

# KITS

11-9-2010 Version #1



COMMUNITY ZONING APPEALS BOARD 14  
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)  
10710 SW 211 Street, Miami  
Tuesday, December 14, 2010 at 6:00 p.m.

## CURRENT

- |    |               |   |               |          |   |
|----|---------------|---|---------------|----------|---|
| 1. | 10-12-CZ-14-1 | <u>MORMAX BEVERAGES CORP DBA BJ'S<br/>WHOLESALE CORP.</u> | <u>09-163</u> | 05-56-40 | N |
| 2. | 10-12-cz-14-2 | <u>RABDEM LEON</u>  | <u>10-99</u>  | 02-56-39 | N |



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF TUESDAY, DECEMBER 14, 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

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**1. MORMAX BEVERAGES CORP. DBA: BJ'S  
WHOLESALE CORP. (10-12-CZ14-1)**

**05-56-40**  
**Area 14/District 9**

Applicant is requesting to permit an existing liquor package store to have sales of alcoholic beverages on Sundays (not permitted except during the month of December).

LOCATION: 10425 Marlin Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11 Acres

Department of Planning and Zoning  
Recommendation:

Approval with conditions.

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

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

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

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

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

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

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**2. RABDEM LEON (10-12-CZ14-2/10-099)**

**02-56-39**  
**Area 14/District 08**

Applicant is requesting to permit an existing chickee hut setback a minimum of 7' (20' required) from the interior side (west) property line and spaced 8' (10' required) from the single-family residence.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Residence of Rabdem & Miday Leon," as prepared by Jose L. Guzman, P. E., consisting of 2 sheets dated stamped received 7/21/10. Plans may be modified at public hearing.

LOCATION: 13001 S.W. 194 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 104.07' x 122.6'

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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**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](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**1. MORMAX BEVERAGES CORP DBA**  
**BJ'S WHOLESALE CLUB**  
**(Applicant)**

**10-12-CZ14-1 (09-163)**  
**Area 14/District 09**  
**Hearing Date: 12/14/10**

Property Owner (if different from applicant) **GS Cutler Bay LLC.**

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

If so, who are the interested parties? **Mormax Beverages Corp**

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1986	Modernage Furniture Inc.	- Use Variance to permit a retail sales for merchandise permitted to be sold in the BU-1A district in the IU-1 district. - Use Variance to permit a package liquor store in the IU-1 district. - Special Exception to permit a proposed package liquor Store spaced less than required.	ZAB	Approved w/conds.
1994	Marlin Park Centre Associated Ltd.	- Zone change from IU-1 to BU-1A.	BCC	Approved w/conds.
2007	Director of the Department of Planning & Zoning	- Zone change to Perrine Community Urban Center District (PECUC).	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:** Mormax Beverages Corp. D/B/A:  
BJ's Wholesale Corp.

**PH:** Z09-163 (10-12-CZ14-1)

**SECTION:** 05-56-40

**DATE:** December 14, 2010

**COMMISSION DISTRICT:** 9

**ITEM NO.:** 1

**A. INTRODUCTION**

o **SUMMARY OF REQUEST:**

The applicant is seeking to permit an existing liquor package store to sell alcoholic beverages on Sundays (Not permitted except during the month of December).

o **REQUEST:**

Applicant is requesting to permit an existing liquor package store to have sales of alcoholic beverages on Sundays (not permitted except during the month of December).

o **LOCATION:**

10425 Marlin Road, Miami-Dade County, Florida.

o **SIZE:** 11 acres

**B. ZONING HEARINGS HISTORY:**

In January 1986, the subject property which was zoned IU-1, Light Industrial District, was approved for a Use Variance to permit BU-1A, Limited Business District uses, which included a liquor package store, pursuant to Resolution #4-ZAB-3-86. Said Resolution also allowed the subject property a Special Exception to permit the liquor package store spaced less than required from other alcoholic establishments and from a school. Subsequently, in October 1994, the subject property was approved for a district boundary change to BU-1A, pursuant to Resolution #Z-194-94. In October 2007, pursuant to Resolution #Z-52-07, the subject property was a part of a section of land that was approved for a district boundary change from multiple zones to PECUC (Perrine Community Urban Center) District.

**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 **Community Urban Center**.

**Urban Centers**

Diversified Urban Centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity

design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the Downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and **Community Centers** which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of Urban Centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned Urban Centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, developed in accordance with the Community Center policies established below. Following are policies for Development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

### **Uses and Zoning Not Specifically Depicted on the LUP Map.**

Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. All existing lawful uses and zoning are deemed to be consistent with this Plan.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

PECUC; wholesale grocery mart

Community Urban Center

**Surrounding Properties:**

**NORTH:** PECUC; warehouses

Community Urban Center

**SOUTH:** BU-2: shopping center

Business and Office

**EAST:** PECUC; Miami-Dade Transit Busway

Community Urban Center

**WEST:** PECUC; gas station

Community Urban Center

**E. 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.

**F. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>Not applicable</b>

**G. ANALYSIS:**

The subject property is located approximately **3.2 miles east of and within the Urban Development Boundary (UDB) Line**, in an area which is currently being developed as a compact, mixed-use urban community. The subject property, which was previously zoned BU-1A, Limited Business District, was part of a section of land that was rezoned from multiple zones

to PECUC (**Perrine Community Urban Center**) District. The approval of this application will permit the existing liquor package store to sell alcoholic beverages on Sundays.

The subject property lies within the Center Sub-District of the PECUC and is designated as Mixed Use Corridor (MC) under the PECUC's Land Use Plan map. The MC zone allows grocery stores uses. Further, the interpretative text of the CDMP states that all existing lawful uses and zoning are deemed to be consistent with this Plan. Staff notes that the existing liquor package store use was approved pursuant to Resolution #4-ZAB-3-86. As such, the existing wholesale grocery mart and the liquor package store uses are **consistent** with the PECUC designation on the LUP map of the CDMP. The existing grocery mart and package liquor store are surrounded by commercial uses to the south, a gas station located to the west and industrial warehouses located to the north in an area that is designated Industrial (I) under the PECUC Land Use Plan map. As such, staff opines that the approval with conditions of the applicant's request for Sunday sales of alcoholic beverages would be **compatible** with the surrounding commercial and industrial uses and with the future development of the area.

When analyzed under the Non-Use Variance Standard, Section 33-311(A)(4)(b), staff is of the opinion that this application should be approved with conditions. Staff notes that the subject site, which is an established grocery mart and liquor store, was previously approved for a Special Exception to permit liquor package store spaced less than required from other alcoholic establishments and from a school, pursuant to Resolution #4-ZAB-3-86, in January 1986. However, staff opines that allowing the sale of alcoholic beverages on Sundays, with the condition that it be during the hours of operation that are in accordance with the customary hours of operation for the grocery mart on Sundays, is compatible with the other land uses, would not be detrimental to the community and will allow the establishment to provide its patrons the convenience of shopping at the site on Sundays. Subject to this condition, staff recommends approval of this application under the NUV Standards.

Accordingly, staff recommends approval with conditions of this application under Section 33-311(A)(4)(b) (NUV).

H. **RECOMMENDATION:**

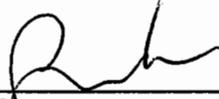
Approval with conditions.

I. **CONDITIONS:**

1. That the applicant apply for and obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning for the sale of alcoholic beverages on Sundays, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
2. That the Sunday hours of operation for the liquor package store not extend beyond the normal hours of operation of the grocery mart, but in no event shall the package store open on Sunday prior to 8:00 a.m. or close later than 10:00 p.m.

Mormax Beverages Corp. D/B/A:  
BJ's Wholesale Corp.  
Z09-163  
Page 5

**DATE TYPED:** 10/20/10  
**DATE REVISED:** 10/20/10, 11/23/10  
**DATE FINALIZED:** 11/23/10  
MCL:GR:NN:NC:CH

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

*ce*

# Memorandum

**Date:** December 14, 2009

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

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

**Subject:** BCC #Z2009000163  
Mormax Beverages Corp. d/b/a BJ's Wholesale Club # 91  
10425 Marlin Road  
Request to Permit the Sale of Alcohol on Sundays  
(PUCD) (11 Acres)  
05-56-40

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

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

#### Concurrency Review Summary

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

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

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

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

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: MORMAX BEVERAGES CORP DBA BJ'S WHOLESALE CORP.

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.

08-JAN-10

# Memorandum



**Date:** 17-DEC-09  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2009000163

**Fire Prevention Unit:**

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

**Service Impact/Demand**

Development for the above Z2009000163  
 located at 10425 MARLIN ROAD, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 2207 is proposed as the following:

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

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

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

MORMAX BEVERAGES CORP DBA  
BJ'S WHOLESALE CORP.

10425 MARLIN ROAD, MIAMI-DADE  
COUNTY, FLORIDA.

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APPLICANT

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ADDRESS

Z2009000163

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HEARING NUMBER

**HISTORY:**

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD COMPLIANCE ENFORCEMENT

OPEN CASES: (0) NO OPEN CASES

CLOSED CASES: (7)

200901010679

A request for an Enforcement History was received on 12/21/09. There were no open enforcement cases. Case was closed.

20080100667

An inspection was conducted on 11-06-2008 for signs located on the right of way (2-103.16). No signs observed during this inspection and the case was closed.

200601005

A warning notice was issued on 10-26-2006 for the unauthorized use of illegal auto sales. Violation was corrected and the case was closed on 12/19/06.

20050100169

A warning was issued for failure to obtain a Zoning Improvement Permit for striping parking lot. A citation (947505) issued on 05-23-05. 08/22/05 - Affidavit of Compliance submitted, permit was obtained and the citation was paid. Case was closed.

200401006098

A warning notice issued on 11/19/2004 for faded parking spaces. Parking lot was re-striped on 01/13/05. Violator did not obtain permit for re-striping case

#200501000169 was opened and this case was closed.

200101000407

A warning was issued on 01/18/2001 for illegal display of banners.

The violation was corrected and the case was closed.

201001006560: Illegal Collection Bin

A warning notice was issued on 09-07-2010. The collection bin was removed and the case was closed on 09-16-2010.

BUILDING ENFORCEMENT CASES:

OPEN ENFORCEMENT CASES (1)

20080121233 WORK WITHOUT A PERMIT (ELECTRICAL)

Complaint was received on 04-28-2008 and a Notice of Violation was issued on 05-01-2008. Citation B052379 was issued on 07-10-2008. An Affidavit of Non-compliance was issued on 09-05-2008. The citation was paid on 10-01-2008 and a lien was recorded on 11-1-2010. Permit #2009018538 was finalized on 05-05-2008. The owner is requesting a settlement amount; case is pending confirmation of compliance and payment.

CLOSED ENFORCEMENT CASES: (10)

A2010000396 Expired Permit

Complaint received and Notice of Violation was issued on 11-13-2009. Citation P000552 was issued on 03-05-10. Permit was reissued on 04-29-2010; citation was paid on 05-10-2010 and case was closed on 05-11-2010.

A2007005100 Expired Permit

Notice of Violation was issued on 05-14-2007. There was a change of ownership and the case was closed. Enforcement continues under the new case number 20070113809.

20070113809 Expired Permit

A Notice of Violation was issued on 09-21-2007. Citation B009617 was issued to owner and an Affidavit of Non-compliance was issued on 03-03-2008. The permit was obtained on 04-04-2009 and the citation was paid. The case was closed on 04-04-2009.

A1999001276 Expired Permit

Case was referred to BCCO on 01-11-1999.

94946 Unsafe Structures Hurricane

An Unsafe Placard was posted on 02-04-1994. A Notice of Violation was issued on 05-10-1994.

Compliance was achieved and the case was closed on 04-24-1995.

2001070401 Accessibility Enforcement

A Notice of Violation was issued on 03-05-2001. Compliance was achieved, parking lot was renovated and case was closed on 07-26-2002.

20090126403 Work without a Permit

A complaint was received on 11-20-2008 and a Notice of Violation was issued on 12-16-2008.

Violation was corrected (handicap accessibility) and case was closed.

A200700691 Expired Permit

Permit was finalized in mainframe; no violation. Case was closed on 11-15-2006.

20080118627 Work Without a Permit

No violation was observed regarding the public restrooms; case was closed on 02-14-2008.

20080122611 Boilers

A complaint was received on 06-12-2008 and a Notice of Violation was issued on 06-17-2008.

Violation was corrected and case was closed.

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

**REPORTER NAME:**

NCO C. HUDSON

DISCLOSURE OF INTEREST\*

Tenant

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

CORPORATION NAME: Mormax Beverages Corp. a wholly owned subsidiary of Bj's wholesale Club ,Inc

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Bj's Wholesale Club, Inc is a publicly traded Company on the New York Stock Exchange (SYMBOL BJ)	
_____	_____
_____	_____
_____	_____

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

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

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

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

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

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

**RECEIVED**  
*0916*  
 NOV 17 2009  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY *[Signature]*

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

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

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

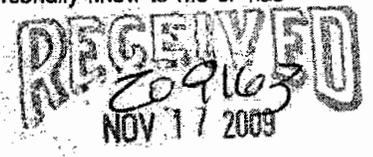
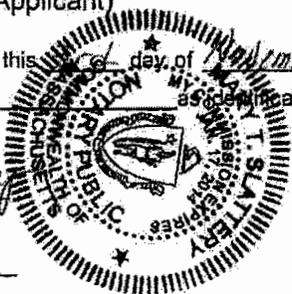
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_. Affiant is personally know to me or has produced \_\_\_\_\_ as a \_\_\_\_\_.

\_\_\_\_\_  
(Notary Public)



My commission expires: \_\_\_\_\_

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

\*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.

Landbed

DISCLOSURE OF INTEREST\*

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

CORPORATION NAME: G.S CUTLER BAY, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>G.S Gary Solomon</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

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

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

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

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

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

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

**RECEIVED**  
 NOV 17 2009  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY \_\_\_\_\_

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

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

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (If applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: [Signature]  
(Applicant)

**RECEIVED**  
209163  
NOV 17 2009

Sworn to and subscribed before me this 20 day of Oct, 2009. Affiant is personally known to me or has produced \_\_\_\_\_ as identification. BY [Signature]

[Signature]  
(Notary Public)

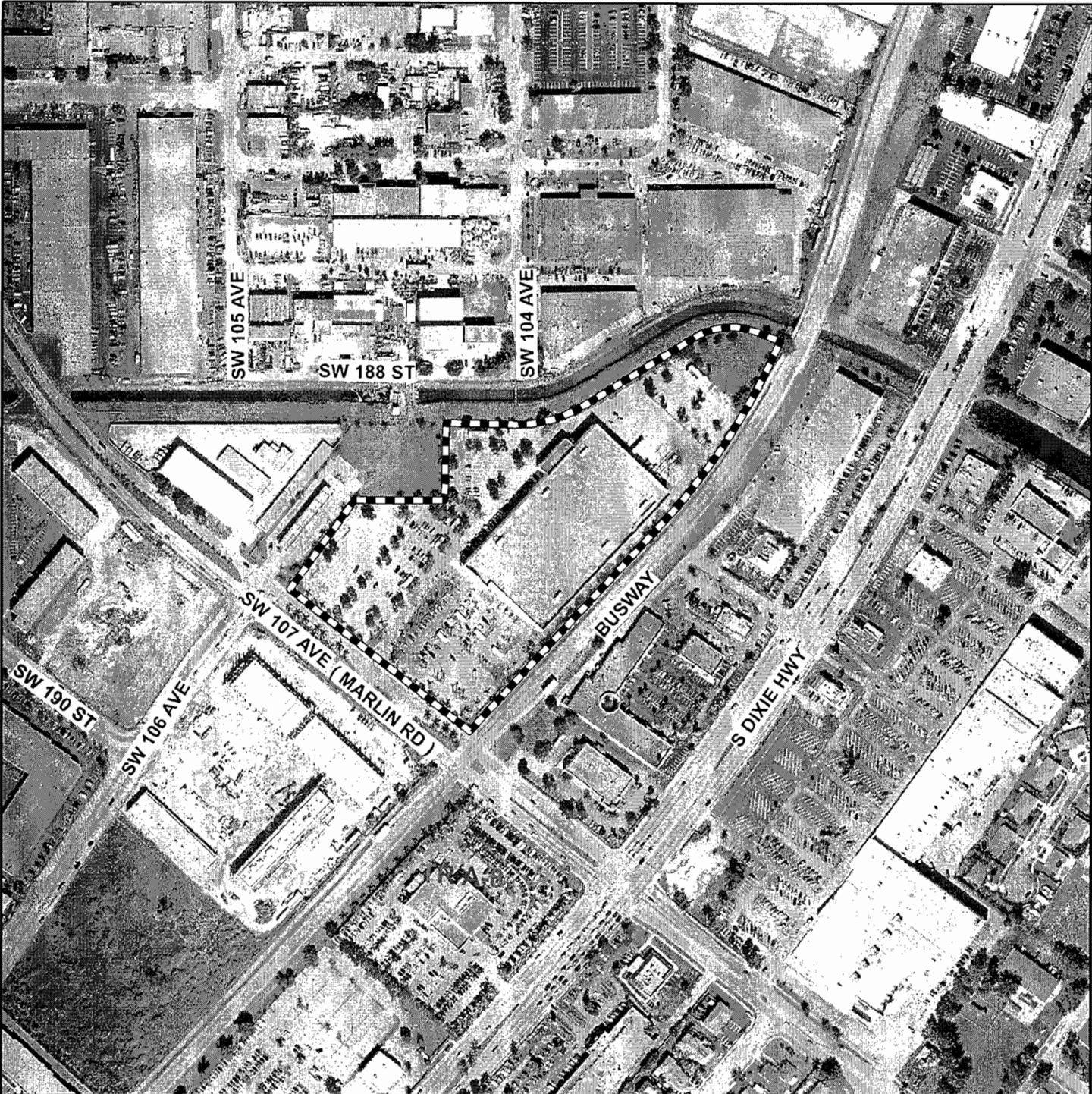
STATE OF ILLINOIS  
JILL E SOLOMON  
NOTARY PUBLIC  
COMMISSION NO: 644097  
EXP: 02-08-2010

My commission expires: 2-8-10

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







**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number  
**09-163**

Section:05 Township: 56 Range: 50  
 Applicant: **MORMAX BEVERAGES CORP DBA BJ'S**  
 Zoning Board: C14  
 Commission District: 09  
 Drafter ID: KEELING  
 Scale: NTS  
 ----- Zoning



**SUBJECT PROPERTY**



SKETCH CREATED ON: 11/23/09

REVISION	DATE	BY

**2. RABDEM LEON**  
**(Applicant)**

**10-12-CZ14-2 (10-099)**  
**Area 14/District 08**  
**Hearing Date: 12/14/10**

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1982	H.D. Cross	- Unusual Use to permit a watchman's quarters.	ZAB	Approved w/conds.
2001	Cross, ET AL	- Zone change from AU to EU-M. - Special Exception of zoning and sub regulation requiring half section line Right-of-Way to be 70' in width. - Special Exception for street lighting and sidewalks.	C14	Approved w/conds.

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

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

**APPLICANT:** Rabdem Leon

**PH:** Z10-99 (10-12-CZ14-2)

**SECTION:** 2-56-39

**DATE:** December 14, 2010

**COMMISSION DISTRICT:** 8

**ITEM NO.:** 2

**A. INTRODUCTION:**

- o **SUMMARY OF REQUEST:** The applicant is requesting to permit an existing chickee hut setback closer to the interior side property line and spaced closer to the existing residence than permitted by the Zoning Code.

- o **REQUEST:**

Applicant is requesting to permit a chickee hut setback a minimum of 7' (20' required) from the interior side (west) property line and spaced 8' (10' required) from the single-family residence.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Residence of Rabdem & Miday Leon," as prepared by Jose L. Guzman, P. E., consisting of 2 sheets dated stamped received 7/21/10. Plans may be modified at public hearing.

- o **LOCATION:** 13001 S.W. 194 Street, Miami-Dade County, Florida.

- o **SIZE:** 104.07' x 122.6'

- B. ZONING HEARINGS HISTORY:** In 2001, the subject site was a part of a larger tract of land that was granted approval of a request for a district boundary change from AU, Agricultural District to EU-M, Single-family Modified Estate District, among other requests, which were approved subject to a condition that the applicant submit the required number of Severable Use Rights (SURs), pursuant to Resolution No. CZAB14-29-01.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2015 and 2025 Land Use Plan designates the subject property subject property as being approximately 3,258' east of and within the Urban Development Boundary for **Estate Density Residential**. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

**Surrounding Properties:**

**NORTH:** EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

**SOUTH:** EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

**EAST:** EU-M; Single-family residence  
and vacant lot

Estate Density Residential, 1 to 2.5 dua

**WEST:** EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

**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 objection**

Fire Rescue

**No objection**

Police

**No objection**

Schools

**No comment**

**H. ANALYSIS:**

This subject property is a corner lot located at 13001 S.W. 194 Street and is improved with a single-family residence in an established area zoned EU-M, Single-Family Modified Estate District. The subject property is designated for **Estate Density Residential** on the LUP map of the CDMP. Because the approval of this application will

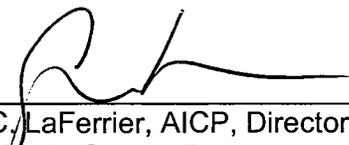
not add additional dwelling units to the property, the EU-M zoned subject property is **consistent** with the LUP Map designation of the CDMP.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of the application would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood. The approval of the application will allow the applicant the maintenance and continued use of an existing chickee hut setback a minimum of 7' (20' required) from the interior side (west) property line and spaced 8' (10' required) from the existing single-family residence. Staff acknowledges that an existing 6' high hedge runs along the interior side (west) property line. However, staff's review of the submitted plans reveals that the gazebo attains a maximum height of 7' when measured to the top of beam. As such, staff opines that the encroachment of 13' into the interior side setback area and the 2' reduction in spacing between the chickee hut and principal residence could have a negative visual impact on the adjacent single-family residence located to the west of the subject site. Further, staff opines that since the existing chickee hut serves as a gathering area for the resident and his guests the requested reduction in the interior side setback and spacing requirements will have a negative aural impact on the abutting residence. Moreover, staff notes that no approvals for similar requests for relief of interior side setback and spacing requirements for accessory structures as intense as the one sought in this application have been granted in the surrounding area. As such, staff opines that the approval of the application would be out of character with the surrounding area and would set a precedent for requests of similar intensity. Therefore, staff recommends denial without prejudice of the application under Section 33-311(A)(4)(b) (NUV).

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

J. **CONDITIONS:** None.

**DATE TYPED:** 10/20/10  
**DATE REVISED:** 10/20/10  
**DATE FINALIZED:** 11/24/10  
MCL:GR:NN:CH:NC

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

# Memorandum

**Date:** August 4, 2010

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

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

**Subject:** C14 #Z2010000099  
Rabdem Leon  
13001 S.W. 194<sup>th</sup> Street  
To Permit a Chickee Hut Setback Less than Required from Property  
Lines  
(EU-M) (.28 Acres)  
02-56-39

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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 storm water runoff from the slab under the chickee hut must be retained on-site, without causing any runoff into the abutting properties. Applicant may be required at the time of construction permit application, to demonstrate by calculation or grading details that there is adequate green area within the property to provide drainage to the slab, without causing any runoff into the adjacent properties.

### 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 chickee hut 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.

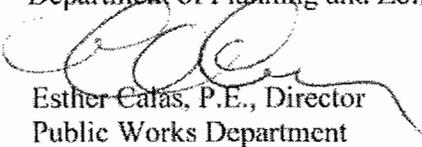
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

# Memorandum



**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

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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.

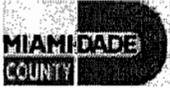
Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

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

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

Leandro Rodriguez

# Memorandum



**Date:** 06-AUG-10  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2010000099

**Fire Prevention Unit:**

Not applicable to MDRF site requirements.

**Service Impact/Demand**

Development for the above Z2010000099  
 located at 13001 S.W. 194 STREET, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 2234 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
 The estimated average travel time is: 4:12 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**

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.

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

RABDEM LEON

13001 S.W. 194 STREET, MIAMI-  
DADE COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2010000099

---

**HEARING NUMBER**

**HISTORY:**

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD COMPLIANCE CASES

OPEN CASES: (0)

No open Neighborhood Compliance cases.

CLOSED CASES (2)

200601006907 Commercial Vehicle

Complaint was received and a warning notice was issued on 12-14-2002. The violation was corrected and case was closed on 01-03-2002.

200901009284 Foreclosure Registry

Received a request for inspection from lender on 11-13-2009. No violations were observed and case was closed on 11-03-2009.

BUILDING ENFORCEMENT CASES:

OPEN CASES (1)

20090130547 Work Without Permit

Notice of Violation was issued on 06-05-2009. An extension was requested and granted. Citations #B095608 through B095610 were issued on 04-20-2009. Citations were appealed and withdrawn. Enforcement was stayed pending the public hearing outcome on 12-14-2010.

CLOSED BUILDING CASES: (0)

No closed Building enforcement cases.

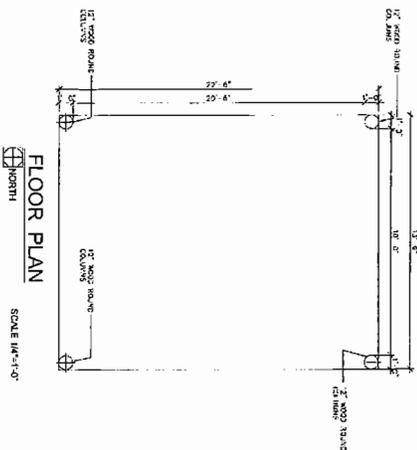
**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

NCO Cassandra Hudson



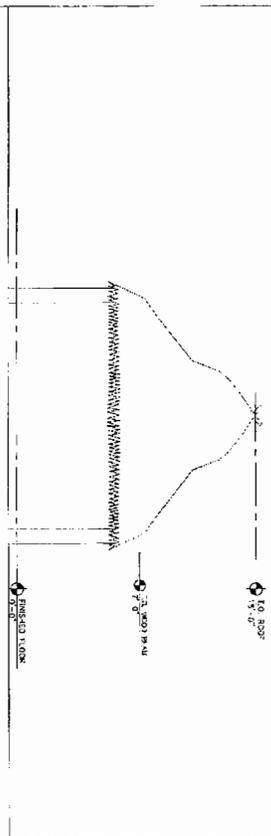




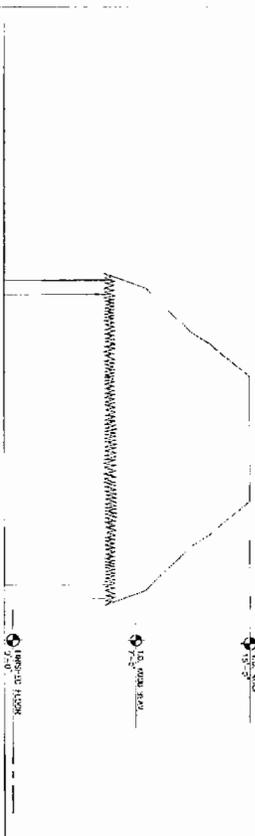
FLOOR PLAN  
 NORTH

SCALE 1/4"=1'-0"

TIKI ROOF ELEVATION-A  
 SCALE 1/4"=1'-0"



TIKI ROOF ELEVATION-B  
 SCALE 1/4"=1'-0"



210-004  
 A-4

DATE ISSUED	12-01-09
SHEET	A-4
OF	5

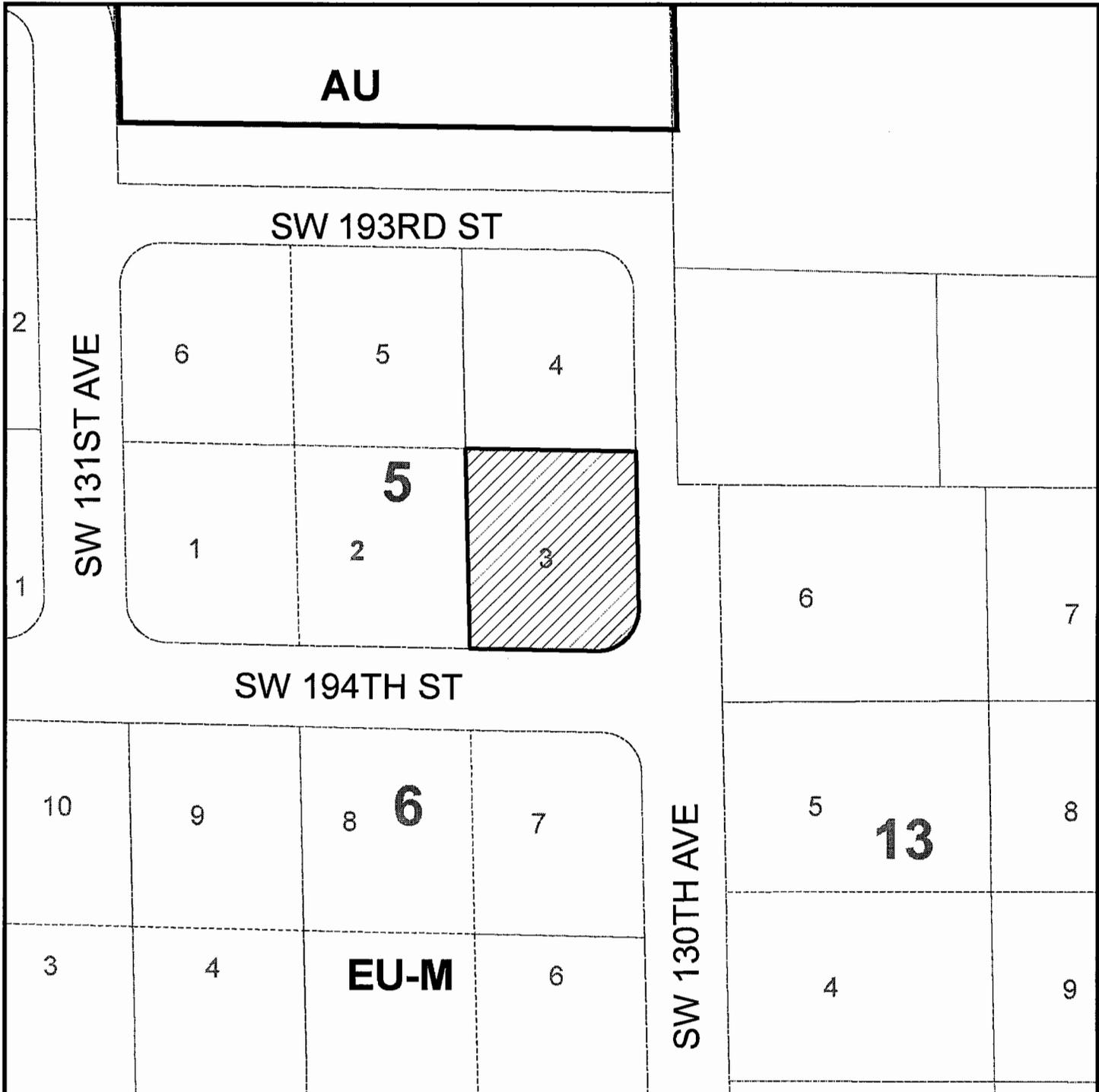
Jose L. Gutierrez  
 16301 SW 64th Tr.  
 Ft. Meade, FL 32938

**Blue Builders Company**  
 residential-commercial  
 208 S. Pine St. Suite 200 - Ft. Lauderdale, FL 33301  
 Phone: 754.551.0333 Fax: 754.551.0416

RESIDENCE OF  
 RABDEM & MIDAY LEON

TIKI ROOF  
 ELEVATIONS  
 & FLOOR PLAN

REVISIONS	
#	DATE / COMMENTS
1	B.D.S. DEP.
2	
3	
4	
5	



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

Process Number  
**Z2010000099**

Section: 02 Township: 56 Range: 39  
 Applicant: RABDEM LEON  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: KEELING  
 Scale: NTS

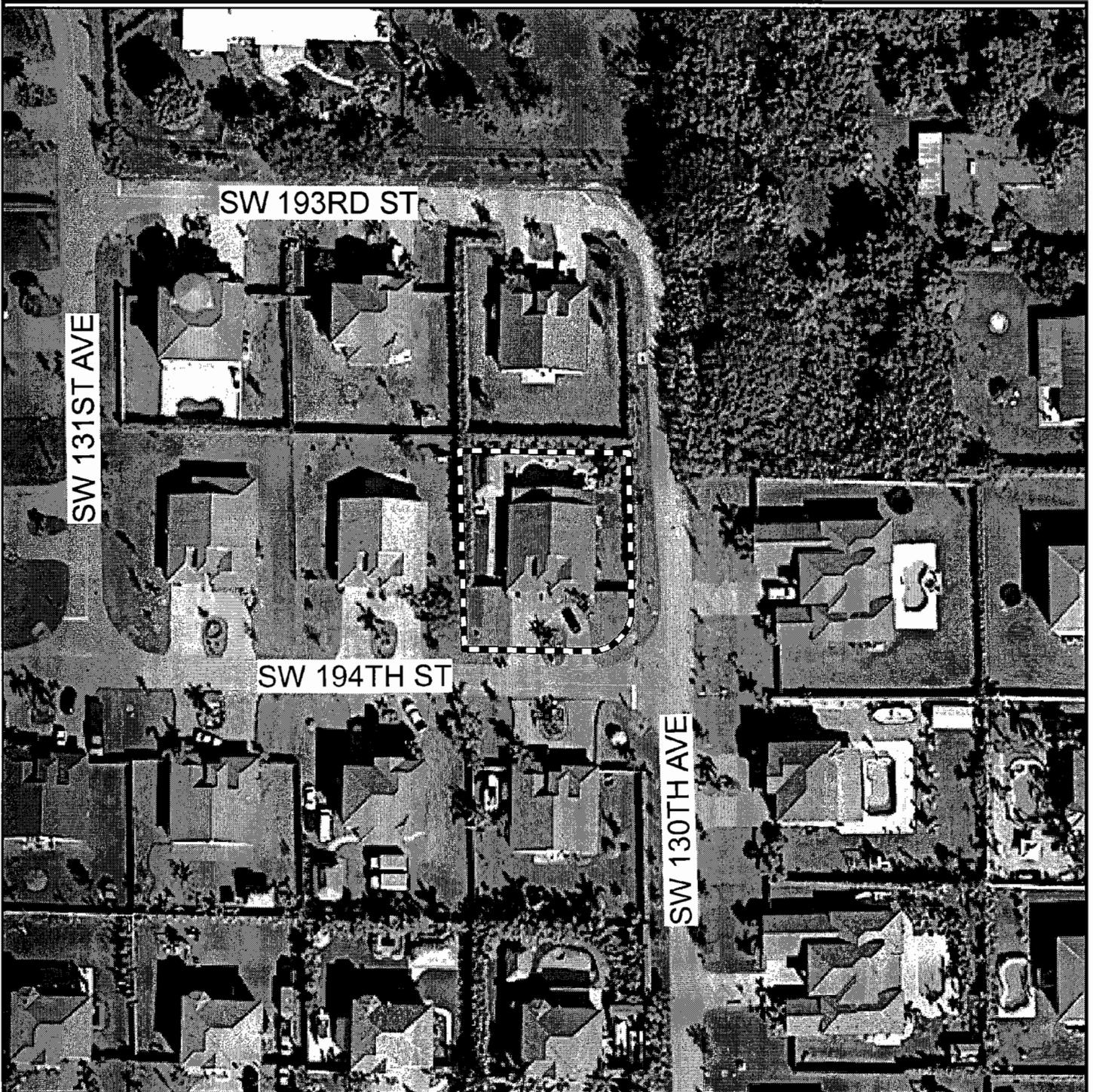
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, July 26, 2010

REVISION	DATE	BY
		14



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number  
**Z2010000099**



Section: 02 Township: 56 Range: 39  
 Applicant: RABDEM LEON  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: KEELING  
 Scale: NTS

**Legend**

 Subject Property



SKETCH CREATED ON: Monday, July 26, 2010

REVISION	DATE	BY