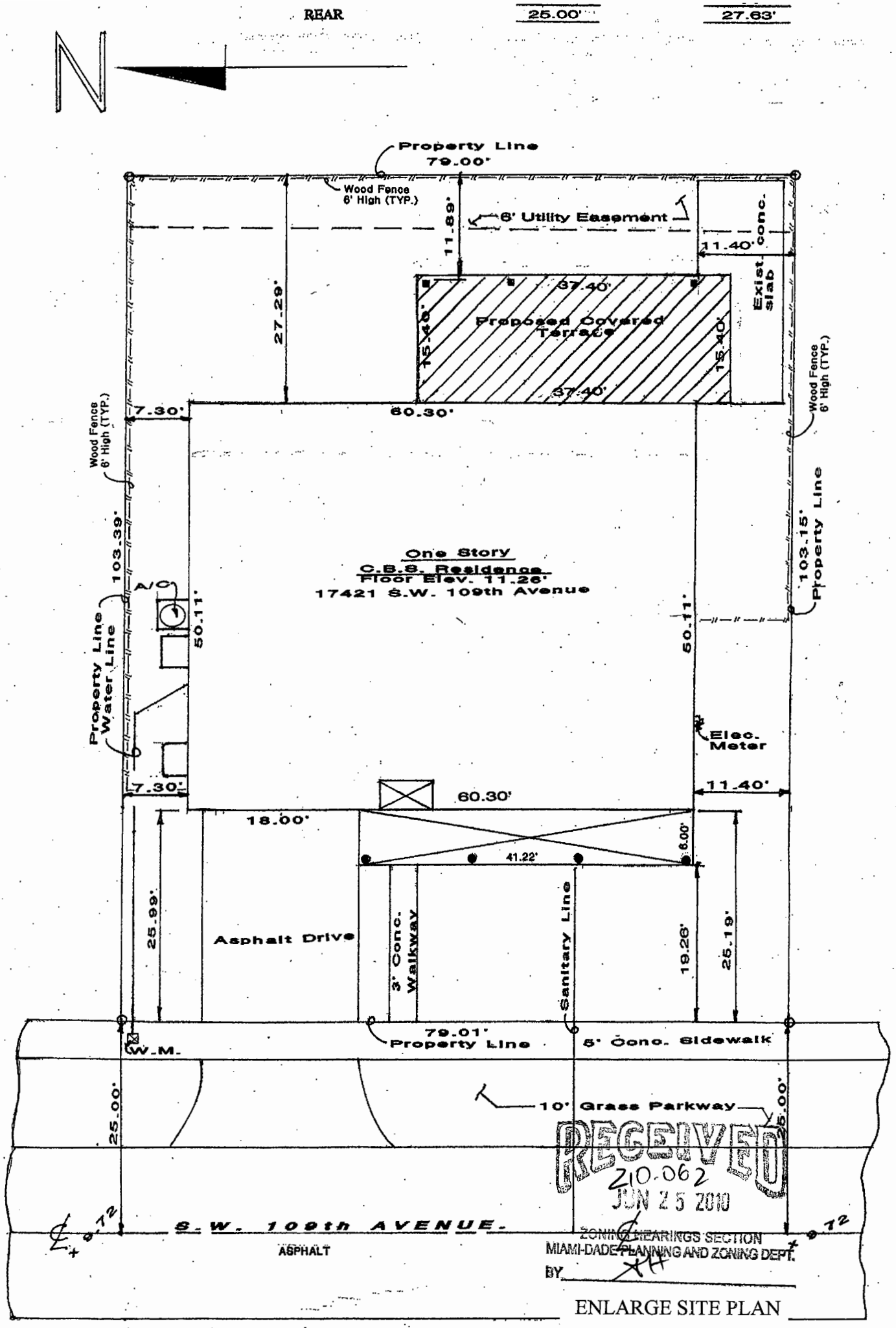
Building:

No closed cases.

_____
Sam Walthour, MSM, Assistant Director

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

REPORTER NAME:



ENLARGE SITE PLAN

12

13

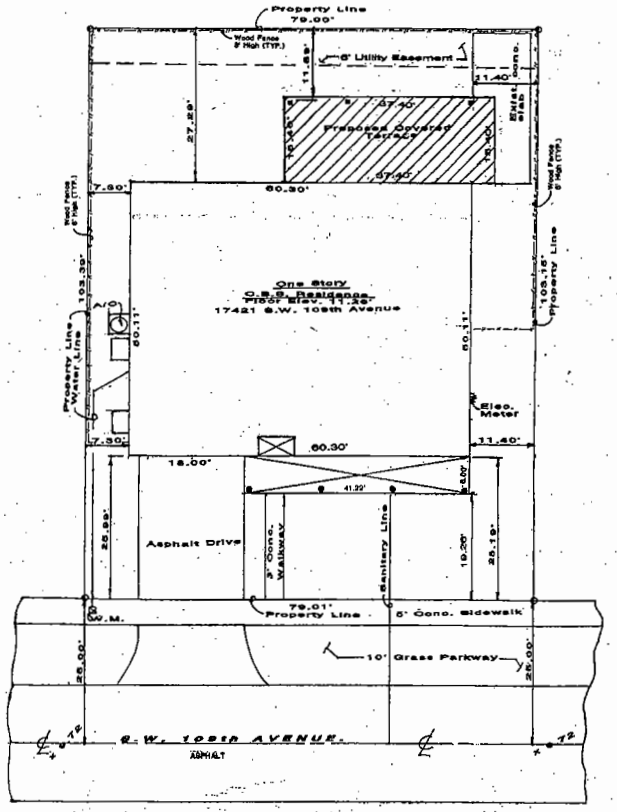
RECEIVED
MIAMI-DADE COUNTY
PROCESSED BY
DATE JUN 25 2010
BY SDE

ZONING LEGEND
Single Family & Duplex

ZONING:		RU-1
Height (to eldge of roof)		13.00'
Net Land Area		8,158 S/F
Lot Coverage (everything under roof)		3,844 S/F
SETBACKS:	**REQ.**	**PROVIDED**
FRONT	25.00'	19.26'
SIDE	7.50'	11.40'
SIDE	7.50'	7.30'
REAR	25.00'	27.63'

We, the neighbors, have no objection to these plans, which are being submitted for an Administrative Variance Application.

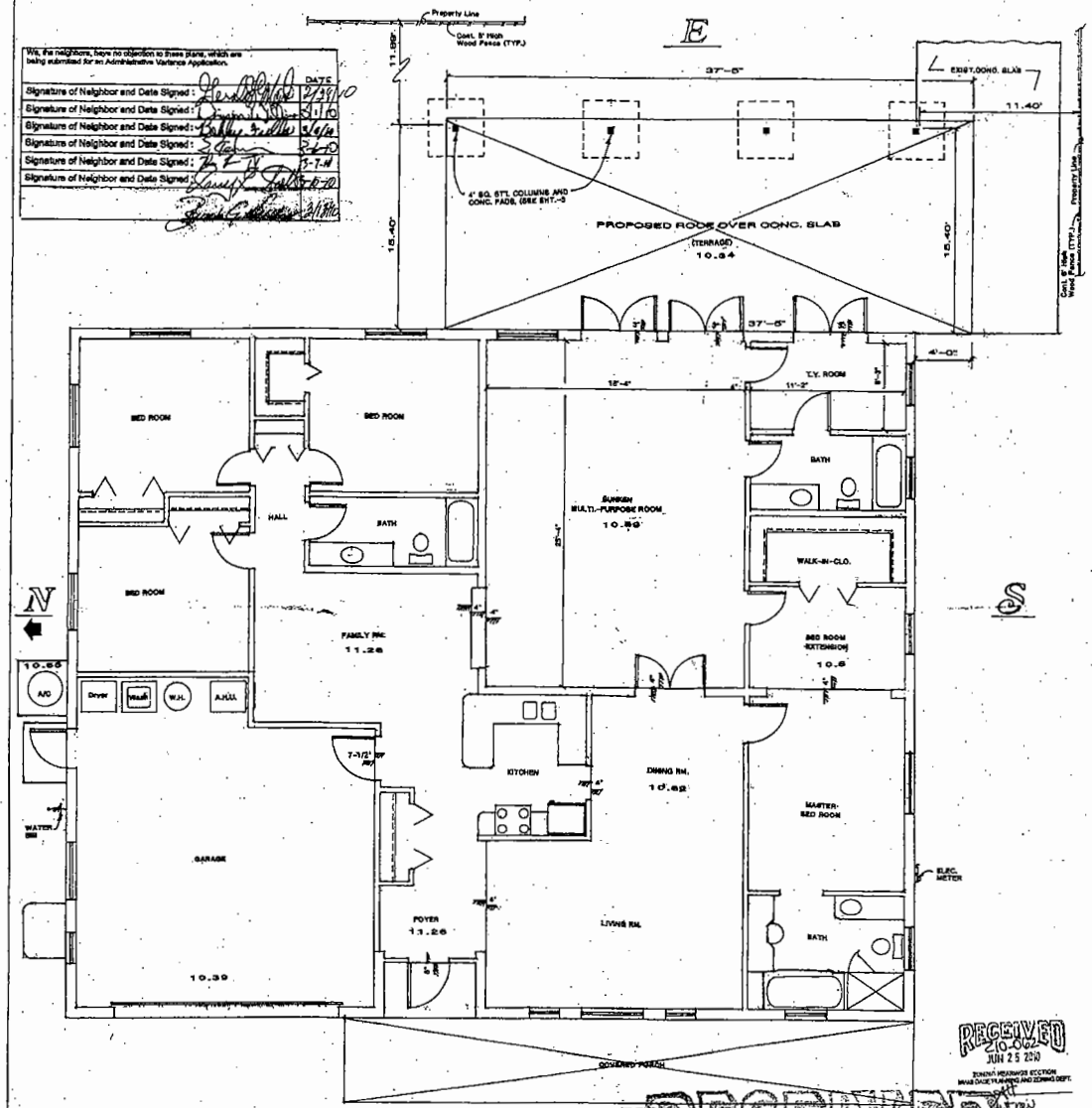
	DATE
Signature of Neighbor and Date Signed:	2/28/10
Signature of Neighbor and Date Signed:	3/1/10
Signature of Neighbor and Date Signed:	3/6/10
Signature of Neighbor and Date Signed:	2-6-10
Signature of Neighbor and Date Signed:	3-7-10
Signature of Neighbor and Date Signed:	3-10-10
Signature of Neighbor and Date Signed:	3/1/10



LEGAL DESCRIPTION: LOT 19 BLOCK 2
OF "SOUTHLAND PINES" SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64 AT PAGE 77
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN

SCALE: 1-10.



EXISTING FLOOR PLAN

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

SCOPE OF WORK:

PROPOSED ROOF OVER EXISTING PATIO SLAB (TERRACE)

Revisions		
No.	Description	Date

CHARLES C. MITCHELL P.E.
CIVIL / STRUCTURAL #11127
8824 N.E. FEDERAL HWY.
HIALEAH GARDENS, FL. 33022
(305) 336-8069

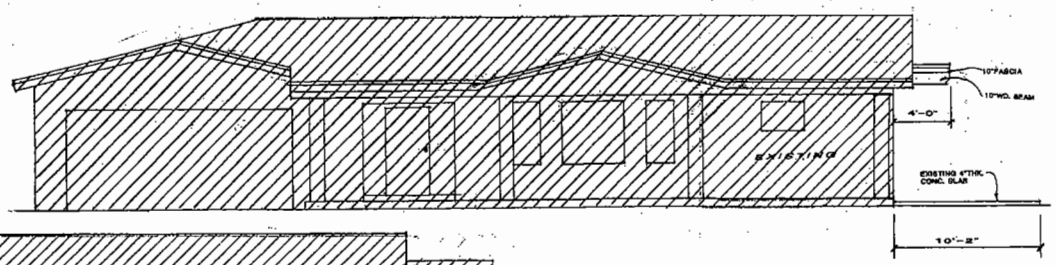
PROPOSED COVERED TERRACE
AT
17421 S. W. 109 AVE.
MIAMI, FL 33157

Job No.	7862969488
Date by	S.O.P. 2/16/2010
Checked by	
Drawing No.	0001
Scale	AS NOTED
Sheet	SHT-1

RECEIVED
JUN 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
210-002
RECEIVED
JUN 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

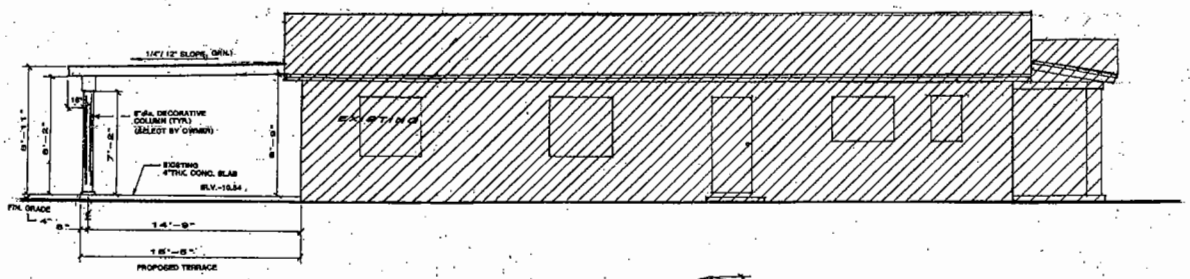
RECEIVED
MIAMI-DADE COUNTY
PROCESS # 210-062
DATE: JUN 25 2010
BY: 3126

14



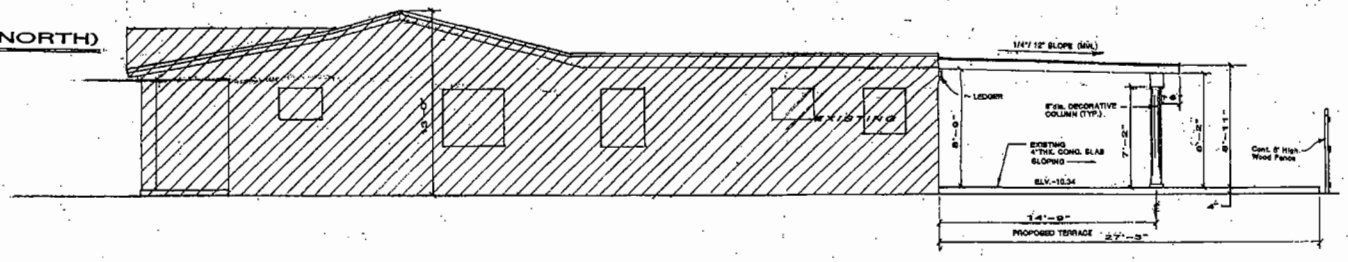
FRONT ELEVATION (WEST)

(SHOWING TERRACE CANTILEVER ROOF)



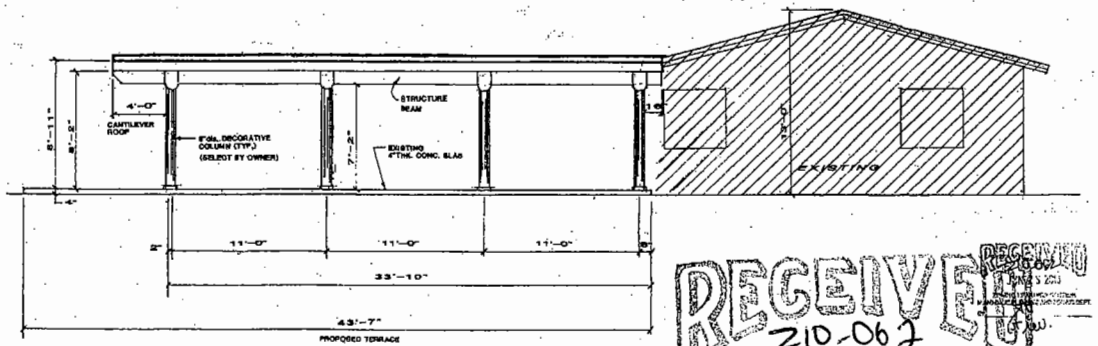
SIDE ELEVATION (NORTH)

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



SIDE ELEVATION (SOUTH)

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



REAR ELEVATION (EAST)

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

We, the neighbors, have no objection to these plans, which are being submitted for an Administrative Variance Application.

	DATE
Signature of Neighbor and Date Signed :	2/28/10
Signature of Neighbor and Date Signed :	3/1/10
Signature of Neighbor and Date Signed :	3/4/10
Signature of Neighbor and Date Signed :	3-10
Signature of Neighbor and Date Signed :	3-7-10
Signature of Neighbor and Date Signed :	3-10-10
	3/10/10

RECEIVED
210-062
JUN 25 2010

RECEIVED
JUN 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Revisions

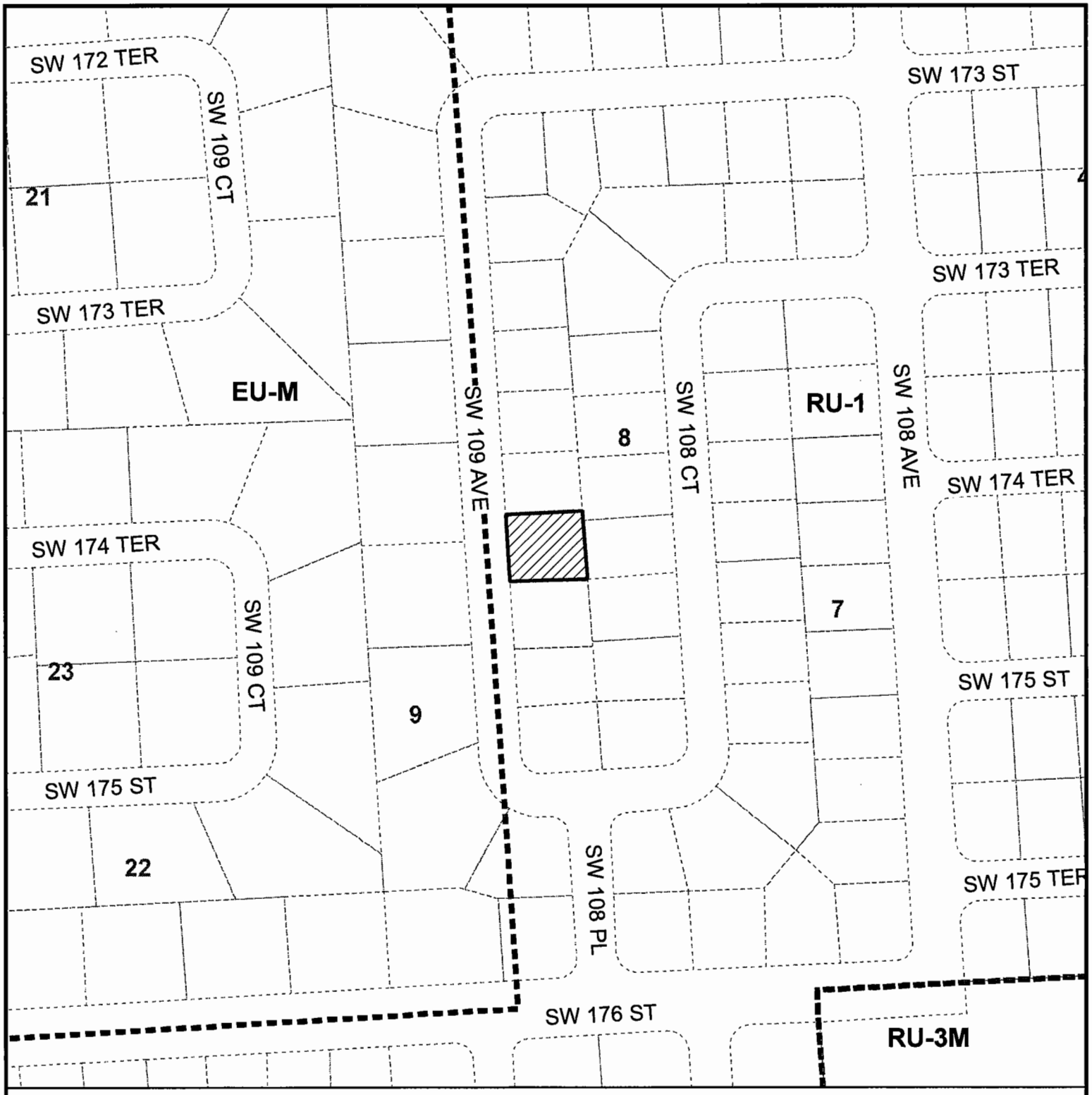
No.	Description	Date

CHARLES C. MITCHELL P.E.
CIVIL / STRUCTURAL #11127
(305) 338-2069

PROPOSED COVERED TERR.
AT
17421 S. W. 109 AVE.
MIAMI, FL. 33157

Job No.	7882906408
Drawn	
E.C.P.	2-17-2010
Checked	
Drawing No.	0002
Scale	AS NOTED
Sheet	SHT.-1A

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000062

Legend
Subject Property Case
Zoning

N W E S

Section: 31 Township: 55 Range: 40
Applicant: BETTY J FULLER
Zoning Board: C14
Commission District: 9
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 27, 2010

REVISION	DATE	BY
		15

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000062

Legend
Subject Property

N
W E
S

Section: 31 Township: 55 Range: 40
Applicant: BETTY J FULLER
Zoning Board: C14
Commission District: 9
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 27, 2010

REVISION	DATE	BY