KITS

5-10-2011 Version # 2

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 15

SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)

10710 SW 211 Street, Miami

Wednesday, June 15, 2011 at 7:00 p.m.

CURRENT

1.	11-6-CZ15-1	IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.	(REMANDED)	06-277	26-56-39	N
2.	11-6-CZ15-2	NORGE INVESTORS, INC.		10-146	27-56-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF WEDNESDAY, JUNE 15, 2011

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 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

1. **IGLESIA CRISTIANA (11-6-CZ15-1/06-277)** **26-56-39**
EL BUEN SAMARITANO, INC **Area 15/District 09**

(1) RU-1 to GU

(2) SPECIAL EXCEPTION to permit a proposed mausoleum.

(3) SPECIAL EXCEPTION to permit a proposed meditation chapel.

(4) Applicant is requesting to permit a parcel of land with a lot area of 2.39 gross acres (2 net acres) (5 gross acres minimum required).

(5) Applicant is requesting to permit a lot coverage of 25.19% (15% maximum permitted).

(6) Applicant is requesting to waive the zoning regulations requiring mausoleums to be placed 25' from right-of-way that are less than 70' in width and placed 50' from right-of-way over 70' in width to permit the mausoleums placed 15'-3" (25' required) for S.W. 258 Street and place 25' (50' required) from S.W. 137 Avenue.

(7) Applicant is requesting to permit the mausoleums setback 15'-3" (25' required) from the interior side (east) property line.

(8) Applicant is requesting to permit the proposed meditation chapel setback 12'-4" (75' minimum required) from the rear (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "El Buen Samaritano Christian Church New Mausoleum," as prepared by Ruben Juan Pujol Architect, P.A., dated stamped received March 4, 2011, consisting of 3 sheets and plans entitled "El Buen Samaritano Mausoleum Public Hearing," as prepared by Nestor J. Cifuentes, dated stamped received March 16, 2009, consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: The S.E. corner of S.W. 256 Street & S.W. 137th Avenue,
Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.39 Gross Acres

Department of Planning and
Zoning Recommendation: Approval with conditions.

Protests: 1288 Waivers: 3100

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

2. NORGE INVESTORS, INC (11-6-CZ15-2/10-146) **27-56-39**
Area 15/District 08

REQUESTS #1 thru #3 ARE BEING REVIEWED AS USE VARIANCES OF THE PRINCETON COMMUNITY URBAN CENTER DISTRICT:

(1) Applicant is requesting to permit a Shopping Center with a detached 45 square feet building identification sign with a height of 7'-6" (not permitted)

(2) Applicant is requesting to permit each tenant with a flat attached wall sign, each with an area of 24 sq. ft. (12 sq. ft. maximum permitted, per tenant, per street frontage).

(3) Applicant is requesting to waive the zoning regulations requiring street trees to be placed within the swale area, to permit street trees to be place within private property.

(4) Applicant is requesting to permit the East building setback 46' (6' required) from the (west) property line and setback 343' 5" from the side street (north) property line (6' required for both).

(5) Applicant is requesting to waive the zoning regulations requiring an 80% minimum building frontage at the build to line, along the front (west) property line.

(6) Applicant is requesting to waive the zoning regulations for street type parameter requirements along US 1 and S.W. 252 Street (minor street).

(7) Applicant is requesting to waive the zoning regulations requiring the front setback be of hard surfaced and finished to match the adjoining sidewalk; to permit landscaping within portions of the front setback.

(8) Applicant is requesting to waive the zoning regulations requiring parking lots be located in the rear or on one side of the building; to permit parking in front of the building.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Shopping Center for: Norge Investors, Inc. Tuscany Plaza," as prepared by Jose R. Casanova, Jr. dated stamped received 4/27/11, consisting of six sheets. Plans may be modified at public hearing.

LOCATION: The southeast corner of S.W. 252 Street and South Dixie Highway (US - 1), Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.73 Acres

Department of Planning and Zoning Recommendation: Approval with conditions of requests #4 through #8, and denial without prejudice of requests #1 through #3.

Protests: 0 Waivers: 0

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.

1. IGLESIA CRISTIANA EL BUEN SAMARITANO, INC. **11-6-CZ15-1 (06-277)**
(Applicant) **Area 15/District 09**
Hearing Date: 06/15/11

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.

ZONING ACTION

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

DATE: 07/23/2009 **#Z-20-09**

ITEM: 1

APPLICANT: IGLESIA CRISTINA EL BUEN SAMARITANO, INC

MOTION: Vacated Community Zoning Appeals Board's (CZAB) decision and remanded this application to CZAB 15, with lead to amend.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Edmonson		X		
Gimenez				X
Heyman				X
Jordan		X		
Martinez		X		
Rolle				X
Seijas		X		
Sorenson	S	X		
Sosa		X		
Souto		X		
Vice Chairman Diaz		X		
Chairman Moss	M	X		
TOTAL		9	0	4

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

1

APPLICANT'S NAME: IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.

REPRESENTATIVE: **MELQUIADES URGELLES (Pastor)**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
07-7-CZ15-1 (06-277)	JULY 31, 2007	CZAB15	17	07

REQ: (1) RU-1 to GU
(2) SPECIAL EXCEPTION to permit a cemetery with mausoleums and ancillary chapel.

REC: DWOP

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

☐ DEFER: ☐ INDEFINITELY ☐ TO:_____ ☐ 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

☐

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Paul J. MORROW (C.A.)		X	
MS.	M	Diane RICHARDSON	X		
MR.		Bobby D. STEWART	X		
MS.	S	Gale L. WIMBLEY	X		
MADAME CHAIR		Patricia FORBES	X		
		VOTE:	4	1	

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: **LEIGH MACDONALD**

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15

APPLICANT: Iglesia Cristiana El Buen Samaritano, Inc. **PH:** Z06-277 (11-6-CZ15-1)

SECTION: 26-56-39 **DATE:** June 15, 2011

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

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A. INTRODUCTION

o SUMMARY OF REQUESTS:

The applicant is seeking a district boundary change from RU-1, Single-Family Residential District, to GU, Interim District, and a Special Exception in order to permit mausoleums and ancillary chapel. In addition, the applicant is seeking to permit said mausoleums and chapel on a substandard parcel of land and to exceed the permitted lot coverage and to encroach into the required setback areas.

o REQUESTS:

(1) RU-1 to GU

(2) SPECIAL EXCEPTION to permit mausoleums.

(3) SPECIAL EXCEPTION to permit a proposed meditation chapel.

(4) Applicant is requesting to permit a parcel of land with a lot area of 2.39 gross acres (2 net acres) (5 gross acres minimum required).

(5) Applicant is requesting a lot coverage of 25.19% (15% maximum permitted).

(6) Applicant is requesting to waive the zoning regulations requiring mausoleums to be located 25' from SW 258 Street and 50' from SW 137 Avenue; to waive same to permit mausoleums to be located 15'3" from SW 258 Street and 25' from SW 137 Avenue.

(7) Applicant is requesting to permit the proposed mausoleums to setback 15'3" (25' required) from the interior side (east) property line.

(8) Applicant is requesting to permit a building of public assemblage (chapel) to setback 12'4" (75' required) from the rear (south) property line.

Plans are on file and may be examined in the Zoning Department entitled "El Buen Samaritano Christian Church New Mausoleum," as prepared by Ruben Juan Pujol Architect, P.A., dated stamped received March 4, 2011, consisting of 3 sheets. Plans may be modified at public hearing.

o LOCATION:

Lying at the southeast corner of S.W. 137 Avenue and S.W. 258 Street, Miami-Dade County, Florida.

PLANNING AND ZONING
AGENDA OFFICE
2011 JUN -9 A 8:51

- **SIZE:** 2.39 gross acres

B. ZONING HEARINGS HISTORY:

On July 31, 2007, the Community Zoning Appeals Board 15 (CZAB-15) denied without prejudice this application by a vote of 4 to 1, pursuant to Resolution #CZAB15-17-07. In July 23, 2009, pursuant to Resolution #Z-20-09, the Board of County Commissioners vacated the decision of the Community Zoning Appeals Board 15 (CZAB-15), voided Resolution #CZAB15-17-07 and remanded the application to the Community Zoning Appeals Board 15 (CZAB-15) with leave to amend.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTVES, POLICIES AND INTERPRETATIVE TEXT:

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Low Density Residential*** *use. The subject property is located approximately ½ mile east of and inside the Urban Development Boundary (UDB) line. 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 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.*

2. *Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation 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. ***Public Facilities.*** *Large-scale public facilities, institutional and communications uses, and utilities are specifically identified in the Institutions, Utilities, and Communications category on the Plan map. Small-scale uses and the facilities intended to serve the immediate needs of the residential community may be permitted on compatible sites in Residential Communities subject to adequate design and buffering. These facilities include fire stations, electrical sub-stations and distribution facilities, cell antenna, natural gas, telephone, fiber optic, cable, water and sewer facilities. They are preferably located in activity nodes, transition areas, and along major thoroughfares, and also at section centers if designed to serve the immediate neighborhood. Larger uses and facilities which are designed to serve more than a local area are preferably located in or adjacent to Industrial and Office, or Business and Office areas.* ***Cemeteries*** *may also be permitted in Residential Communities where direct access to a Major or Minor Roadway is provided or where traffic would not disrupt adjacent residential areas.*

4. *Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and **cemeteries** may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land sub-areas. Compatibility shall be determined in accordance to **Policy LU-4A**. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.*

5. ***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:	
RU-1; vacant	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: AU; church	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-1; vacant	Low Density Residential, 2.5 to 6 dua
EAST: RU-1; vacant	Low Density Residential, 2.5 to 6 dua
WEST: NCUC; vacant	Community Urban Center

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

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

(1) 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) 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) will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

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

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

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 PROVIDER COMMENTS:

DERM	**No objection***
Public Works	**No objection***
Parks	**No comment**

MDT	**No comment**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to conditions indicated in their memoranda.

G. PLANNING AND ZONING ANALYSIS:

On July 31, 2007, the Community Zoning Appeals Board 15 (CZAB-15) denied without prejudice this application by a vote of 4 to 1, pursuant to Resolution #CZAB15-17-07. On July 23, 2009, pursuant to Resolution #Z-20-09, the Board of County Commissioners vacated the decision of the Community Zoning Appeals Board 15 (CZAB-15), voided Resolution #CZAB15-17-07 and remanded the application to the Community Zoning Appeals Board 15 (CZAB-15) with leave to amend.

The subject property is located at the southeast corner of S.W. 137 Avenue and S.W. 258 Street, approximately ½ miles east of and inside the Urban Development Boundary (UDB) line. The area where the subject property lies is predominately developed with a church and single-family and townhouse residences, with some vacant parcels scattered throughout the area. The applicant is seeking a district boundary change from RU-1, Single-Family Residential District, to GU, Interim District (request #1), and to permit a cemetery with mausoleums and an ancillary meditation chapel (requests #2 and #3); to permit said mausoleums and chapel on a parcel of land with less than the required 5 gross acres (request #4); to permit a lot coverage which exceeds that permitted by the GU district (request #5) and non-use variances of spacing and setback requirements (requests #6, #7 and #8). The applicant has submitted a site plan showing the development of the cemetery with 10 mausoleum buildings standing at heights of 30' and a 26.5' high chapel located internal to the site. Access to the site is provided by a private drive leading from S.W. 258 Street. This private drive ends in a cul-de-sac located in the east portion of the site and in front of the proposed chapel. The majority of the mausoleums are situated on the westerly 2/3 portion of the subject property and the small meditation chapel and parking areas are located on the easterly 1/3 portion of the site. Landscaping is provided throughout the site in the form of Royal Palms, Shady Lady and Mahogany trees.

As previously mentioned, the applicant is seeking approval of request #1, to permit a zone change from RU-1 to GU, in order to establish the proposed cemetery use which consists of 10 mausoleum buildings. Staff notes that the current zoning district does not allow the proposed use and said use is only permitted in the GU and AU zoning districts upon approval as a special exception at a public hearing, as provided in Section 33-23 of the Miami-Dade County Zoning Code. Staff further notes that requests #2 and #3, to permit mausoleums and an ancillary meditation chapel, are germane to request #1.

Approval of this application will allow the applicant to provide burial services for the community within 10 mausoleum buildings. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the 2.39-acre subject site for **Low Density Residential** use, which permits a minimum of 2.5 to a maximum of 6 units per gross acre. The interpretative text of the CDMP indicates that

cemeteries may also be permitted in Residential Communities where direct access to a Major or Minor Roadway is provided or where traffic would not disrupt adjacent residential areas. Staff notes that the subject property abuts SW 137 Avenue, a Section Line Road. The interpretative text of the CDMP also indicates that neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and **cemeteries** may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land sub-areas. Compatibility shall be determined in accordance with **Policy LU-4A,** *which indicates that 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.* Staff supports this application because, in staff's opinion, the use is compatible with the surrounding area. As indicated in Policy LU-4A, height, bulk and scale of the architectural elements must be taken into consideration when evaluating compatibility with proximate land uses. As previously mentioned, the site plans submitted for the proposed cemetery use show 10 proposed 30' high mausoleum structures in addition to a proposed 3,600 sq. ft. meditation chapel for a total of 11 buildings on the subject property. Additionally, although the applicant is exceeding the lot coverage permitted by the proposed GU zone of 15%, the proposed 21,943 sq. ft. of buildings on the site, resulting in a lot coverage of 25.19% is, in staff's opinion, matching the scale and bulk of the neighboring residential development in the area. Single-family and townhouse residences characterize the properties to the south and east of the subject property which allow lot coverage's greater than 15%. The properties to the west of the subject site are located within the Naranja Community Urban Center (NCUC) and are designated for single-family, duplex or rowhouse residences. Additionally, staff opines that the traffic generated by the proposal will not have a negative impact on the surrounding area as burial services are usually accompanied by police patrol vehicles which would adequately control the flow of traffic for this type of services. Staff further opines that the subject property in which the proposed mausoleums will be located is buffered from the neighboring properties to the east and south by the contiguous property owned by the applicant and by the proposed landscape area being shown on the submitted plans. As such, staff is of the opinion that, in accordance to Policy LU-4A, the proposed zone change to GU in order to permit mausoleums and ancillary chapel is **compatible** with the area and, therefore, **consistent** with the interpretative text of the CDMP.

When considering district boundary changes, the Board shall consider if the development will conform to the CDMP. Staff is of the opinion that the rezoning of the subject site will not have an unfavorable impact on the environment since the Department of Environmental Resources Management (DERM) has no objections to this application. Additionally, the development of the subject property will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. Further, the Board shall take into consideration whether the development conforms to the CDMP. As previously mentioned, the proposed development, if granted, would be **consistent** with the interpretative text of the Comprehensive Development Master Plan for Miami-Dade County. The approval of the rezoning to GU would allow the applicant to construct mausoleums and an ancillary meditation chapel which will provide memorial services for the community. Staff is of the opinion that the proposed

development on this 2.39-acres parcel of land would be adequate for this area as the subject property is buffered by the contiguous property to the east and to the south and by an adequate landscape buffer as shown on the submitted plans which staff opines will mitigate any negative visual impact generated by the proposed use. Section 497.260 of the Florida Statutes requires that, in order to obtain the required license from the State of Florida, any proposed mausoleums must contain at least 2 acres and must be contiguous to an existing religious institution facility. Staff notes, that the applicant owns and operates an institutional religious facility immediately to the north of the subject property and if granted would comply with said requirement by the State. As noted above, the proposed use will not disrupt the overall welfare of the neighborhood, would not be out of character with this area, would be **compatible** with the existing religious facility to the north and would not further affect the integrity of this residential neighborhood. As such, staff recommends approval of the zone change from RU-1 to GU (request #1).

When analyzing requests #2 and #3 under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, the standards require that the proposed mausoleums and ancillary chapel should be compatible with the area *when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area, and that it would not generate or result in excessive traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways, or provoke excessive overcrowding or concentration of people or population.* As previously mentioned staff opines that the proposed use at this location will not result in excessive traffic as the Level of Service of the area roadways will not be exceeded, and it will not cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads or highways. Staff is of the opinion that the proposed use will not provoke excessive overcrowding and concentration of people on the subject site. Staff opines that this request will maintain the basic intent and purpose of the zoning regulations will provide sufficient area to properly buffer and mitigate any negative impact generated by the proposed use and it will be **compatible** with the surrounding residential communities. **As such, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses).**

When analyzing requests #4, #5, #6, #7 and #8, under Section 33-311(A)(4)(b) Non-Use Variances, staff is of the opinion that these requests are germane to requests #1, #2 and #3. As previously mentioned, staff notes that the proposed mausoleums will be constructed on a 2.39-acre parcel of land surrounded to the north, east and south by property which is owned by the same religious facility and which abuts a section line street (SW 137 Avenue) along the west property line. As such, staff is of the opinion that said contiguous property would provide adequate buffering to the surrounding area. Additionally, staff is of the opinion that approval of the proposed mausoleums on the substandard GU, 2.39-acre parcel of land, the proposed 10.9% overage in lot coverage and proposed setback encroachments into the required spacing requirements from rights-of-ways, and encroachment into the rear (south) setback area for buildings of public assemblage would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would maintain the stability and appearance of the community and would be **compatible** with the surrounding land uses. **As such,**

staff recommends approval with conditions of requests #4 through #8, under Section 33-311(A)(4)(b) Non-Use Variances.

I. RECOMMENDATION:

Approval with conditions

J. CONDITIONS:

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

2. That prior to issuance of a building permit, the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material. Said landscaping shall be installed prior to final zoning inspection.

3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "El Buen Samaritano Christian Church New Mausoleum," as prepared by Ruben Juan Pujol Architect, P.A., dated stamped received March 4, 2011, consisting of 3 sheets.

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 of the conditions.

5. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).

DATE INSPECTED:
DATE TYPED: 04/12/11
DATE REVISED: 04/12/11; 05/09/11; 05/31/11
DATE FINALIZED: 06/07/11
MCL:GMR:NN:CH:TA

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: March 16, 2011

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

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

Subject: C-15 #Z2006000277-3rd Revision
Iglesia Cristiana El Buen Samaritano
Northeast Corner of S.W. 137th Avenue and 258th Street
District Boundary Change from RU-1 to GU & SE to Permit a Mausoleum, Cemetery & Chapel
(RU-1) (6.7 Acres)
26-56-39

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.

Pollution Control

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

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 Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the 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 property does not contain wetlands as defined in Section 24-5 of the Code; therefore, a DERM 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.

Hazardous Materials Management
Due to the nature of uses allowed in the requested 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 required management practices.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant 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.

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.

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

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

Enforcement History
DERM has found no open or closed enforcement 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 3

PH# Z2006000277
CZAB - C15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.

This Department has no objections to this application.

Sidewalk is required along the right-of-way abutting the property.

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

Additional improvements may be required at time of platting/permitting.

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

Raul A Pino, P.L.S.
13-MAY-11

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY GH AMOUNT OF FEE 4785.24

RECEIPT # I200723459

DATE HEARD: 7/3/07

BY CZAB # 15/07

ZO6-277

RECEIVED
AUG 06 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY GH
DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z06-277(07-7-CZ15-1)

Filed in the name of (Applicant) Iglesia Cristiana El Buen Samaritano

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: 25795 SW 137 Ave
Princeton, FL 33033

Application, or part of Application being Appealed (Explanation): 1. Denial with prejudice of rezoning from RU-1 to GU and 2. special exception to permit mausoleums with an ancillary chapel.

Appellant (name): Iglesia Cristiana El Buen Samaritano
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

Applicant is appealing the denial of their application with prejudice. The re-zoning requested by applicant is more consistent with Miami-Dade County's Comprehensive Plan that the current zoning designation, and the Board's decision of denial with prejudice was not supported by competent substantial evidence. Furthermore, the Applicant believes that the Chairman of the Board acted in an unethical manner.

RECEIVED
Zoo-277
AUG - 6 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

APPELLANT MUST SIGN THIS PAGE

Date: 1 day of Agosto, year: 2007

Signed _____

_____
Print Name

_____
Mailing Address

_____ _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate: Iglesia Cristiana El Buen Samaritano
Representing

_____
Signature

Melquiades Urgelles
Print Name

25795 SW 137 Ave
Address

Princeton FL 33032
City State Zip

305-258-0162 305-562-8086
Telephone Number

Subscribed and Sworn to before me on the 1 day of August, year 2007

Maria Collado
Notary Public

(stamp/seal)

Commission expires:

MARIA COLLADO
MY COMMISSION EXPIRES
JUN 03, 2008
#DD0325989
Bonded Through 1st State Insurance
NOTARY PUBLIC - STATE OF FLORIDA

17

RECEIVED
20677
AUG - 6 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Iglesia Cristiana El Buen Samaritano (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
✓ 2. Original Applicant
___ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Isabel C Williams
Print Name

Maria Collado
Signature

MARIA Collado
Print Name

Appellant's signature

Melquiades Urgelles
Print Name President of the Coorporation

Sworn to and subscribed before me on the 1 day of August, year 2007

Appellant is personally known to me or has produced Nove as identification.

Maria Collado
Notary
(Stamp/Seal)

Commission Expires:

MARIA COLLADO
MY COMMISSION EXPIRES
JUN 03, 2008
#DD325989
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

[b:forms/affidapl.sam(11/03)]

Approved: _____ **Mayor**

Veto: _____

Override: _____

RESOLUTION NO. Z-20-09

WHEREAS **IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.** applied to Community Zoning Appeals Board 15 for the following:

(1) RU-1 to GU

(2) SPECIAL EXCEPTION to permit a cemetery with mausoleums and ancillary chapel.

Plans are on file and may be examined in the Zoning Department entitled "Public Hearing Iglesia Del Buen Samaritano," as prepared by Nestor J. Cifuentes, Sheets A-1 & A-2 dated stamped received 2/23/07 and the remaining 4 sheets, dated stamped 2/16/07 for a total of 6 sheets.

SUBJECT PROPERTY: The east ½, of the NW ¼ of the NW ¼ of the SW ¼ , of Section 26, Township 56 South, Range 39 East.

LOCATION: Lying east of S.W. 137 Avenue, between S.W. 258 Street and S.W. 260 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter it was the opinion of Community Zoning Appeals Board 15 that the requested district boundary change to GU (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and the requested special exception to permit a cemetery with mausoleums and ancillary chapel (Item #2) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and that the requested special exception (Item #2) would have an adverse impact upon the

public interest and should be denied, and and said application was denied by Resolution No. CZAB15-17-07, and

WHEREAS, **IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.** appealed the decision of Community Zoning Appeals Board 15 to the Board of County Commissioners for the following:

(1) RU-1 to GU

(2) SPECIAL EXCEPTION to permit a cemetery with mausoleums and ancillary chapel.

Plans are on file and may be examined in the Zoning Department entitled "Public Hearing Iglesia Del Buen Samaritano," as prepared by Nestor J. Cifuentes, Sheets A-1 & A-2 dated stamped received 2/23/07 and the remaining 4 sheets, dated stamped 2/16/07 for a total of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½, of the NW ¼ of the NW ¼ of the SW ¼, of Section 26, Township 56 South, Range 39 East.

LOCATION: Lying east of S.W. 137 Avenue, between S.W. 258 Street and S.W. 260 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested a remand of the application to Community Zoning Appeals Board 15, and

WHEREAS, after reviewing the record and decision of the Metropolitan Dade County Zoning Appeals Board 15 and after having given an opportunity for interested parties to be heard, it is the opinion of the Board of County Commissioners, Miami-Dade County, Florida, to vacate the decision of Community Zoning Appeals Board 15 and to grant the requested remand of the application to Community Zoning Appeals Board 15, and that the remanded application be with leave to amend, and

WHEREAS, a motion to vacate the decision of Community Zoning Appeals Board 15 and to remand the application to Community Zoning Appeals Board 15 with leave to

amend was offered by Commissioner Dennis C. Moss, seconded by Commissioner Katy Sorenson, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Joe A. Martinez	absent
Jose "Pepe" Diaz	aye	Dorrin D. Rolle	aye
Audrey M. Edmonson	aye	Natacha Seijas	aye
Carlos A. Gimmenez	absent	Katy Sorenson	aye
Sally A. Heyman	absent	Rebecca Sosa	aye
Barbara J. Jordan	aye	Sen. Javier D. Souto	aye

Dennis C. Moss aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the decision of Community Zoning Appeals Board 15 is hereby vacated, and that the application be and the same is hereby remanded to Community Zoning Appeals Board 15 with leave to amend.

BE IT FURTHER RESOLVED that Resolution NoCZAB15-17-09 is hereby null and void.

The Director is hereby authorized to make the necessary notations records of the Miami-Dade County Department of Planning and Zoning.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED **this 23rd day of July, 2009, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.**

No. 09-7CC-2
ej

HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By DIANE COLLINS
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 31ST DAY OF JULY, 2009.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-20-09 adopted by said Board of County Commissioners at its meeting held on the 23rd day of July, 2009.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 31st day of July, 2009.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL

RESOLUTION NO. CZAB15-17-07

WHEREAS, **IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.** applied for the following:

(1) RU-1 to GU

(2) SPECIAL EXCEPTION to permit a cemetery with mausoleums and ancillary chapel.

Plans are on file and may be examined in the Zoning Department entitled "Public Hearing Iglesia Del Buen Samaritano," as prepared by Nestor J. Cifuentes, Sheets A-1 & A-2 dated stamped received 2/23/07 and the remaining 4 sheets, dated stamped 2/16/07 for a total of 6 sheets.

SUBJECT PROPERTY: The east ½, of the NW ¼ of the NW ¼ of the SW ¼, of Section 26, Township 56 South, Range 39 East.

LOCATION: Lying east of S.W. 137 Avenue, between S.W. 258 Street and S.W. 260 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to GU (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and the requested special exception to permit a cemetery with mausoleums and ancillary chapel (Item #2) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and that the requested special exception (Item #2) would have an adverse impact upon the public interest and should be denied, and

WHEREAS, a motion to deny the entire application without prejudice was offered by Diane Richardson, seconded by Gale L. Wimbley, and upon a poll of the members present, the vote was as follows:

Paul J. Morrow	nay	Bobby D. Stewart	aye
Diane Richardson	aye	Gale L. Wimbley	aye
		Patricia Forbes	aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to GU (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested special exception to permit a cemetery with mausoleums and ancillary chapel (Item #2) be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 31st day of July, 2007.

Hearing No. 07-7-CZ15-1
ls

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-17-07 adopted by said Community Zoning Appeals Board at its meeting held on the 31st day of July 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of August 2007.

Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL ZONING APPEALS BOARD DADE COUNTY FLORIDA

REVISION 4

Memorandum

Date: 08-SEP-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2006000277

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped March 16, 2009.

Service Impact/Demand

Development for the above Z2006000277
located at Lying east of SW 137 Ave between SW 258 St. & SW 260 St.
in Police Grid 2462 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	3,599 institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 2.30 alarms-annually.
The estimated average travel time is: 7:31 minutes

Existing services

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

Station 5 - Goulds - 13150 SW 238 Street
Rescue, BLS Engine.

Planned Service Expansions:

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

Station 70 - Coconut Palm - SW 248 Street and SW 114 Place.

Fire Planning Additional Comments

Current service impact calculated based on plan date stamped March 16, 2009. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 16-MAY-11

REVISION 5

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.	SE corner of SW 256 St & SW 137 Ave.
APPLICANT	**ADDRESS**

Z2006000277

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY
06-277
ADDRESS: SE corner of SW 256 St & SW 137 Ave

FOLIO: 3069260000650, 0550, 0510, and 00500

DATE: 5/16/11

NAME: IGLESIA CRISTIANA EL BUEN SAMARITANO, INC

OPEN CASES:
Neighborhood Regulations:

No open cases.

Building Code:
No open cases.

CLOSED CASES:
Neighborhood Regulations:
Folio 3069260000650:
Case 201001004876 was opened and a warning notice issued on 7-6-10 for a complaint of overgrowth. CVN T010246 was subsequently issued for violation of Ch 19. CVN was paid and property in compliance.

Building Code:
No closed cases.

_____
Ronald Szep, Neighborhood Regulations and Legal Services Division Director
Miami-Dade County Building and Neighborhood Compliance Department

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: MARIN, ROBERT **Inspection Dat**

Evaluator: JORGE VITAL 05/16/11

Process #:	**Applicant's Name**
Z2006000277	IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.

Locations: SE corner of SW 256 St & SW 137 Ave.

Size: 2.39 gross acres **Folio #:** 3069260000650

Request:

1 DBC from RU-1 to GU
2 Special Exception to permit proposed mausoleums.
3 Special Exception to permit a proposed meditation chapel.
4 Applicant is requesting to permit a Parcel of land with a lot area of 2.39 gross acre (2 net acres) (5 gross acres minimum required).
5 Applicant is requesting to permit a lot coverage of 25.19% (15% maximum permitted).
6 Applicant is requesting to waive the zoning regulations requiring mausoleums to be placed 25' from rights-of-way that are less than 70' in width and place 50' from rights-of-way over 70' in width; to permit the mausoleums place 15'3" (25' requried) for SW 258 Street and place 25' (50' requjried) from SW. 137 AVenue.
7 Applicant is requesting to permit the mausoleums setback 15'-3" (25' required) from the interior side (East) property line.
8 Applicant is requesting to permit the proposed meditation chapel setback 12'-4" (75' minimum required) from the rear (South) property line.

EXISTING ZONING

Subject Property RU-1,

EXISTING USE VACANT

SITE CHARACTERISTICS

STRUCTURES ON SITE:

NONE

USE(S) OF PROPERTY:

CHURCH PROPERTY / OPEN FIELD

FENCES/WALLS:

5 FOOT CHAIN LINK, BARBED WIRED FENCE SURROUNDS PROPERTY

LANDSCAPING:

NONE / GRASS NICELY MANICURED

BUFFERING:

CHAIN LINK FENCE

VIOLATIONS OBSERVED:

BARBED WIRED FENCE

OTHER:

ZONING INSPECTION REPORT

Process #	Applicant's Name
Z2006000277	IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.

SURROUNDING PROPERTY

NORTH:
CHURCH

SOUTH:
NEW SINGLE FAMILY TOWNHOMES & DETACHED HOMES

EAST:
1 STORY SINGLE FAMILY RESIDENCES

WEST:
VACANT LOTS & SINGLE FAMILY RESIDENCES

SURROUNDING AREA
THE SUBJECT PROPERTY IS SURROUNDED BY A FEW VACANT LOTS AND NEW 1 & 2 STORY SINGLE FAMILY RESIDENCES & TOWNHOMES

NEIGHBORHOOD CHARACTERISTICS
THE NEIGHBORHOOD IS RAPIDLY DEVELOPING FROM VACANT LOTS TO NEW RESIDENCES

COMMENTS:

Inspector ***MARIN, ROBERT***
Evaluator ***JORGE VITAL***
Process Number: ***Z2006000277*** **Applicant Name** ***IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.***

Date:	11-OCT-06
Comments:	SOUTH EAST VIEW
Date:	11-OCT-06
Comments:	SOUTH WEST VIEW
Date:	11-OCT-06
Comments:	NORTH VIEW

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: Iglesia Cristiana El Buen Samaritano
A Non-Profit organization

NAME AND ADDRESS	Percentage of Stock
Melquiades Urgelles 25851 SW 133 ct. Princeton, FL 33032	None
Aureo Roman Holguin 25071 SW 124 PL Princeton, FL 33032	None
Rosa Figueroa 1451 NE 10 St. Homestead, FL 33033	None
Juan Jose DeJesus 18700 SW 294 Terr. Princeton, FL 33032	None
Francisca Arnal 13340 SW 257 Terr. Princeton, FL 33032	None
Melquis Urgelles 20254 SW 131 St. Miami, FL 33177	None

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	Percent of Ownership

RECEIVED
AUG - 6 2007
ZONING HEARINGS SECTION
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.

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, 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:

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20627
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

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: Iglesia Cristiana El Buen Samaritano/ _____
(Applicant)

Sworn to and subscribed before me this 1 day of August, 2007. Affiant is personally known to me or has produced None as identification.

Maria Collado
(Notary Public)

MARIA COLLADO
MY COMMISSION EXPIRES
JUN 03, 2008
#DD325989
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires June 3, 2008

*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.

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: Iglesia Cristiana El Buen Samaritano
This is a non-profit under 501C3

	NAME AND ADDRESS	Percentage of Stock
PD,	Melquiades Urgelles 25851 SW 133 ct. Princeton FL 33032	non-profit
VD,	Aurea Roman Holguin 25071 SW 124 PL Princeton, FL 33032	non-profit
SD,	Rosa Figueroa 1451 NE 10th St. Homestead, FL 33030	non-profit
TD,	Melquis Urgelles 25940 SW 134 Ave. Princeton, FL 33177	non-profit

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 13 day of September, 2006. Affiant [illegible] personally known to me or has produced FL Driver License as identification.

_____
(Notary Public)

ELAINETTE RODRIGUEZ
Commission # DD0193884
Expires 3/16/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

My commission expires 3/16/2007

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SEP 18 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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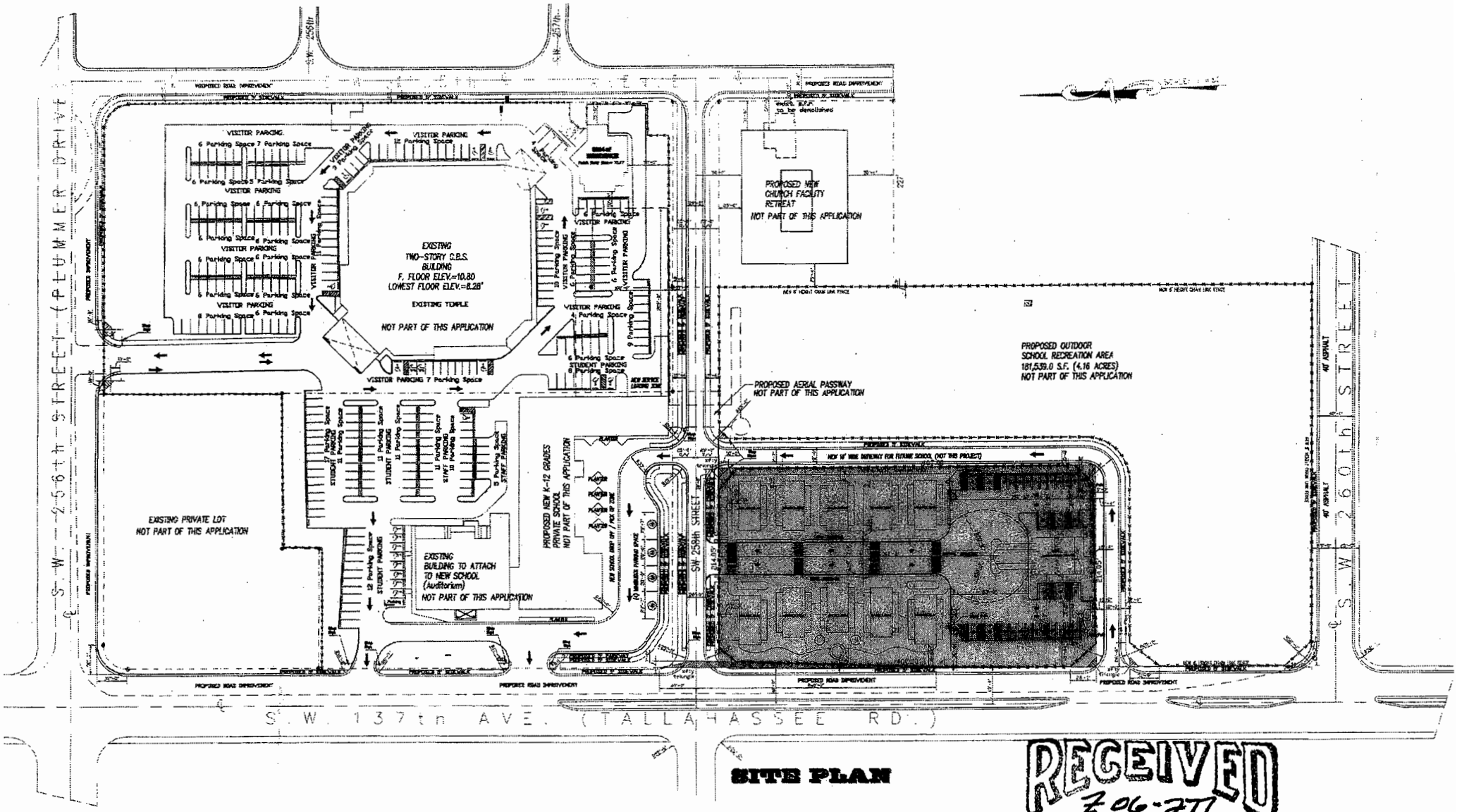

SITE PLAN

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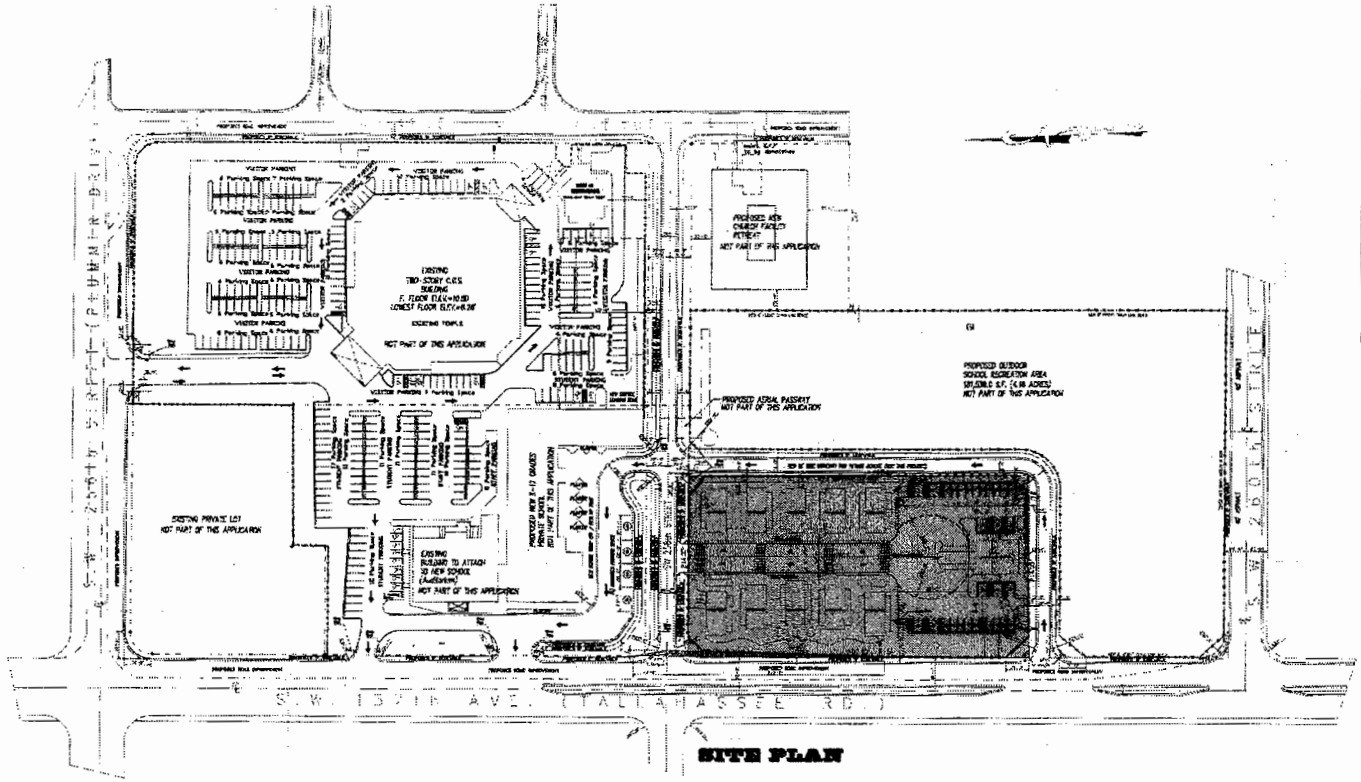
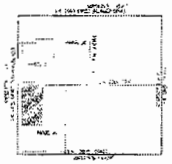
Z06-277
MAR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGE SITE PLAN



SITE PLAN



LOCATION SKETCH

N.T.S.

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MAR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

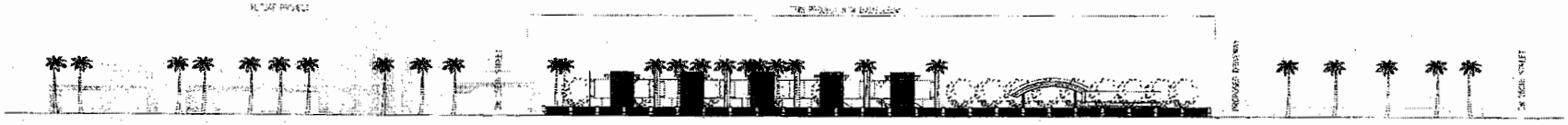
FIRE REQUIREMENTS

NATIONAL FLOOD INSURANCE DATA

ZONING LEGEND

SITE NOTES

LEGAL DESCRIPTION



137th AVENUE ELEVATION

NOT TO SCALE

ARCHITECH DESIGN GROUP	RUBEN JUAN PUJOL ARCHITECT, P.A. A.I.A. AR#0010458 N.A.C.A. 14410 SW 110th Street Miami,Florida 33186 ph: (305)606-2656 fx:(305)603-9511 email: architechgroup@me.com
REVISIONS: DATE / DESCRIPTION / NUMBER	
PROJECT ADDRESS: 25795 SW 137th AVE, PRINCETON, FL. 33032	
CLIENT: EL BUEN SAMARITANO	
PROJECT TITLE: EL BUEN SAMARITANO CHRISTIAN CHURCH NEW MAUSOLEUM	
DRAWING TITLE: SITE PLAN AND 137th AVENUE ELEVATION	
DESCRIPTION: PROJECT NUMBER: 2011-012; DATE: 03/07/2011; DRAWN BY: ADO / RP; APPROVED BY: RJP; SHEET NUMBER: A-1; 1 of 3	SEAL AND SIGNATURE: RECEIVED MAR 04 2011

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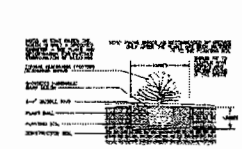
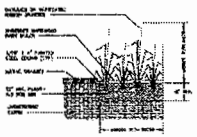
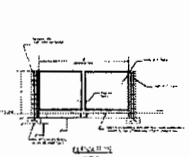


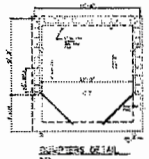
CONTAINER SHRUB PLANTING DETAIL



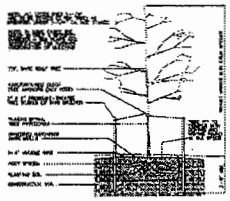
PERENNIAL BED PLANTING DETAIL



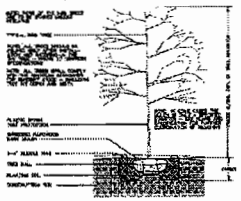
ELEVATION



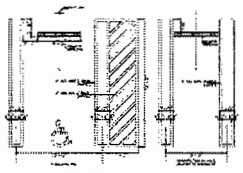
SHUTTERS DETAIL



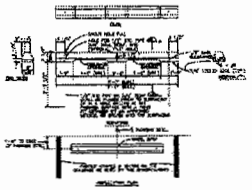
BARE ROOT DECIDUOUS TREE PLANTING DETAIL



BALLED & BURLAPPED DECIDUOUS TREE DETAIL



HANDICAPPED AND STANDAR PARKING DETAIL



PRECAST CONCRETE WHEEL STOP DETAILS

DETAILS

LANDSCAPE LEGEND

ZONE

DISTRICT

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
A	24	BUTIA YATAY		
B	33	SABAL PALMA		
C	21	ADONIDIA MERRILLII		
D	29	DELONIX REGIA		
E	39	LIGUSTRUM JAPONICUM		

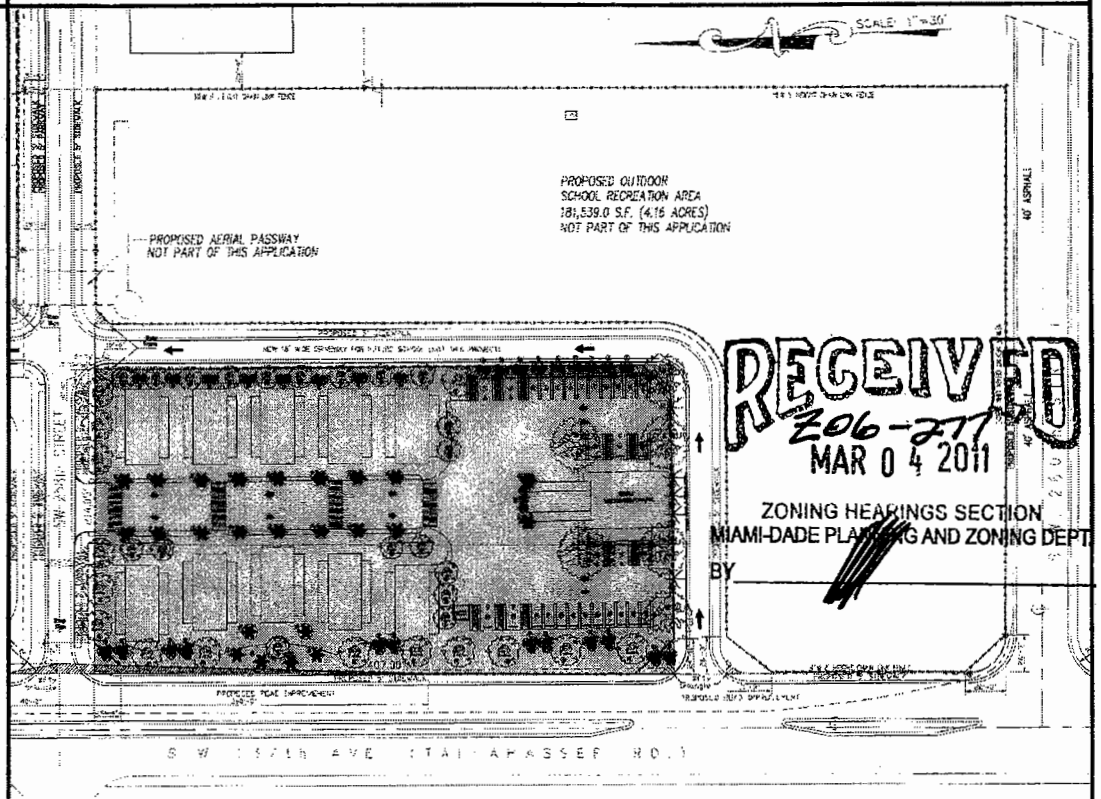
UNITY OF TITLE

LAND AREA CALCULATION

TREES

SHRUBS

LANDSCAPING PLAN



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MAR 04 2011
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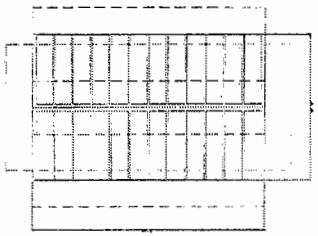
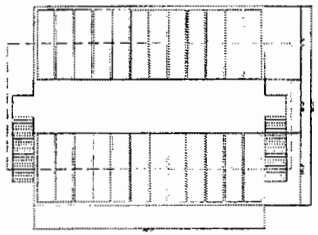
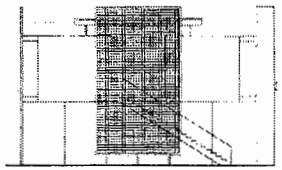
BY



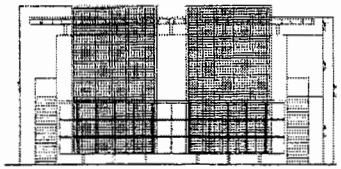
Second Floor Plan



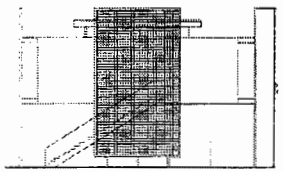
Second Floor Plan



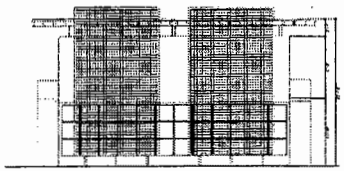
Left Side Elevation



Front View Elevation



Right Side Elevation



Rear View Elevation

MAUSOLEUM FLOOR PLANS & ELEVATIONS

ARCHITECH DESIGN GROUP

RUBEN JUAN PUJOL
ARCHITECT , P.A.
A.I.A. AR#0010458 N.A.C.A.
14410 SW 110th Street
Miami, Florida 33186
ph: (305)606-2656 fx:(305)903-9511
email: architechgroup@me.com

REVISIONS

DATE	DESCRIPTION	INITIAL

PROJECT ADDRESS:
25795 SW 137th AVE.
PRINCETON, FL. 33032

CLIENT:
EL BUEN SAMARITANO

PROJECT TITLE:
EL BUEN SAMARITANO CHRISTIAN CHURCH NEW MAUSOLEUM

DRAWING TITLE:
LANDSCAPING
FLOOR PLANS
ELEVATIONS
DETAILS

DESCRIPTION
PROJECT NUMBER
DATE 02/10/11
DRAWN BY: ADG / RJP
APPROVED BY: RJP
SHEET NUMBER
A-2
2 of 3

SEAL AND SIGNATURE

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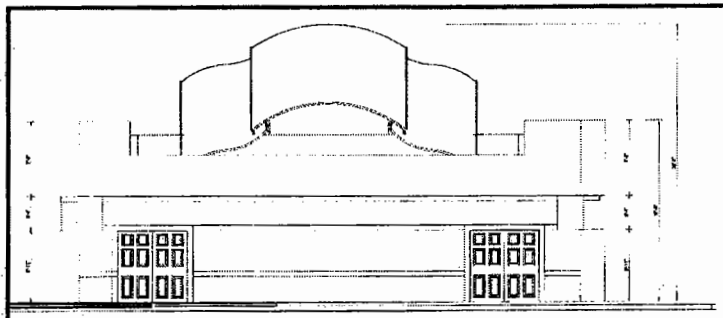

Rear View Elevation
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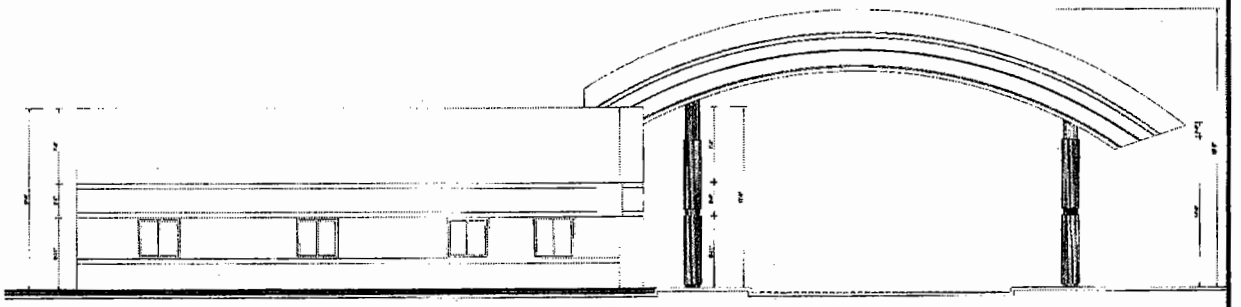
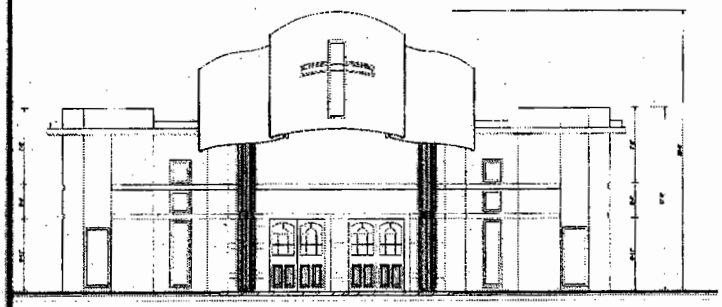


Left View Elevation
Esc 1/4"=1'-0"



Front View Elevation
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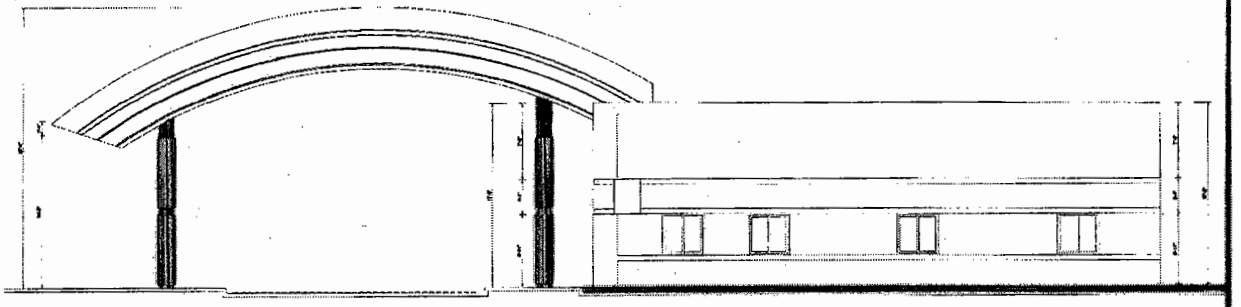

Right View Elevation
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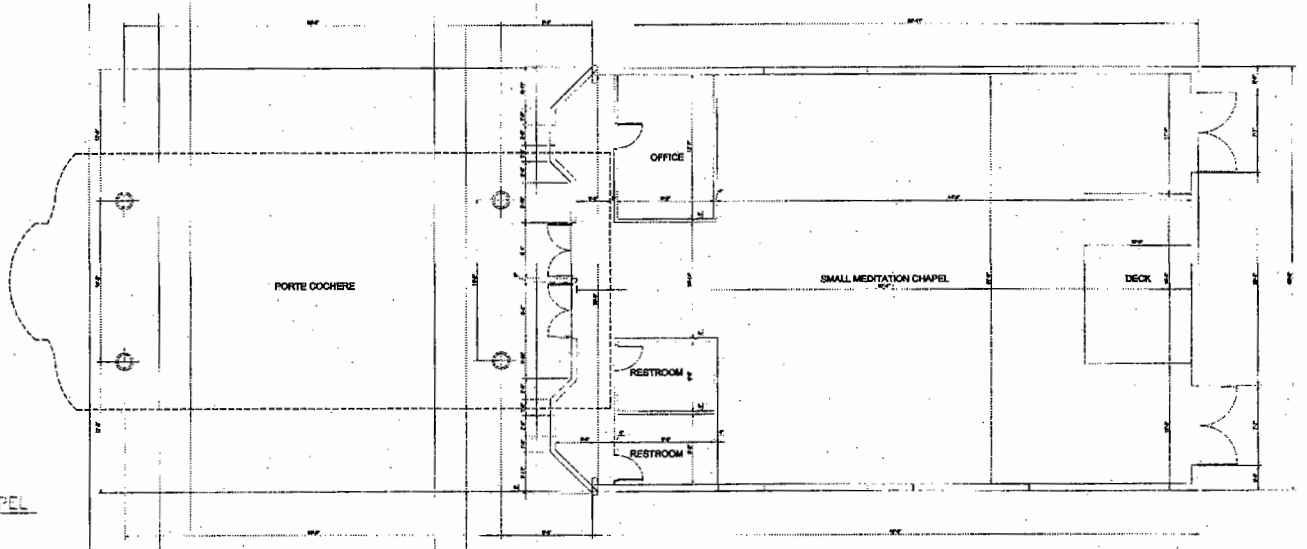

FLOOR PLAN MEDITATION CHAPEL
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A.I.A. AR#0010458 N.A.C.A.
14410 SW 110th Street
Miami,Florida 33186
ph: (305)606-2656 fx:(305)603-9611
email: architechgroup@me.com

REVISIONS

DATE	DESCRIPTION	NUMBER

PROJECT ADDRESS:
25795 SW 137th AVE,
PRINCETON, FL. 33032

CLIENT:
EL BUEN SAMARITANO

PROJECT TITLE:
EL BUEN SAMARITANO CHRISTIAN CHURCH NEW MAUSOLEUM

DRAWING TITLE:
CHAPEL FLOOR PLAN AND ELEVATIONS

DESCRIPTION	
PROJECT NUMBER:	2011-012
DATE:	02-02-2011
DRAWN BY:	ADD / EF
APPROVED BY:	R.J.P.
SHEET NUMBER:	A-3
	3 of 3

SEAL AND SIGNATURE:

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MIAMI-DADE PLANNING AND ZONING DEPT.

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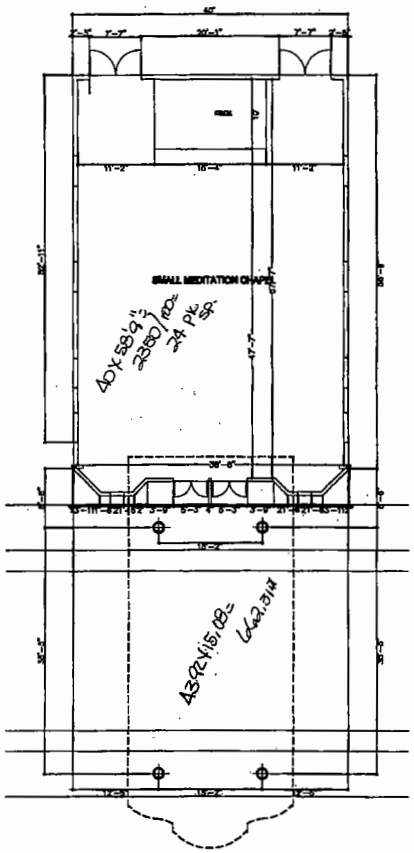
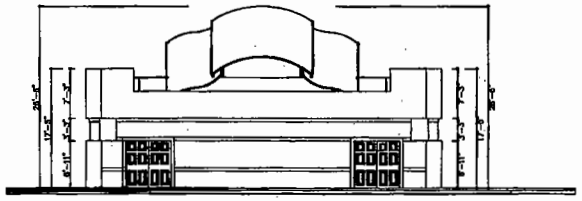
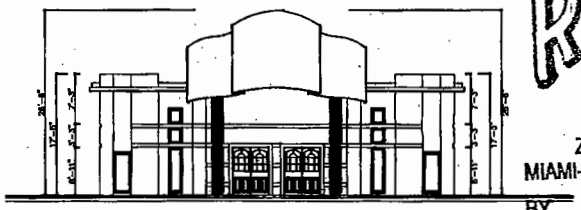


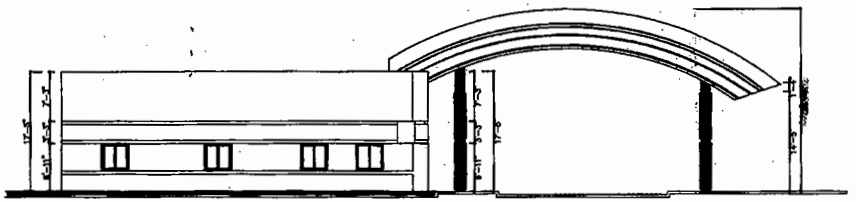
FLOOR PLAN MEDITATION CHAPEL



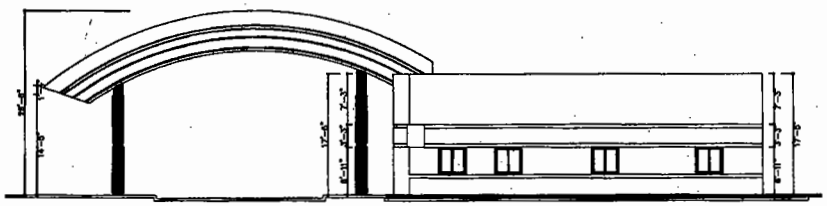
Rear View Elevation



Front View Elevation



Left View Elevation



Right View Elevation

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ZAB 27-09
MAR 16 2009
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MIAMI-DADE PLANNING AND ZONING DEPT.
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MAR 16 2009

Nestor J.
Cifuentes P.E.

NESTOR J. CIFUENTES
FLORIDA REGISTERED
29450 P.E.

ARCHITECTURAL DESIGN GROUP

EL BUEN SAMARITANO
"MAUSOLEUM PUBLIC HEARING"
25795 SW 137th AVE, PRINCETON, FL 33032

FLOOR PLANS & ELEVATIONS

REVISIONS
02-17-2009

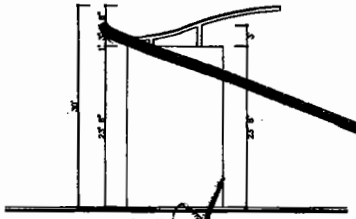
DESCRIPTION
Project No.
2007-098
Date:
10-31-07
Drawn By:
A.D.G.
Approved By:
N.C.
SEAL

NESTOR J. CIFUENTES LICENSE 29450 STATE OF FLORIDA PROFESSIONAL ENGINEER

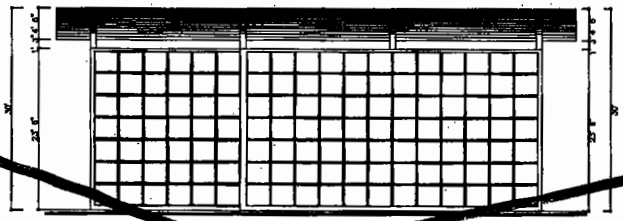
SHEET NO.
A-1
4 of 7

a

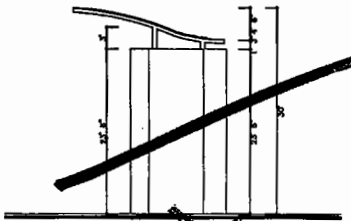
oh



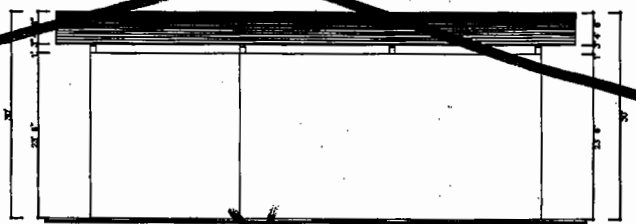
Left View Elevation Type C



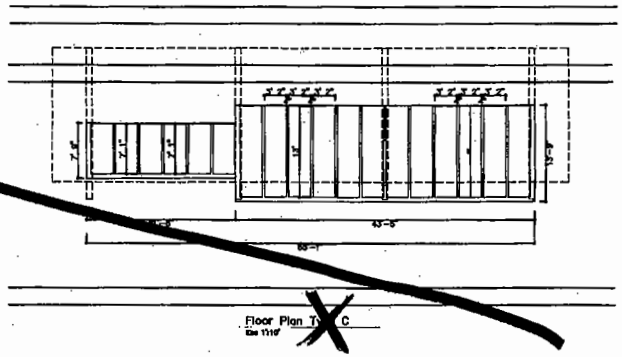
Front View Elevation Type C



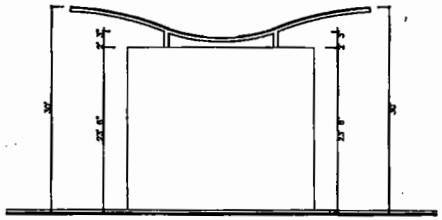
Right View Elevation Type C



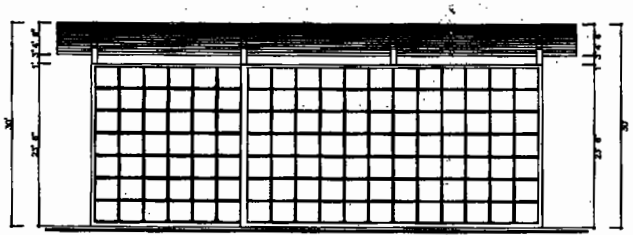
Back View Elevation Type C



Floor Plan Type C



Left View Elevation Type D



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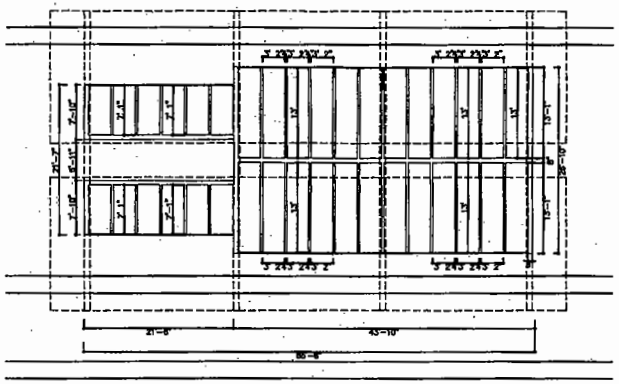
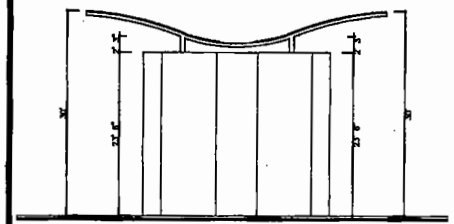
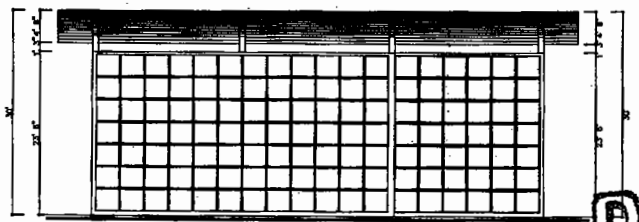


Floor Plan Type D

All mausoleum structures like Type "D." 11/7/10



Right View Elevation Type D



Back View Elevation Type D

RECEIVED
Zpb-277
MAR 16 2009

RECEIVED
MAR 15 2009

Nestor J. Cifuentes P.E.

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

NESTOR J. CIFUENTES
FLORIDA REGISTERED
29450 PE

EL BUEN SAMARITANO
"MAUSOLEUM PUBLIC HEARING"
25795 SW 137th AVE, PRINCETON, FL 33032

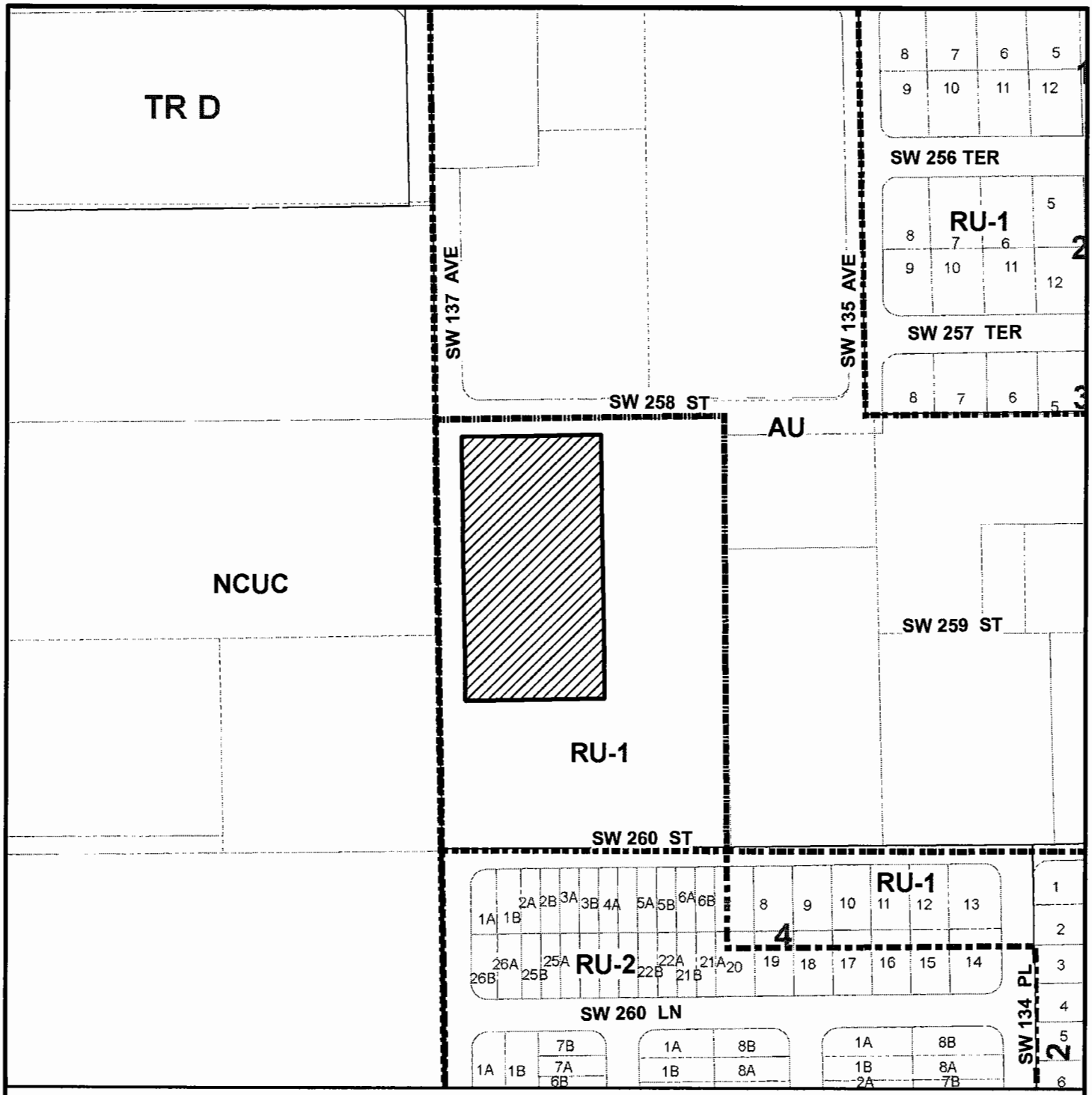
FLOOR PLANS & ELEVATIONS

REVISIONS
02-17-2009

DESCRIPTION
Project No. 2007-098
Date: 10-31-07
Drawn By: A.D.G.
Approved By: N.C.
SEAL

SHEET NO.
A-3
6 | of 7

11



MIAMI-DADE COUNTY
HEARING MAP

Process Number
06-277

Section: 26 Township: 56 Range: 39
Applicant: IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.
Zoning Board: c15
Commission District: 09
Drafter ID:alfredo
Scale: NTS
---------- Zoning

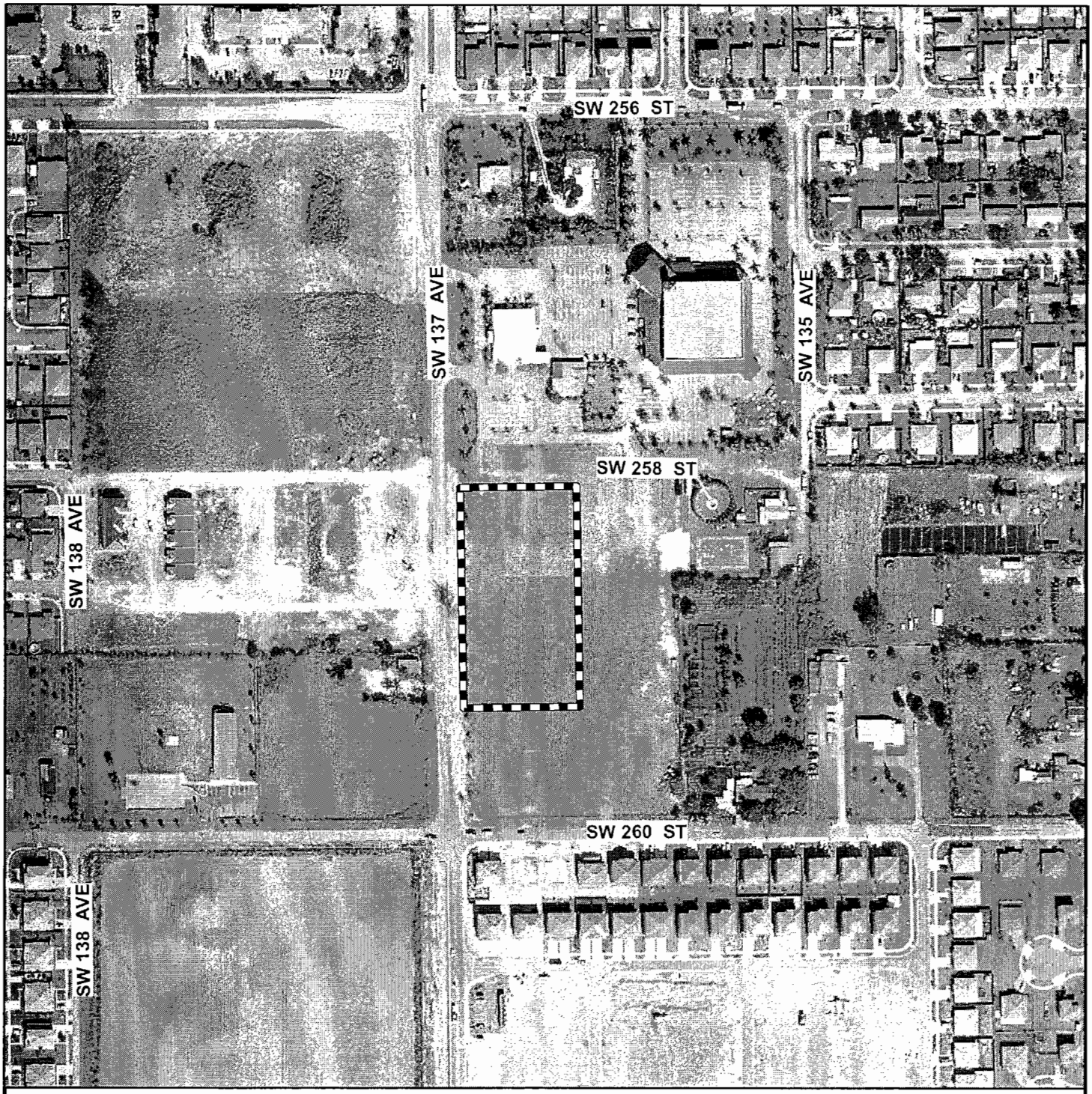
SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 09/16/09

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number
06-277

Section: 26 Township: 56 Range: 39
Applicant: IGLESIA CRISTIANA EL BUEN SAMARITANO, INC.
Zoning Board: c15
Commission District: 09
Drafter ID:alfredo
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 09/16/09

REVISION	DATE	BY

2. NORGE INVESTORS, INC.
(Applicant)

11-6-CZ15-2 (10-146)
Area 15/District 08
Hearing Date: 06/15/11

Property Owner (if different from applicant) **German E Perez.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1979	Director of Building & Zoning & Planning Dept.	- Zone change from (BU-3) to BU-1A.	BCC	Approved w/conds.
2005	Director of Building & Zoning & Planning Dept.	- Zone change from multiple zoning to PCUC.	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. 15

APPLICANT: Norge Investors, Inc. **PH:** Z10-146 (11-6-CZ15-2)

SECTION: 27-56-39 **DATE:** June 15, 2011

COMMISSION DISTRICT: 8 **ITEM NO.:** 2

==========

A. INTRODUCTION

o SUMMARY OF REQUESTS:

The applicant seeks to develop a non-conforming shopping center within the PCUC (Princeton Community Urban Center) District. The PCUC District, adopted by the Board of County Commissioners (BCC) pursuant to Resolution No. Z-26-05, is consistent with the adopted Comprehensive Development Master Plan (CDMP) and implements the Princeton Community Urban Center vision plan. Variances of the PCUC district and accompanying standard urban center regulations are requested for this development to allow the following: a detached sign used for development identification and larger tenant wall signs than permitted; to waive the requirement for street trees; a building to setback further from the front and side-street property lines; less building frontage along the front (west) build-to line; and the development of non-conforming street sections.

o REQUESTS:

REQUESTS # 1 THRU #3 WERE REVIEWED UNDER THE USE VARIANCE FROM OTHER THAN AIRPORT REGULATIONS.

(1) Applicant is requesting to waive the zoning regulations to permit a shopping center with a detached 45 sq. ft. building identification sign, with a height of 7' 6" (not permitted).

(2) Applicant is requesting to permit each tenant with a flat attached wall sign, each with an area of 24 sq. ft. (12 ft. maximum permitted, per tenant, per street frontage).

(3) Applicant is requesting to waive the zoning regulations requiring street trees to be placed within the swale; to permit street trees to be placed within private property.

(4) Applicant is requesting to permit the East building setback 46' from the front (west) property line and setback 343' 5" from the side street (north) property line (6' required for both).

(5) Applicant is requesting to waive the zoning regulations requiring an 80% minimum building frontage at the build to line along the front (west) property line.

(6) Applicant is requesting to waive the zoning regulations for street type

parameter requirements along US-1 and SW 252 Street (minor street).

(7) Applicant is requesting to waive the zoning regulations requiring the front setback to be of a hard surface and finished to match the adjoining sidewalk; to permit within portions of the front setback.

(8) Applicant is requesting to waive the zoning regulations requiring that parking lots be located in the rear or on one side of the building; to permit parking in front of the building.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Shopping Center for: Norge Investors, Tuscany Plaza", consisting of 6 sheets, dated stamped received 4/27/11. Plans may be modified at public hearing.

- **LOCATION:** The southeast corner SW 252 Street and South Dixie Highway, Miami-Dade County, Florida.

- **SIZE:** 2.73 acre.

ZONING HEARINGS HISTORY:

In March 1979, pursuant to Resolution #Z-71-79, the southern portion of the subject property was approved for a district boundary change from BU-3, Liberal Business District to BU-1A, Limited Business District. Subsequently, in 2005, pursuant to Resolution #Z-26-05, the entire subject property was a part of a larger parcel of land that was rezoned from multiple zoning districts to the Princeton Community Urban Center (PCUC) District.

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

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Princeton Community Urban Center District**.

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.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in Urban Centers to

provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject Urban Center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

***Policy LU-9B vii** of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate signage.*

Uses and Zoning Not Specifically Depicted on the LUP Map.

Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing 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 commercial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, and the objectives and policies of this Plan.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
PCUCD; vacant land	Community Urban Center

Surrounding Properties:

NORTH:	PCUCD; bank	Community Urban Center
SOUTH:	PCUCD: office building	Community Urban Center
EAST:	PCUCD; multi-family apartments	Community Urban Center
WEST:	PCUCD; Busway	Transportation

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(a) Use Variance. *The Board shall hear and grant applications for* ***use variances*** *from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in* ***unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.*

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 PROVIDER COMMENTS:

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

*Subject to the conditions indicated in their memorandum.

G. PLANNING AND ZONING ANALYSIS:

The subject property is located on the southwest corner of SW 139 Avenue and SW 252 Street, 150' to the west of the South Dade Bus Way and **approximately 702' southeast**

of and within the Urban Development Boundary (UDB) Line and lies in an area which is currently being developed as a compact, mixed-use community. This property, which was previously zoned BU-1A, Limited Business District, was part of a section of land that was rezoned from multiple zones to PCUC (Princeton Community Urban Center) District.

Industrial and office uses along with multi-family residential developments characterize the area where the retail development is proposed. Approval of this application would allow the development of a 34,000 sq. ft. shopping plaza with a detached identification sign, permit each tenant with a larger wall sign than permitted by the urban center regulations and to waive the requirement for street trees. In addition, the applicant seeks to vary other requirements of the PCUC District ordinance and accompanying standard urban center district regulations that pertain to the following: permit non-conforming buildings setbacks and a reduced building frontages percentage at the build-to line; nonconforming street section parameter requirements; provide landscape areas in lieu of the requirement for a hard surface in the front setback area; parking in front of the building; and the requirement requiring parking lots to be in the rear or on one side of the building.

The subject property lies within the **Princeton Community Urban Center** as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). *Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and 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. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages.* All of the parcels within the boundaries of the approved Princeton Community Urban Area District are regulated by plans and descriptive standards described in Ordinance #05-146, which is consistent with the Urban Center interpretative text. Among other things, said Ordinance requires buildings to be oriented to the street, parking lots to be predominately relegated to the rear or sides of buildings, primary building entrances to be placed close to the street and/or open space, and shade trees and weather protection to be available in order to create a pedestrian-friendly environment at street level. The applicant has worked with staff in redesigning the site plan to bring it more into conformity with the Urban Center regulations. The applicant has relocated the North building to conform to the setback regulations, and has provided additional fenestration in the form of a colonnade and increased glazing among other things to bring the development closer to the requirements of the PCUC district regulations. The subject site fronts on US-1 (South Dixie Highway), a heavily trafficked corridor depicted as a major roadway on the LUP Map of the CDMP. Staff opines that this development is unique and that a modified approval of this application would not have a negative impact on the future development of the area and would maintain the basic intent and purpose of the PCUC Master Plan, which is the citizens' vision for the future growth and the re-development of the unincorporated area of Princeton in Miami-Dade County. Therefore, staff opines that the proposed development of the site is **compatible** with the future development of the area and is **consistent** with the PCUC designation on the LUP map of the CDMP.

However, **Policy 9B vii** of the Land Use Element of the CDMP indicates that *Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage.* Staff notes that this Department has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. In staff's opinion, approval of requests #1 and #2 would be contrary to the citizen's vision for the development of the area, would not maintain the basic intent and purpose of the PCUC Master Plan and would be **incompatible** with same.

Section 33-284.89 of the Standard Urban Center District Regulations provides that relief from the regulations governing signages, including minimum horizontal and vertical clearances and street trees shall be permitted only pursuant to the standards and requirements of Section 33-311(A)(4)(a) of the Zoning Code. A ***use variance*** *as provided in Section 33-311(A)(4)(a) permits a use of land other than which is prescribed by the zoning regulations. The standard stipulates that the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in* ***unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulations.*

Staff worked closely with the applicant in an effort to redesign the submitted plans to reduce the number of variance requests sought in this application. Approval of request #1, would allow the applicant to erect a 45 sq. ft., 7' 6" high detached sign. Although detached signs are not permitted in the PCUC District, staff acknowledges that said signage area is smaller than what the PCUC District regulations allow for wall signage to identify the shopping. Notwithstanding, staff opines that the applicant should be able to satisfy the requirements pertaining to requests #1 through #3. Staff opines that approval of the detached identification signage (request #1) and signage that is two times the permitted square footage allowed for individual tenant signs within the proposed shopping center (request #2) would be overly intensive and would contribute to visual clutter in this area of the County. Further, staff opines that there is sufficient swale area along US-1 that would allow the applicant to meet the requirement for street trees in this area (request #3). Staff is of the opinion that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions regarding these requests (Requests #1 through #3) would result in unnecessary hardship. Based on the foregoing analysis, whereas **staff opines that the approval of requests #1 through #3 would not meet the standards set forth in Section 33-311(A)(4)(a), which require that a zoning hardship be shown. As such, staff recommends denial without prejudice of requests #1 through #3 under Section 33-311(A)(4)(a).**

When requests #4 through #8 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area and the emerging PCUC District. Staff opines that request #4, which would permit the building sited on the east side of the property to setback, 46' from the front (west) and 343' 5" from the side street (north) property lines is due to the physical constraints resulting from the shallow

configuration of the lot. Although the applicant met with staff and redesigned the development in an attempt to meet the requirements of the Urban Center district, staff opines that said physical constraints would make it difficult for the applicant to satisfy all the other requests (#5 through #8) which staff opines are germane to request #4. Staff is satisfied that the applicant made attempts to meet the requirements of the Urban Center Interpretative Text of the CDMP and that the relocation of the northernmost building to conform to the setback requirements and which allowed the development to meet the hard surface requirements in this area of the property, will provide a welcome visual enhancement to this section of the County. Further, staff opines that these modifications to the plan by the applicant will also create a more welcoming pedestrian friendly environment which would be more in keeping with the community's vision for the development of the area in accordance with the urban design principles indicated in the Urban Center text of the CDMP, or with the standards stipulated in the Princeton Community Urban Center.

Staff is supportive of requests #4, through #8 and opines that the approval of said requests will bring the proposed development more into conformity with the PCUC regulations which seek to promote welcoming vistas and an increase in pedestrian activity resulting from fenestrated buildings, buildings framing streets, direct access to defined open spaces, and corridors fitted with wide sidewalks and landscape elements.

Therefore, in staff's opinion, approval of requests #4 through #8 would not be out of character with the planned development of the area under the Princeton Community Urban Center guidelines, and would allow this community to be developed as envisioned. Staff opines that these requests will maintain the basic intent and purpose of the PCUC zoning regulations which were adopted by the BCC, will be compatible with citizen's vision for the development of the surrounding area and will be not be detrimental to the community. **Therefore, staff recommends approval with conditions of request #4 through #8 under Section 33-311(A)(4)(b) (NUV).**

H. Recommendation

Approval with conditions of requests #4 through #8, and denial without prejudice of requests #1 through #3.

I. CONDITIONS

1. That a site plan be submitted to and meet with the approval of the Director of 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 structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Proposed Shopping Center for: Norge Investors, Tuscany Plaza", consisting of 6 sheets, dated stamped received 4/27/11, **except as herein amended to include street trees within the swale area.**

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

DATE TYPED: 04/18/11
DATE REVISED: 05/10/11, 05/17/11, 06/02/11, 06/07/11
DATE FINALIZED: 06/07/11
MCL:GR:NN:JV:CH

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

Memorandum

MIAMI-DADE COUNTY

Date: May 9, 2011

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

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

Subject: C-15 #Z2010000146-2nd Revision
Norge Investor's, Inc.
SE corner of SW 252nd Street and S. Dixie Highway
To Permit One Story Building and to Permit the Buildings Setback More than Required from Property Lines
(PUCD) (2.72 Acres)
27-56-39

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
Project qualifies for a Surface Water Management General Permit, which must obtained from DERM prior to re-development of the site, Final Plat, and/or prior to obtaining Public Works Department approval of Paving & Drainage plans.

Drainage system must be designed for on-site flood protection for 5-year / 1 day storm event and to prevent off-site discharge from a 25 year / 3-day storm. Site grading must comply with the requirements of Section 11C of the Code for flood protection.

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

Wetlands
The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM 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
There are no tree resources issues on the subject properties.

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.

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 due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

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# Z2010000146
CZAB - C15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: NORGE INVESTORS, INC.

This Department has no objections to this application.

The turning radii within the proposed parking lot and drives shall be a minimum of 15 feet.

Proposed street trees along SW 252 Street must comply with the Standard Details of the Public Works Manual of Miami-Dade County.

Additional improvements may be required at time of permitting.

Driveway to US-1 must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 154 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
9822	SW 137 Ave. s/o US-1	C	C
9824	SW 137 Ave. n/o SW 288 St.	B	B
9916	SW 248 St. w/o US-1	D	D
9922	SW 268 St. w/o SW 127 Ave.	A	A
9971	US-1 s/o SW 248 St.	E	E
F-545	US-1 n/o SW 308 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.
12-MAY-11

REVISION 1

Memorandum

Date: 28-MAR-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000146

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated September 23, 2010.
APPROVAL
MDFR has no objection to site plan date stamped March 08, 2011. 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 Z2010000146
located at THE SOUTHEAST CORNER OF S.W. 252 STREET AND SOUTH DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2435 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
41,331 Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 12.27 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 5 - Gould/Princeton - 13150 SW 238 Street
Rescue, BLS Engine

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Service impact calculated based on site plan date stamped March 8, 2011. 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: 16-MAY-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

NORGE INVESTORS, INC.	THE SOUTHEAST CORNER OF S.W. 252 STREET AND SOUTH DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000146

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY
10-146
ADDRESS: THE SOUTHEAST CORNER OF S.W. 252 STREET AND SOUTH DIXIE HIGHWAY

FOLIO: 3069270170030 & 0020

DATE: 5/16/11

NAME: NORGE INVESTORS, LLC

OPEN CASES:
Neighborhood Regulations:

No open cases.

Building Code:
No open cases.

CLOSED CASES:
Neighborhood Regulations:
No closed cases.

Building Code:
No closed cases.

_____
Ronald Szep, Neighborhood Regulations and Legal Services Division Director
Miami-Dade County Building and Neighborhood Compliance Department

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: BOBONIS, EIMIR **Inspection Dat**

Evaluator: N/A 06/07/11

Process #:	**Applicant's Name**
Z2010000146	NORGE INVESTORS, INC.

Locations: THE SOUTHEAST CORNER OF S.W. 252 STREET AND SOUTH DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.

Size: 2.73 ACRES **Folio #:** 3069270170030

Request:

1 Applicant is requesting to permit a shopping center with a detached 45 sq. ft. building identification sign with a height of 7'6" (not permitted).
2 Applicant is requesting to permit each tenant with a flat attached wall sign, each with an area of 24 sq. ft. (12 sq. ft. maximum permitted, per tenant, per street frontage).
3 Applicant is requesting to permit the East building setback 46' from the front (west) property line and setback 343'5" from the side street (north) property line (6' required for both).
4 Applicant is requesting to waive the zoning regulations requiring an 80% minimum building frontage at the build to line, along the front (west) property line.
5 Applicant is requesting to waive the zoning regulations for street type parameter requirements along US Highway 1 and SW 252 Street (minor street).
6 Applicant is requesting to waive the zoning regulations requiring the front setback to be of hard surface and finished to match the adjoining sidewalk; to permit landscaping within portions of the front setback.
7 Applicant is requesting to waive the zoning regulations requiring parking lots be located in the rear or on one side of the building; to permit parking in front of the building.
8 Applicant is requesting to waive the zoning regulations requiring street trees to be placed within the swale area; to permit street trees to be placed within private property.
REQUESTS #1 & #2 ARE BEING REVIEWED AS USE VARIANCES of the Princeton Community Urban Center District:

EXISTING ZONING

Subject Property PCUC,

EXISTING USE VACANT LAND

SITE CHARACTERISTICS

STRUCTURES ON SITE:

None

USE(S) OF PROPERTY:

None

FENCES/WALLS:

Chainlink fence on the east side that belongs to the apartment complex to the east

LANDSCAPING:

None

BUFFERING:

4' hibiscus hedge to the west

VIOLATIONS OBSERVED:

ZONING INSPECTION REPORT

None

OTHER:

Process #	Applicant's Name
Z2010000146	NORGE INVESTORS, INC.

SURROUNDING PROPERTY

NORTH:
Bank

SOUTH:
Entrance to the apartment complex located to the east

EAST:
Apartment complex

WEST:
us1

SURROUNDING AREA

NEIGHBORHOOD CHARACTERISTICS:
mix of ru,au,iu and bu

COMMENTS:

Inspector ***BOBONIS, EIMIR***
Evaluator ***N/A***
Process Number: ***Z2010000146*** **Applicant Name** ***NORGE INVESTORS, INC.***

Date: 06-JUN-11

Comments: 4' HEDGE ALONG THE WEST SIDE OF PROPERTY

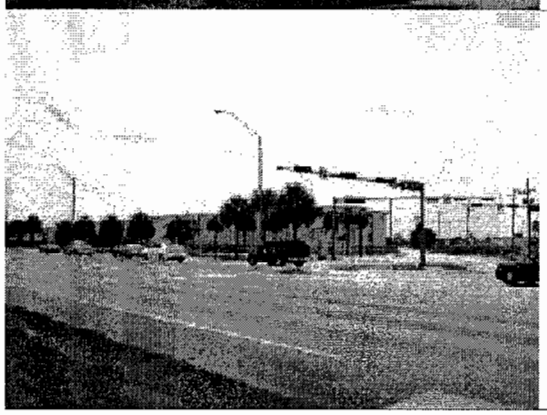
Date: 06-JUN-11

Comments: PROPERTY

Date: 06-JUN-11

Comments: PRPERTY TO THE EAST / APARTMENT COMPLEX

Inspector ***BOBONIS, EIMIR***
Evaluator ***N/A***
Process Number: ***Z2010000146*** **Applicant Name** ***NORGE INVESTORS, INC.***

	Date: 06-JUN-11 Comments: PROPERTY TO THE NORTH / BANK
	Date: 06-JUN-11 Comments: SOUTH OF PROPERTY WHICH IS THE ENTRANCE TO THE APARTMENT COMPLEX TO THE EAST OF PROPERTY
	Date: 06-JUN-11 Comments: US 1 LOCATED TO THE WEST OF PROPERTY

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: NORGE INVESTORS, INC., a Florida corporation

NAME AND ADDRESS	Percentage of Stock
GERMAN E. PEREZ, 7370 SW 144th St., Miami, FL 33158	100%

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_____

NAME AND ADDRESS	Percentage of Stock
210-146	
JTH	

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:_____

NAME AND ADDRESS	Percentage of Stock

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 AND ADDRESS AND OFFICE (if applicable)	Percentage of Stock

Date of contract:_____

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

Z10-146	
JSH	

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:_____

GERMAN E. PEREZ (Applicant)

Sworn to and subscribed before me this 3 day of September, 20 13. Affiant is personally know to me or has produced _____ as identification.

_____

(Notary Public)

My commission expires:_____

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

*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.

24

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210-146
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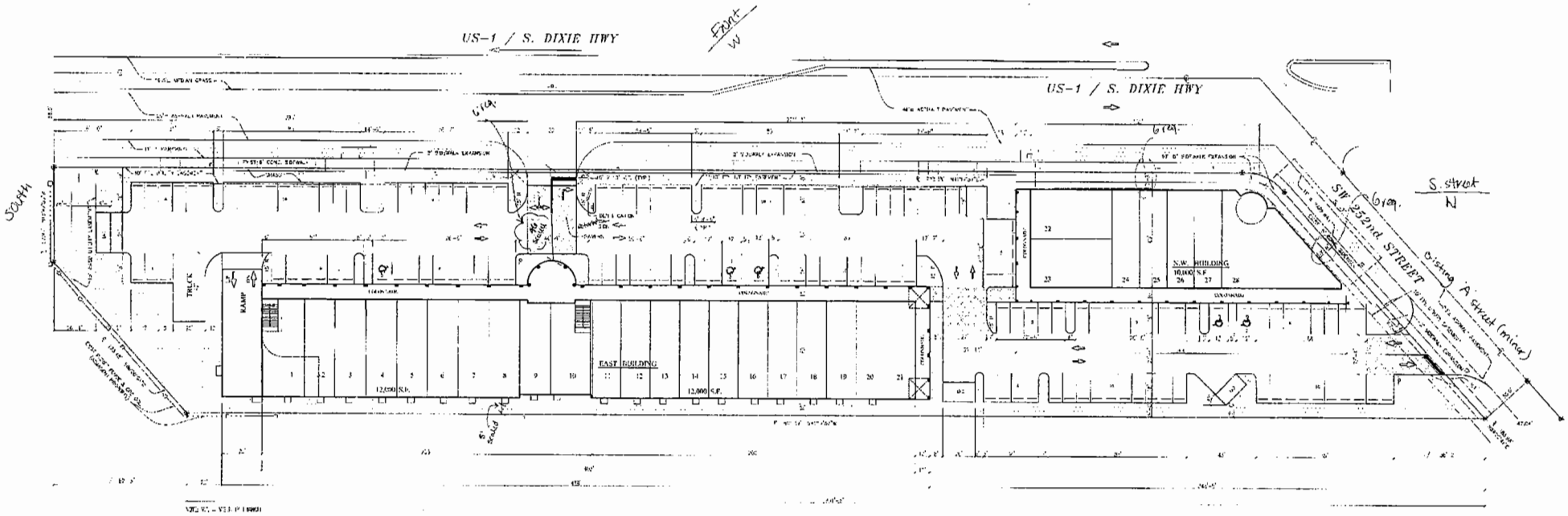
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

TYPICAL PARKING SPACE NTS.



SITE PLAN

SCALE: 1"=30'-0"

Princeton
MC - mixed use
Center- sub district

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ENLARGED SITE PLAN

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PROCESS #: 210-146
DATE: APR 27 2011
BY: [illegible]

BUILDING AND ZONING DATA

ZONING DISTRICT:	TRI-ZONE CENTER SUB-DISTRICT
NET LOT AREA:	3.73 ACRES = 118,628 S.F.
BUILDING AREA (UNCLOSED):	34,201 S.F.
COVERED COLONNADE:	7,331 S.F.
TOTAL BUILDING AREA:	41,331 S.F.

SETBACKS	REQUIRED	PROVIDED N.W. BUILDING	PROVIDED EAST BUILDING
FRONT YARD	8'-0"	10'-0"	71'-0"
REAR YARD	0'	10'-0"	12'-0"
STREET SIDE YARD	8'-0"	10'-0"	343'-5"

PARKING		
REGULAR PARKING SPACE (COMMERCIAL AREA) 34,000 S.F. / 250	136	173 (TOTAL) REGULAR
OR 3 PARKED SPACE PER STORE		
PARKING S. BASED ON ENCLOSED BLDG AREA (S.F.)		
SURFACE PARKING 140 SPACES		
ROOF PARKING 37 SPACES		
HANDICAPPED PARKING SPACE (SURFACE)		
PARKING SPACE SIZE: 8.5' X 18' REGULAR AND 12' X 18' HANDICAPPED	3 (MIN)	5 (TOTAL H.C.) 175 (TOTAL)

FOLIO NUMBER

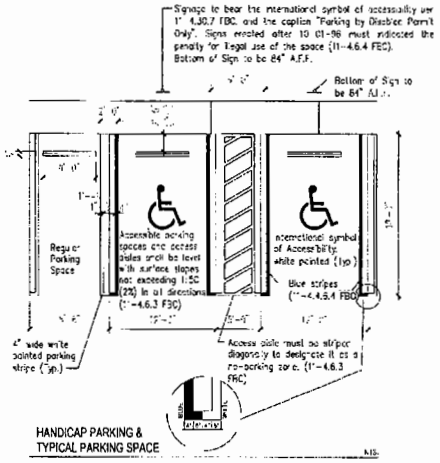
30-5027-017-0220 AND 30-5027-017-0330

SCOPE OF WORK

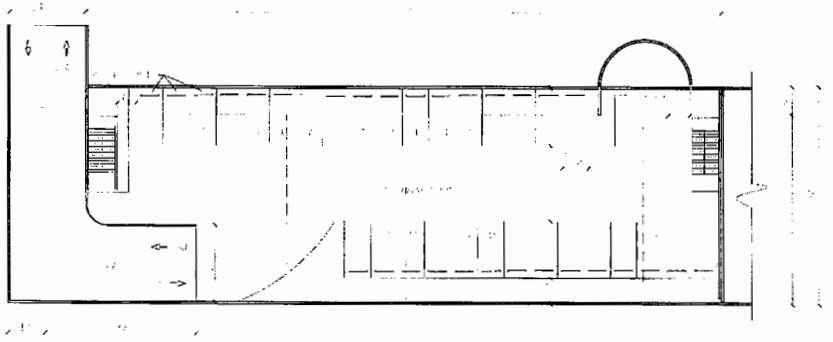
NEW SHOPPING CENTER

LEGAL DESCRIPTION

THE EAST 5 OF THE NE 1/4 OF THE NW 1/4, NE 1/4 OF THE NW 1/4, OF SECTION 3, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA

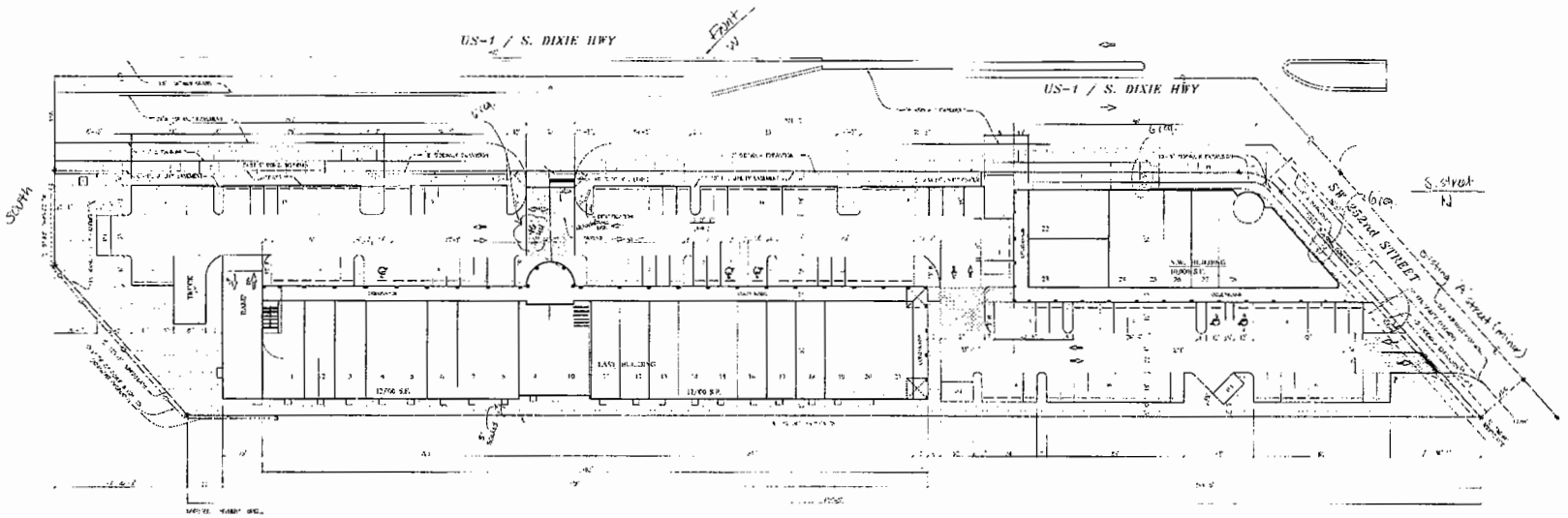


HANDICAP PARKING & TYPICAL PARKING SPACE



ROOF PLAN - EMPLOYEE PARKING

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



Rear
east

Princeton
MC - mixed use
Center - sub district

SITE PLAN

SCALE: 1"=30'-0"

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

REVISIONS	
1	

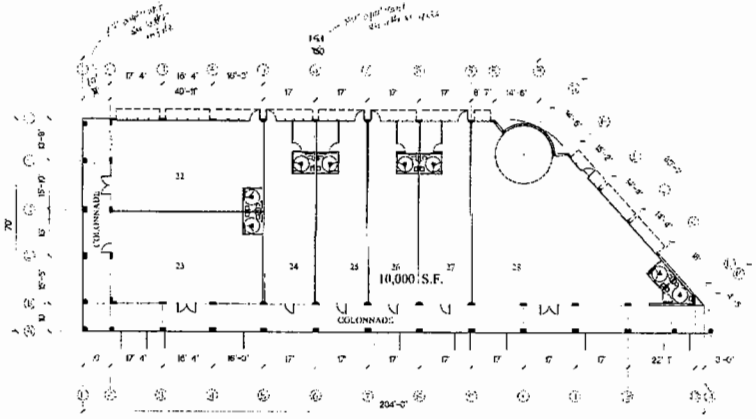
JOSE R. CASANOVA, JR.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
REGISTRATION No. AR 0007733
8325 SW. 132nd STREET MIAMI, FLORIDA 33156 Phone: (305) 298-5238

PROPOSED SHOPPING CENTER FOR:
NORGE INVESTORS, INC.
TUSCANY PLAZA
SW 252 STREET & SOUTH DIXIE HIGHWAY MIAMI, FLORIDA 33170

DRAWN: C.WOOD R.FERRER
CHECKED: J.R.C.
DATE: APRIL 22, 2011
SCALE: as shown
JOB NO.
SHEET: A-1
OF 6 SHEETS

4/22/2011

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-146
DATE: APR 27 2011
BY: SDB



FLOOR PLAN (N.W. Building)

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

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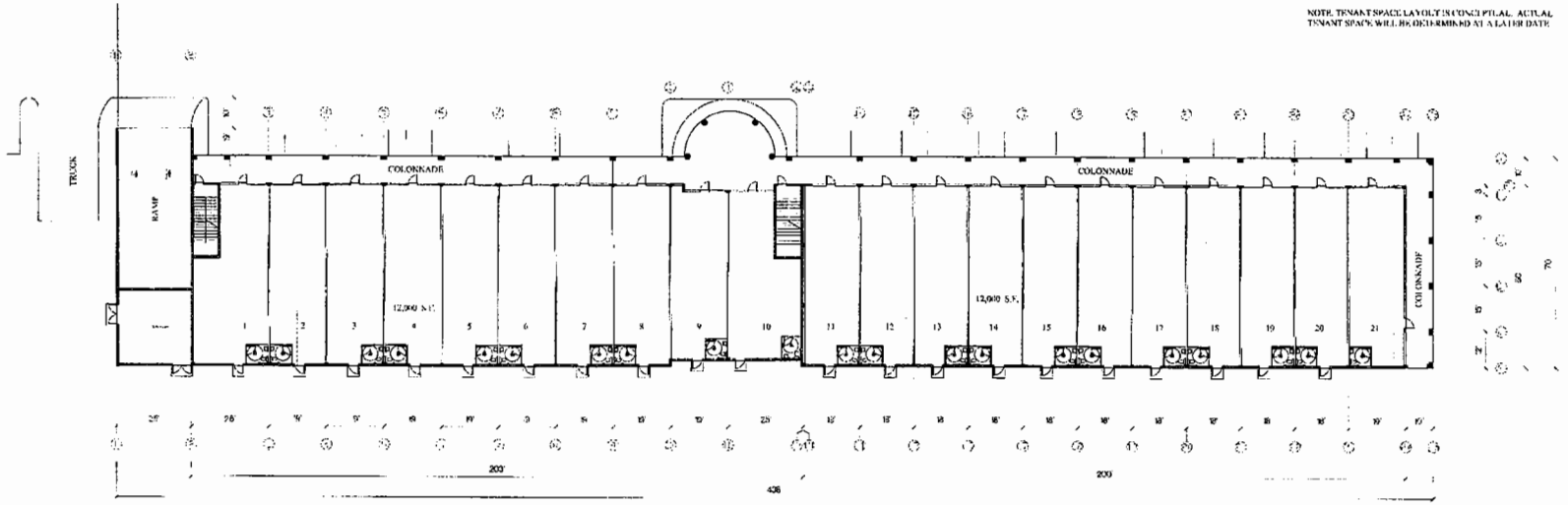
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

NOTE: TENANT SPACE LAYOUT IS CONCEPTUAL. ACTUAL TENANT SPACE WILL BE DETERMINED AT A LATER DATE



FLOOR PLAN (East Building)

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

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APR 27 2011
AH

REVISIONS	BY
1	

JOSE R. CASANOVA, JR.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
REGISTRATION No. AR 0007733
8325 SW. 132nd STREET MIAMI, FLORIDA 33156 Phone: (305) 298-5238

PROPOSED SHOPPING CENTER FOR:
NORGE INVESTORS, INC.
TUSCANY PLAZA
25191 SOUTH DIXIE HIGHWAY MIAMI, FLORIDA 33170

DRAWN: C.WOOD, R.FERRER
CHECKED: J.R.C.
DATE: APRIL 22, 2011
SCALE: as shown
JOB NO.
SHEET: A-2
OF 6 SHEETS

4/22/2011
12/19/2010

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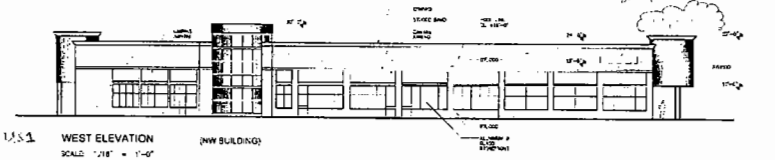
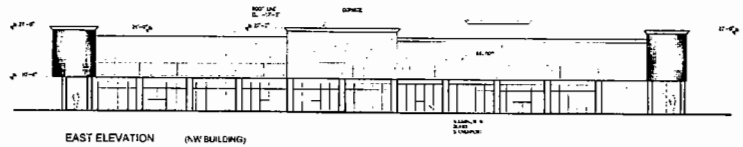
MIAMI-DADE COUNTY
PROCESS #: Z10-146
DATE: APR 27 2011
BY: HH



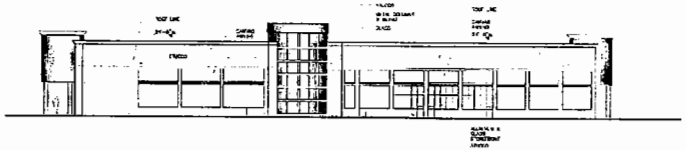
US-1 WEST ELEVATION (NW BUILDING)
SCALE: 1/16" = 1'-0"

* storefronts - 114.46 sq.ft. x 50% = 1905.36 sq.ft. of glazing
* fenestration - 2310 x 30% = 714 sq.ft. providing 1330 sq.ft. (57.61%) of glazing



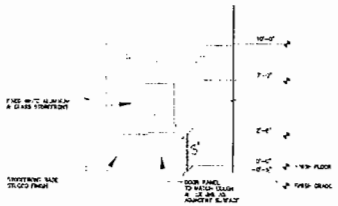
EAST ELEVATION (NW BUILDING)
SCALE: 1/16" = 1'-0"

SOUTH ELEVATION (NW BUILDING)
SCALE: 1/16" = 1'-0"



NORTH ELEVATION (NW BUILDING)
SCALE: 1/16" = 1'-0"

* storefronts - 114.46 : 1429.36 x 70% = 1000.35 sq.ft. of glazing
* fenestration - 1429.36 x 30% = 428.81 sq.ft. providing 823 sq.ft. (55.45%) of glazing



STOREFRONT DETAIL AT DOOR FACING US-1 & SW 252 ST.

ELEVATIONS INFORMATION

NW BUILDING

DESCRIPTION	US-1 WEST ELEVATION	252 STREET NORTH ELEVATION	TOTAL
FAÇADE LENGTH:	141 FT. MIN	76 FT	217 FT
FAÇADE HEIGHT:	15 FT & 17 FT	15 FT & 17 FT	
STOREFRONT LENGTH:	118 FT	47 FT	165 FT
PERCENTAGE FENESTRATION:	84 %	62 %	76 %
STOREFRONT AREA	1,898 S.F.	752 S.F.	2,640 S.F.
STOREFRONT GLASS AREA:	1,330 S.F.	633 S.F.	1,853 S.F.
PERCENTAGE GLASS AREA	65 %	84 %	70 %

TOTALS NW & EAST BUILDINGS

FENESTRATION:	80 %
GLASS AREA:	54 %

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Z10-146
APR 27 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
Z10-146
APR 27 2011

REVISIONS

JOSE R. CASANOVA, JR.
ARCHITECT, LEED AP
ALGHITHARCHITECTURE.COM
8325 SW. 132nd STREET MIAMI, FLORIDA 33156 Phone: (305) 209-5238

PROPOSED SHOPPING CENTER FOR:
NORGE INVESTORS, INC.
TUSCANY PLAZA
SW 252 STREET & SOUTH DIXIE HIGHWAY MIAMI, FLORIDA 33170

DRAWN: C.WOOD / F.FERRER
CHECKED: J.R.C.
DATE: APRIL 22, 20'
SCALE: as shown
JOB NO.
SHEET: A-3
OF 6 SHEETS

5/12/20 1
-5/28/2011-

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-146
DATE: APR 27 2011
BY: HDX

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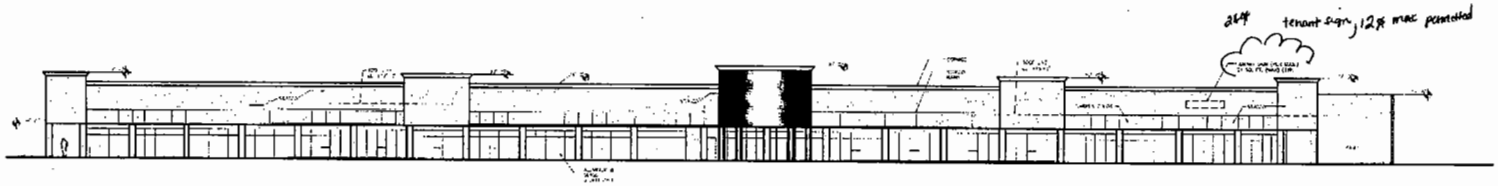
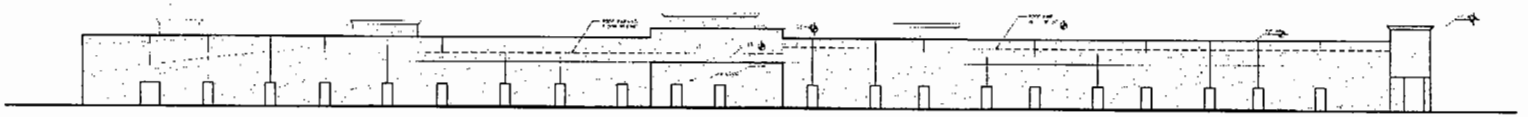
Z10-146
APR 27 2011

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

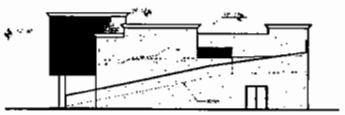


WEST ELEVATION (EAST BUILDING)
SCALE: 1/16" = 1'-0"

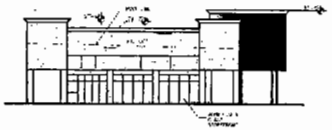
storefront - 1704.08 = 6951 x 70%: 4,795.70 # of glazing
fenestration 6951 x 30% = 2,055.30 #
providing 3,033 (44.87%) of glazing



EAST ELEVATION (EAST BUILDING)
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION (EAST BUILDING)
SCALE: 1/16" = 1'-0"



NORTH ELEVATION (EAST BUILDING)
SCALE: 1/16" = 1'-0"

storefront - 177x60: 1020 x 70%: 714 # of glazing
fenestration - 1020 x 30%: 306 #
providing 623 # (61.07%) of glazing

ELEVATIONS INFORMATION

EAST BUILDING

DESCRIPTION	US-1 WEST ELEVATION	252 STREET NORTH ELEVATION	TOTAL
FAÇADE LENGTH:	403 FT	60 FT	463 FT
FAÇADE HEIGHT:	15 FT & 17 FT	15 FT & 17 FT	
STOREFRONT LENGTH:	337 FT	39 FT	376 FT
PERCENTAGE FENESTRATION:	84 %	65 %	80 %
STOREFRONT AREA	6,448 S.F.	960 S.F.	7,408 S.F.
STOREFRONT GLASS AREA:	3,033 S.F.	823 S.F.	3,856 S.F.
PERCENTAGE GLASS AREA:	47 %	65 %	49 %

TOTALS NW & EAST BUILDINGS
FENESTRATION: 80 %
GLASS AREA: 54 %

RECEIVED
Z10-146
APR 27 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

REVISIONS	BY
1 RESPONSE TO DRP	J.R.C.

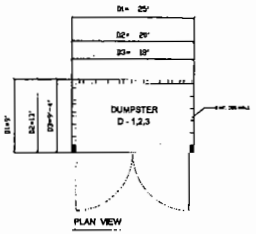
JOSE R. CASANOVA, JR.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
REGISTRATION No. AR 0007733
8323 SW. 132nd STREET MIAMI, FLORIDA 33156 Phone: (305) 298-5208

PROPOSED SHOPPING CENTER FOR:
NORGE INVESTORS, INC.
TUSCANY PLAZA
SW 252 STREET & SOUTH DIXIE HIGHWAY MIAMI, FLORIDA 33170

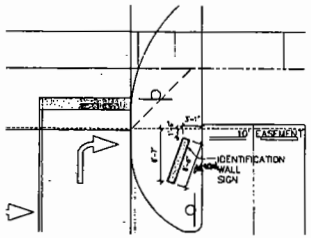
DRAWN	C.WOOD R.FERRER
CHECKED	J.R.C.
DATE	APRIL 22, 2011
SCALE	as shown
JOB NO.	
SHEET	A-4
	OF 6 SHEETS

4/22/2011
-4/26/2011-

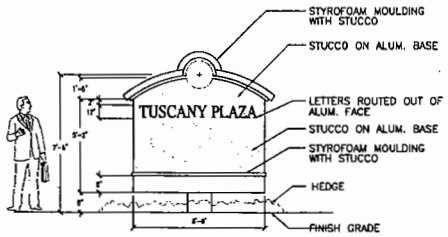
RECEIVED
MIAMI-DADE COUNTY
PROCESSING #: 210-146
DATE: APRIL 27 2011
BY: [illegible]



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



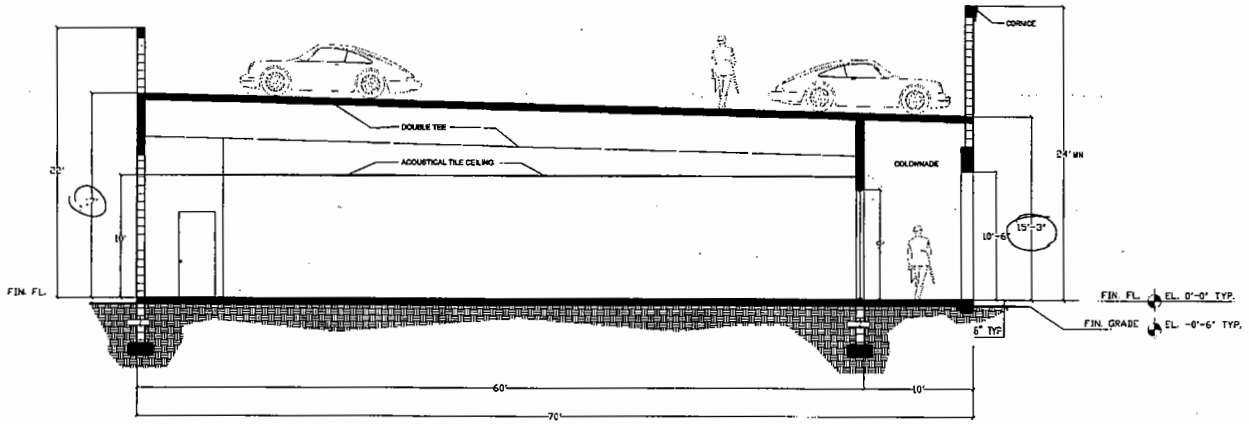
IDENTIFICATION WALL SIGN AT US-1 ENTRANCE
SCALE: 1/8" = 1' - 0"



detached
IDENTIFICATION WALL SIGN ELEVATION (US-1)
SCALE: 3/8" = 1' - 0" SIGN AREA: 45 S.F.

detached
IDENTIFICATION WALL SIGN DETAILS

RECEIVED
210-146
APR 27 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



BUILDING SECTION AT ROOF PARKING
SCALE: 1/4"=1'-0"

RECEIVED
210-146
APR 27 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISIONS	BY
1 [illegible]	J.R.C.

JOSE R. CASANOVA, JR.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
REGISTRATION No. AR-0007722
8226 SW. 132nd STREET MIAMI, FLORIDA 33156 Phone: (305) 298-5238

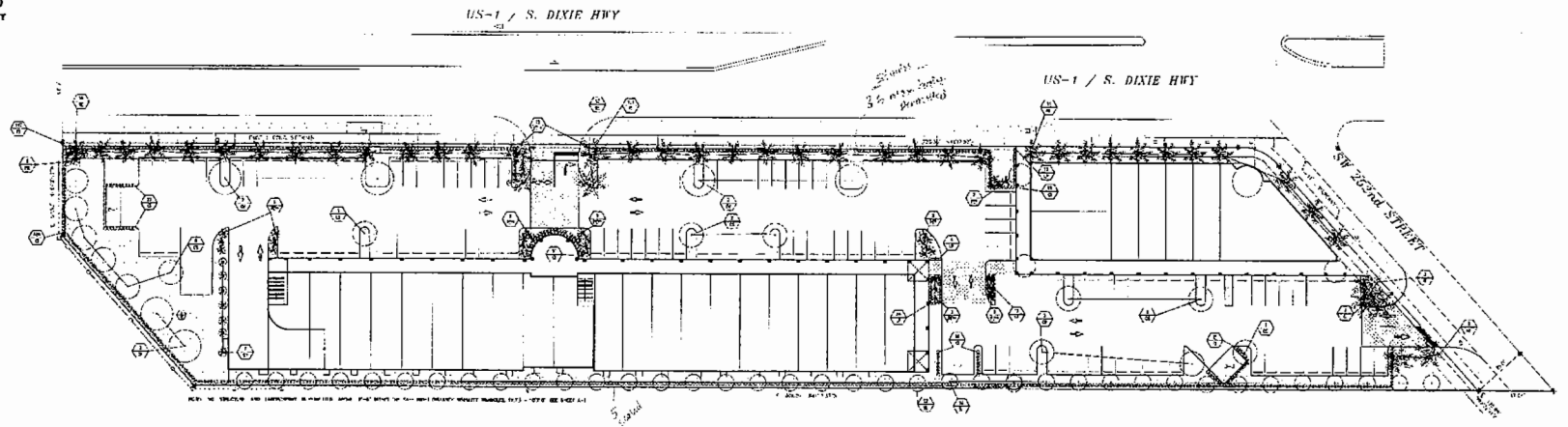
PROPOSED SHOPPING CENTER FOR:
NORGE INVESTORS, INC.
TUSCANY PLAZA
SW 252 STREET & SOUTH DIXIE HIGHWAY MIAMI, FLORIDA 33170

DRAWN: C. WOOD R.FERRER
CHECKED: J.R.C.
DATE: APRIL 22, 2011
SCALE: as shown
JOB NO.
SHEET: A-5
OF 8 SHEETS

4/22/2011
—3/28/2011—

THE DRAWINGS AND WORK AS SHOWN, IS PROPERTY OF THIS DRAWING, IS JOSE R. CASANOVA, JR.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-146
DATE: APR 27 2011
BY: [illegible]



LANDSCAPE PLAN

SCALE: 1"=30'-0"

Private open space
115,625 x (20%) = 23,125 sq. ft.
115,625 x 60% = 69,375 sq. ft.

RECEIVED
Z10-146
APR 27 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

LANDSCAPE LEGEND

ZONING DISTRICT: BUSINESS CENTER 'S' DISTRICT

NET LOT AREA (2.73 ACRES): 115,639 S.F.

OPEN SPACE	REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE (05) REQUIRED: NET LOT AREA (115,625 S.F. X 15%)	17,343 S.F.	24,581 S.F.
B. 50 OF PARKING LOT OPEN SPACE REQUIRED: (IE S.F. FOR EACH (75 x 10)	1,750 S.F.	17,050 S.F.
C. TOTAL =	20,140 S.F.	26,741 S.F.

LAWN AREA CALCULATION
A. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED: 22,318 S.F.
B. MAXIMUM LAWN AREA (50 PERCENT PER SOD) PLANTED:

TREES
A. NUMBER OF TREES REQUIRED BY NET ACRES/ LOT AREA: 16 TREES X NET LOT AREA (2.73) = 44 — 212
B. PERCENTAGE (%) OF PALM ALLOWED : 44 TREES PROVIDED X 30% = 14 — 82
C. PERCENTAGE OF NATIVE REQUIRED : 44 TREES PROVIDED X 30% = 14 — 50
D. STREET TREES (30' O.C. MAX. AVG) 861'/25' = : 36 — 49
E. STREET TREES LOCATED BENEATH POWER LINES = : 0 — 0
F. TOTAL SUM OF REQUIRED TREES = : 82 — 141

SHRUBS
A. 840 TREES REQUIRED X 10 = MIN. NUMBER OF SHRUBS ALLOWED (15% MIN. INC.): 520 — 918
B. 820 SHRUBS ALLOWED X 30% OF NATIVE SHRUBS REQUIRED: 748 — 846

IRRIGATION PLAN: (REQUIRED, SEE SHEET SL-2)

PLANT MATERIAL SCHEDULE

KEY SYMB.	QUANTITY NEW	QUANTITY EXISTING	PLANT NAME BOTANICAL / COMMON NAME	NATIVE YES	NATIVE NO	SIZE SPECIFICATIONS HT. X SPR. , CALIPER AT PLANTING
QV	6		QUERCUS VIRGINIANA / LIVE OAK	●		12' - 14' HT. X 6' SPR. 2 - 1/2" CALIPER
M	38		CATHODES RACEMOSUS / SILVER BUTTONWOOD	●		10' - 12' HT. X 6' SPR. 2 - 1/2" CALIPER
CU	15		CASSIA SURRATENSIS / CASSIA	●		10' - 12' HT. X 6' SPR. 2 - 1/2" CALIPER
RE	44		ROYSTONEA ELATA / FLORIDA ROYAL PALM	●		8' CLEAR WOOD (18'-20' HT. , 10" CALIPER)
PE *	4		PHOENICOSPERMA ELEGANS / ALEXANDER PALM (TRIPLE TRUNK)		●	14' HT. OVERALL TRIPLE TRUNK *
PE **	22		PHOENICOSPERMA ELEGANS / ALEXANDER PALM (SINGLE TRUNK)		●	14' HT. OVERALL SINGLE TRUNK **
PR	5		PHOENIX ROEBELENII / DWARF DATE PALM		●	6' - 7' HT. OVERALL X 5' - 6' SPR
SP	7		SABAL PALMETTO / CABBAGE PALM	●		18' - 22' HT. CLEAR TRUNK SKIDDED
CI	583		CHRYSOBALANUS / ICACO PET OR COCOPLUM	●		24" HT. 3 GAL. CONTAINER 24" SPR. 24" O.C.
FT	13		FICUS TRIANGULARIS / TRIANGLE FIG	●		36" HIGH SP. 24" O.C. * NEW
LP	93		LIRIOPE LIRIOPE LIRIOPE MUSCARI / GIANT LIRIOPE		●	12" O.C. 1 GAL. CONTAINER 12" O.C.
FT		268*	FICUS TRIANGULARIS / TRIANGLE FIG	●		36" HIGH SP. 24" O.C. *RELOCATED

LANDSCAPE LEGEND

- LISTING QUANTITY AT SPECIFIC AREA
- REFERS TO KEY AT PLANT MATERIALS SCHEDULE ON THIS SHEET
- NEW TREE
- PALM LOCATION
- SOD AREA

GENERAL LANDSCAPE NOTES

1. PLANT QUALITY

ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN FLORIDA NO. 1 AS CLASSIFIED BY GRADES AND STANDARDS FOR NURSERY PLANTS BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. THEY SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES, HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INJURY.

2. PLANTING SOIL

ALL PLANT MATERIAL WITH THE EXCEPTION OF PALM TREES AND BOUGH MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SOIL: SOIL SAND AND SOIL MUCK. THERE MUST BE A SLIGHT ACID REACTION TO THE SOIL WITH NO EXCESS OF CALCIUM OR CARBONATE. SOIL SHALL BE ADJUSTED IN A MORE FAVORABLE CONDITION. ANY OTHER SOIL MIX MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT.

3. FERTILIZER

THE FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURERS GUARANTEED ANALYSIS.

FERTILIZER FOR TREES, SHRUBS, CONTAINERIZED GROUNDCOVERS AND VINES SHALL BE AS FOLLOWS: 6 LBS. N-0-14-14 "FLOR AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER, CO., HOMESTEAD, FLORIDA AND 3 LBS. ETC 15 N-9 P2000 OR EQUAL PER 250 SQ. FT. OF SOD. FERTILIZER FOR GROUNDCOVERS BEDDING BEDS: BROADCAST 1# OF THE ABOVE MIX FOR EACH 1,500 SQUARE FEET OF BED AREA. FERTILIZER FOR TURF: EXTABLISHMENT: BROADCAST 15# OF E.E.G. 7-11-7 OR EQUAL PER 1,000 SQUARE FEET (690 # PER ACRE).

4. MULCH

SHALL BE SHREDDED PINE OR EUCALYPTUS MULCH, AND MUST BE APPROVED BY THE ARCHITECT.

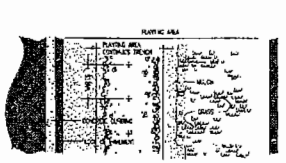
PLANTING AREAS NOT COVERED BY GRASS SHALL BE MULCHED, TO A DEPTH OF THREE INCHES TO PROVIDE A FINISHED APPEARANCE TREE RECESSES, BUT NOT LIMITED TO, ALL SHRUB AND GROUND COVER AREAS.

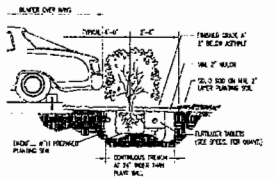
5. ALL SOD AREAS DESIGNATED AS "SOD" SHALL BE COVERED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD LAID OVER A FINELY GRADED 3" SOIL BLANKET.

6. SWALE AREAS TO BE SODDED SHALL BE CLEANED OF MATTER, DEBRIS, ROCKS AND OTHERS FROM TO SECOND TO THE LINES SHOWN ON THE LANDSCAPE PLAN (SEE 1-1)

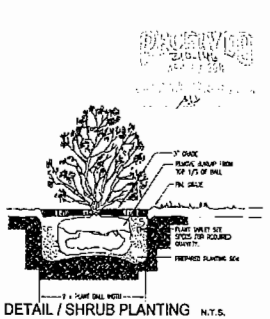
7. LANDSCAPING / IRRIGATION PLANS COMPLIES WITH THE REQUIREMENTS OF THE MIAMI DADE COUNTY LANDSCAPE ORDINANCE, AS TO SPECIES HEIGHT, TRUNK WIDTH AND LOCATION AT THE DATE OF PLANTING

NOTE: PROVIDE AN * INSTALLED PRICE UNIT PRICE BREAKDOWN FOR EACH OF THE TREES, PALMS AND PLANTS LISTED. THE UNIT PRICES WILL BE USED TO ADJUST THE FINAL QUANTITIES OF THE PLANT MATERIALS INSTALLED

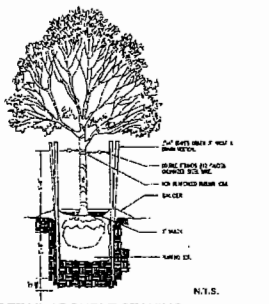




DETAIL / TYPICAL SCREEN HEDGE N.T.S.



DETAIL / SHRUB PLANTING N.T.S.



DETAIL / DOUBLE STAKING N.T.S.

REVISIONS

	NUMBER	DATE
1	NUMBER (1/2)	DATE

JOSE R. CASANOVA, JR.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
REGISTRATION No. AR 0009733
8325 SW. 132nd STREET MIAMI, FLORIDA 33156 Phone: (305) 298-9228

PROPOSED SHOPPING CENTER FOR:
NORGE INVESTORS, INC.
TUSCANY PLAZA
SW 252 STREET & SOUTH DIXIE HIGHWAY MIAMI, FLORIDA 33170

DRAWN: C.WOOD R.FERRER
CHECKED: J.R.C.
DATE: FEB. 28, 20[illegible]
SCALE: as shown
JOB NO.:
SHEET: SL-1
OF 6 SHEETS

4/22/2011
4/25/2011

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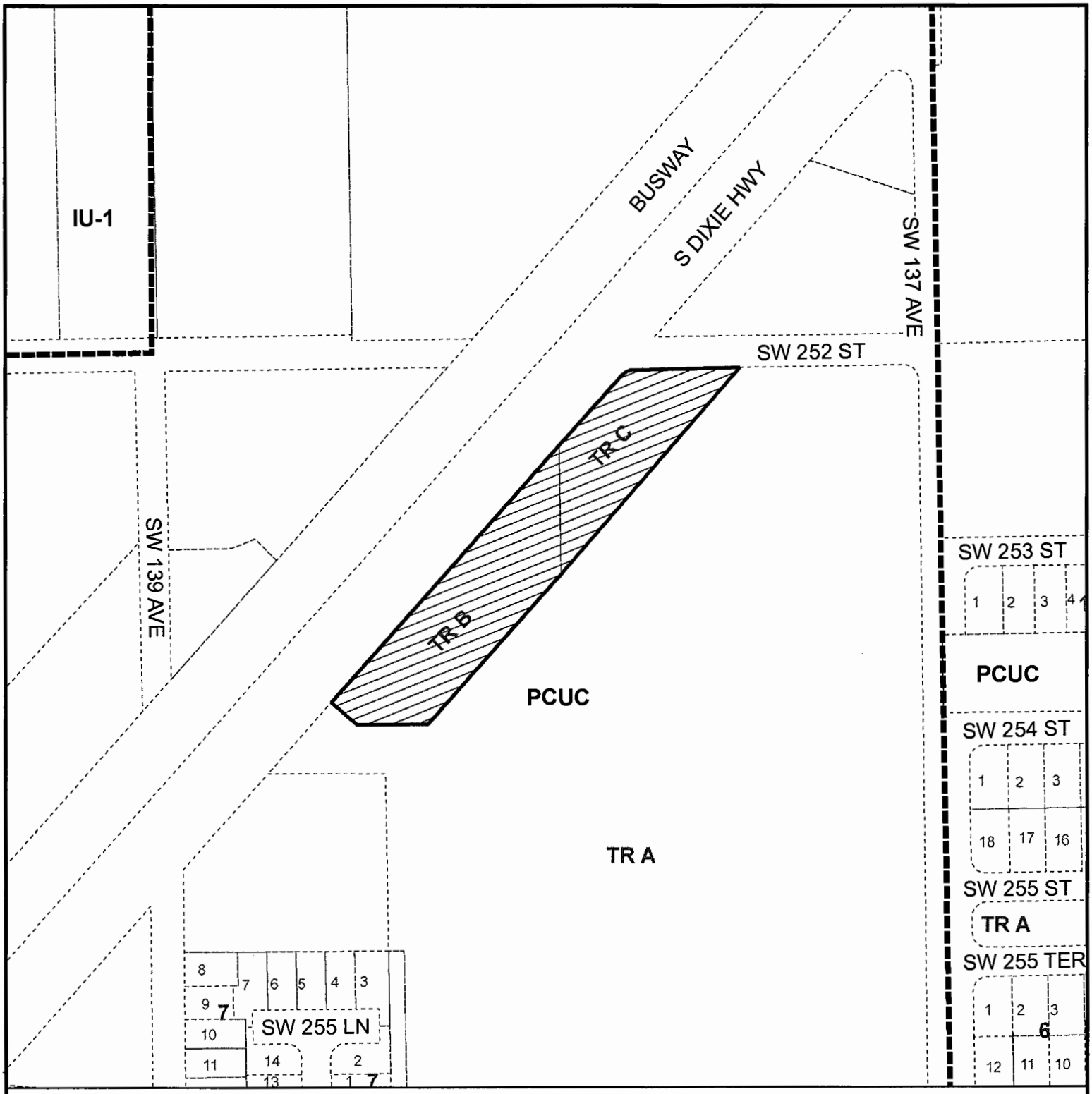


MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000146

Legend
Zoning
Subject Property Case

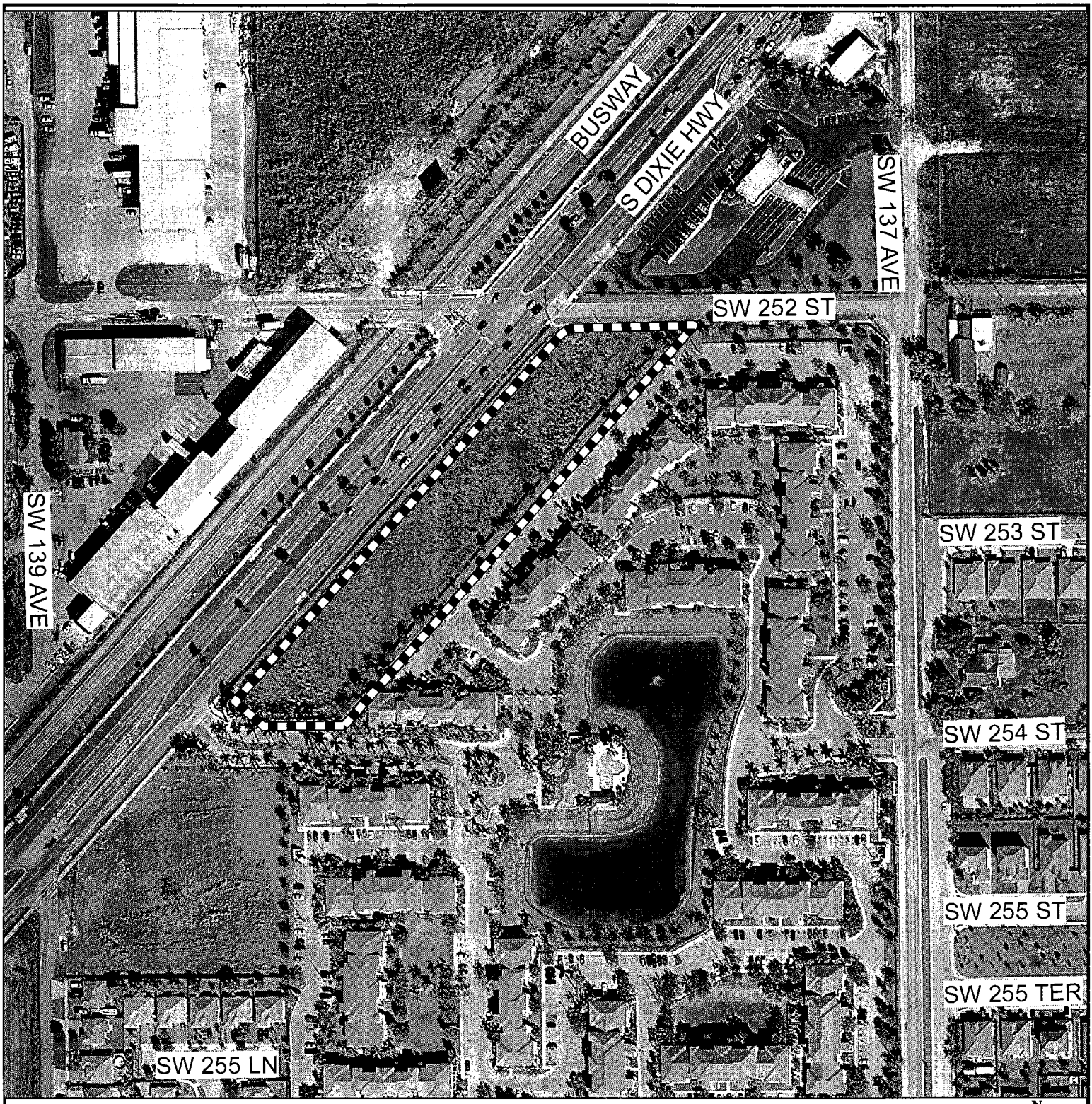
N
W E
S

Section: 27 Township: 56 Range: 39
Applicant: NORGE INVESTORS, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000146

Legend

Subject Property

N
W E
S

Section: 27 Township: 56 Range: 39
Applicant: NORGE INVESTORS, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 14, 2010

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