

KITS

9-21-2011 Version # 1



COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Wednesday, October 26, 2011 at 7:00 p.m.

CURRENT

1. 11-10-CZ15-1 SP BCC, LP

11-35

07-56-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF WEDNESDAY, OCTOBER 26, 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

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 Permitting, Environment and Regulatory Affairs (PERA) within 14 days after the PERA 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 PERA's posting will be made on a bulletin board located in the office of the PERA.) 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. SP BCC, LP
(Applicant)

11-10-CZ15-1 (11-035)
Area 15/District 09
Hearing Date: 10/26/11

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1948	Murray Lazarus & Lincoln Memoria Hospital, Inc.	- Zone change from RU-2 to GU, RU-1, RU-4, BU-2 and AU. - Minimum Cubic Content.	BCC	Approved
1969	Charles Del - Ask	- Zone change from GU to RU-4M.	BCC	Approved
1969	Charles Del - Ask	- Zone change from GU to RU-4M.	ZAB	Recommended for Approval
2007	Director of The Department of Planning & Zoning	- Multi Zone change to Cutler Ridge	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.

10/26/11

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

APPLICANT: SP BCC, LP

PH: Z11-035 (11-10-CZ15-1)

SECTION: 7-56-40

DATE: October 26, 2011

COMMISSION DISTRICT: 9

ITEM NO.: 1

A. INTRODUCTION

o **SUMMARY OF REQUESTS:**

The applicant seeks to redevelop an existing apartment complex within the CRMUC (Cutler Ridge Metropolitan Urban Center) District with:

- Less building frontage at the build-to line.
- Variances to the setback requirements for the CRMUC, and
- Less height than permitted by the urban center regulations.

o **REQUESTS:**

- (1) Applicant is requesting to waive the zoning regulations requiring an 80% minimum building frontage at the build to line, along the front (north) property line for a proposed leasing office.
- (2) Applicant is requesting to permit the proposed leasing office to setback 113.10' from the front (north) property line and setback 169.6' from the side street (east) property line (0' or 10' required for both).
- (3) 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.
- (4) Applicant is requesting to permit the leasing office with a minimum building height of 1 story (3 stories minimum permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "BCC Apartments" as prepared by McLaughlin Engineering Company, dated stamped received 05/16/11 consisting of 2 sheets and plans entitled "BCC Apartments Renovation" as prepared by Architectonics Studio, dated stamped received 3/23/11, consisting of 4 sheets for a total of 6 sheets. Plans may be modified at public hearing.

- o **LOCATION:** The southwest corner of SW 211 Street & Sw 112 Avenue, Miami-Dade County, Florida.
- o **SIZE:** 4.23 acres.

B. ZONING HEARINGS HISTORY:

In September 1969, pursuant to Resolution #Z-249-69, the subject property was rezoned from GU, Interim District, to RU-4M, Modified Apartment House District to allow for the development of an apartment complex. Subsequently, in March 2007, pursuant to Resolution #Z-5-07, the subject property was a part of a larger tract of land that was rezoned to the Cutler Ridge Metropolitan Urban Center District (CRMUCD).

C. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
CRMUCD; apartment buildings	Metropolitan Urban Center
<u>Surrounding Properties:</u>	
NORTH: CRMUCD; bank, restaurant and offices	Metropolitan Urban Center
SOUTH: AU: Black Creek Canal	Water
EAST: CRMUCD; vacant land	Metropolitan Urban Center
WEST: CRMUCD; abandoned car dealership	Metropolitan Urban Center

D. 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.

E. PLANNING AND ZONING ANALYSIS:

The subject property is located on the southwest corner of SW 211 Street and SW 112 Avenue, in an area which is currently being developed as a compact, mixed-use community. This property, which was previously zoned RU-4M, Modified Apartment House District, was part of a section of land that was rezoned from multiple zones to CRMUC (Cutler Ridge Metropolitan Community Urban Center) District.

Commercial and office uses characterize the area where the existing apartment complex is located. Approval of this application would allow the applicant to redesign the existing development by adding a leasing office as well as other recreational uses and ancillary structures to the site with variances to the CRUMCD regulations.

The subject property lies within the **Cutler Ridge Metropolitan Urban Center** as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) (*See attached Zoning recommendation Addendum*). All of the parcels within the boundaries of the approved Cutler Ridge Metropolitan Urban Center District are regulated by plans and descriptive standards described in Ordinance #06-152, which is consistent with the Urban Center interpretative text. Among other things, said Ordinance requires *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*. Staff notes that the existing apartment complex was developed in 1969 under the RU-4M zoning regulations. The proposed redevelopment is internal to the site and not easily visible from the abutting roadways, SW 211 Street and SW 112 Avenue. As such, staff opines that the proposed modification of the site would not have a negative impact on the future development of the area and would maintain the basic intent and purpose of the CRMUC Master Plan, which is the citizens' vision for the future growth and the re-development of the unincorporated area of Cutler Ridge 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 CRMUC designation on the LUP map of the CDMP.

When requests #1 through #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b) (*See attached Zoning recommendation Addendum*), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area and the emerging CRMUC District. The submitted plans indicate that the proposed modifications to the site, which include the office, recreational facilities and ancillary structures, are located in the midst of the four (4) existing two (2) story apartment buildings. Additionally, the proposed dumpster is located in the southwest corner of the parcel abutting the canal. As such, staff opines that the proposed redevelopment of the site will not affect the aesthetics of the existing development and will not have a negative visual impact on the surrounding commercial developments. Furthermore, in staff's opinion, the scale of the proposed developments and their central location on the site surrounded by the existing buildings will not create a negative impact on the citizens' vision for the future development of the area as outlined in the Urban Center Standards. **Therefore, staff recommends approval with conditions of request #1 through #4 under Section 33-311(A)(4)(b) (NUV).**

F. Recommendation

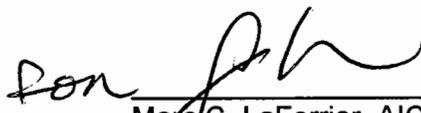
Approval with conditions.

G. 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 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, "BCC Apartments" as prepared by McLaughlin Engineering Company, dated stamped received 05/16/11 consisting of 2 sheets and plans entitled "BCC Apartments Renovation" as prepared by Architectonics Studio, dated stamped received 3/23/11, consisting of 4 sheets for a total of 6 sheets.
3. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 08/18/11
DATE REVISED:
DATE FINALIZED: 09/27/11
MCL:GR:NN:JC:CH



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

ZONING RECOMMENDATION ADDENDUM

SP BCC, LP
Z11-002

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

<p>Urban Centers (Page I-46)</p>	<p><i>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.</i></p> <p>Uses and Activities.</p> <p><i>Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the</i></p>
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ZONING RECOMMENDATION ADDENDUM

SP BCC, LP
Z11-002

	<p><i>County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.</i></p> <p>Buildings</p> <p><i>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.</i></p>
<p>Uses and Zoning Not Specifically Depicted (Page I-43)</p>	<p><i>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 limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>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</i></p>
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Date: July 28, 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 #Z2011000035-2nd Revision
SP BCC, LP
SW Corner of the Intersection of S.W. 211 Street and S.W. 112 Avenue
Modification of a Previous Resolution Showing an Expansion to an
Existing Multi-Family Development
(NA) (4.23 Acres)
07-56-40

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

If the proposed improvement on the site is greater than 2.0 acres of impervious area a DERM Environmental Resources Permit is required.

If the proposed improvement will impact the existing drainage outfall systems the issuance of a DERM Class II permit will be required by the Miami-Dade County Department of Environmental Resource Management (DERM).

The dumpster area shall not drain into the stormwater management system. This area shall be covered or sloped to drain toward a grassy area.

Wetlands

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

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

Natural Forest Communities

The subject property is located near a county designated Natural Forest Community. Natural Forest Communities (NFC's) are upland natural areas (Pine Rockland and Hardwood Hammocks) that, meet one or more of the following criteria: the presence of endangered, threatened, rare or endemic species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. This NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. Due to the quality of these habitats, the County recommends maintaining these globally imperiled NFC areas as a natural preserve. According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Tree Preservation

According to the landscape plan submitted with this zoning application entitled "BCC Apartments", prepared by McLaughlin Engineering Company, LP Sheet 1 of 1 and dated March 7, 2011 (revised May 9, 2011), the property contains specimen-sized trees (trunk diameter 18 inches or greater), which will be impacted, specifically a specimen size tree on the west side of the property.

However, Tree Removal Permit #00003219 was issued for this property on July 22, 2011 for the relocation of this specimen size black olive tree located on the western side of the site. All approved tree removal/relocation, replanting and final inspection must be completed prior to the scheduled expiration date of this permit on July 22, 2012 in order to avoid violation of permit conditions. Be advised that a two weeks notice is required prior to the final inspection.

A new Miami-Dade County Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other trees on the subject property. Please contact this Program at 305-372-6600 for information regarding tree permits.

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.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: SP BCC, LP

This Department has no objections to this application.

This land may require 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 permitting/platting.

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



Raul A Pino, P.L.S.

18-APR-11



Memorandum

Date: 08-JUN-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Karis Paul-Noel, Interim Director
 Miami-Dade Fire Rescue Department
Subject: Z2011000035

Fire Prevention Unit:

This memo supersedes MDFR memorandum date stamped March 30, 2011.
 APPROVAL
 No objection to site plan date stamped May 16, 2011.

Service Impact/Demand

Development for the above Z2011000035
 located at SOUTHWEST CORNER OF SW 211 STREET & SW 112 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2293 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 5:08 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 34 - Cutler Ridge - 10850 SW 211 Street
 Rescue, BLS 50' Sqr, 100' Platform, Squad

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

Memorandum



Date: June 27, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: *M. I.* Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2011000035: Modifications to a prior site plan and non-use variances for an existing apartment complex.

Application Name: SP BCC, LP.

Project Location: The site is located at the SOUTHWEST CORNER OF SW 211 STREET & SW 112 AVENUE, Miami-Dade County.

Proposed Development: The applicant is requesting approval for modifications to a prior site plan and non-use variances for an existing apartment complex. The site plan changes include a small recreational facility (playground) and a small scale wading pool. No new residential units are proposed.

Impact and demand: Because this application does not generate any new residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

SP BCC, LP

SOUTHWEST CORNER OF SW 211
STREET & SW 112 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000035

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT
NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTOR11-35
ADDRESS: SOUTHWEST CORNER OF SW 211 ST & SW 112 AVE

FOLIO: 3060070000190

DATE: 06/10/2011

NAME SP BCC, LP

OPEN CASES:
Neighborhood Regulations
No open cases.

Building Codes:
No open cases.

CLOSED CASES:
Neighborhood Regulations:
No closed cases.

Building Code:
No closed cases.

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

REPORTER NAME:

RECEIVED
21-035
MAR 23 2011

ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.

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: SP BCC GP, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>J. DAVID PAGE</u>	<u>100 %</u>
<u>2430 ESTANCIA BOULEVARD</u>	
<u>CLEARWATER, FLORIDA 33761-2607</u>	

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

~~TRUST/ESTATE NAME _____~~

~~| <u>NAME AND ADDRESS</u> | <u>Percentage of Interest</u> |
|-------------------------|-------------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |~~

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: SP BCC, LP

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>SP BCC GP, Inc.</u>	<u>100 %</u>
<u>2430 ESTANCIA BOULEVARD</u>	
<u>CLEARWATER, FLORIDA 33761-2607</u>	
<u>(SP BCC GP, Inc. is the General Partner of SP BCC, LP. Mr. J. David Page is 100% Owner of SP BCC GP, Inc.)</u>	

~~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: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

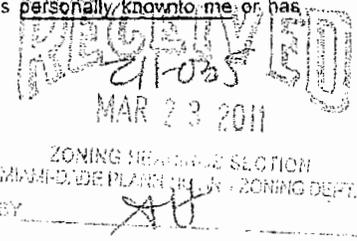
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 14 day of February, 2011. Affiant is personally known to me or has produced _____ as identification.

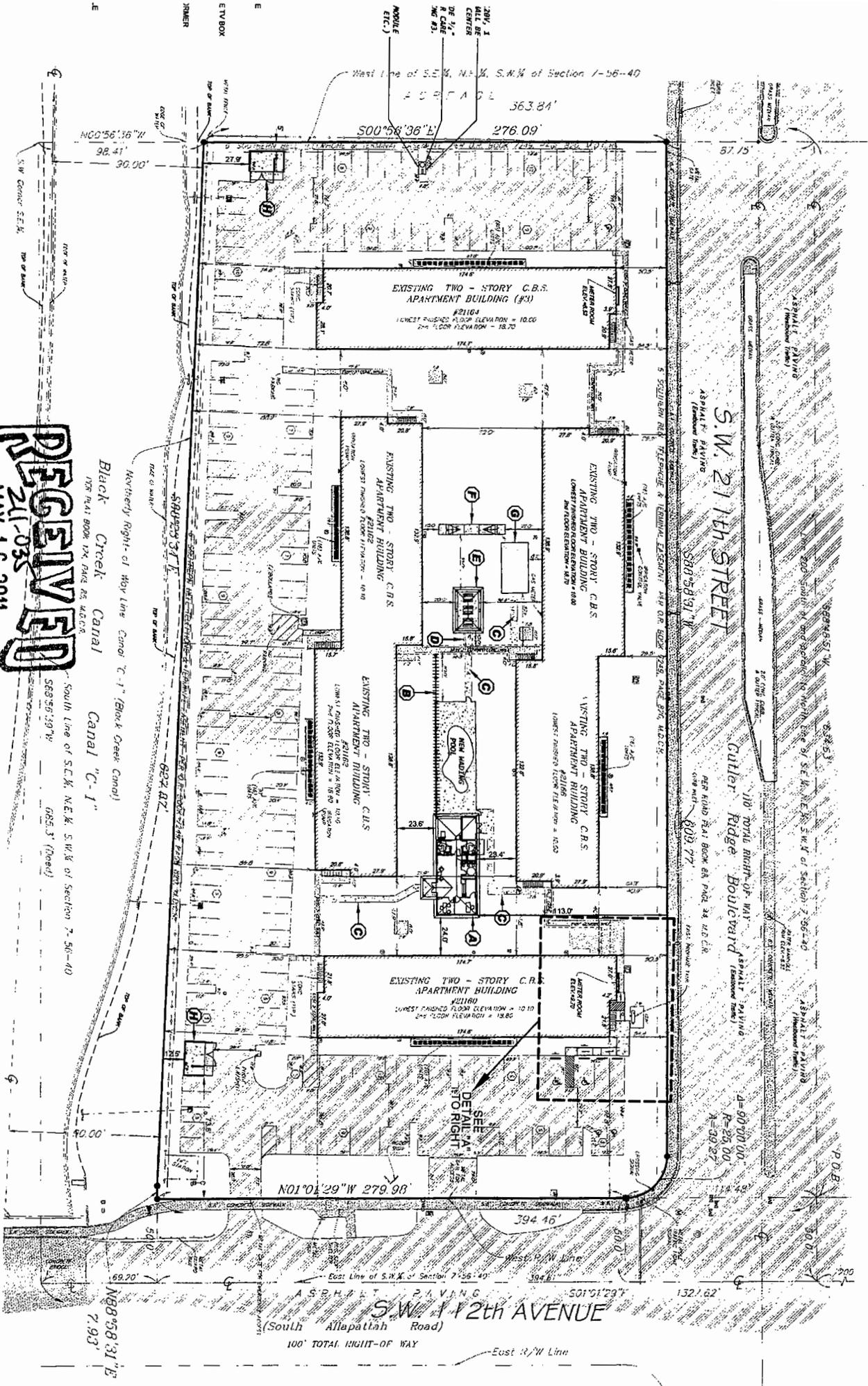
[Signature]
(Notary Public)



My commission expires FEB 2 2012

Seal BY _____

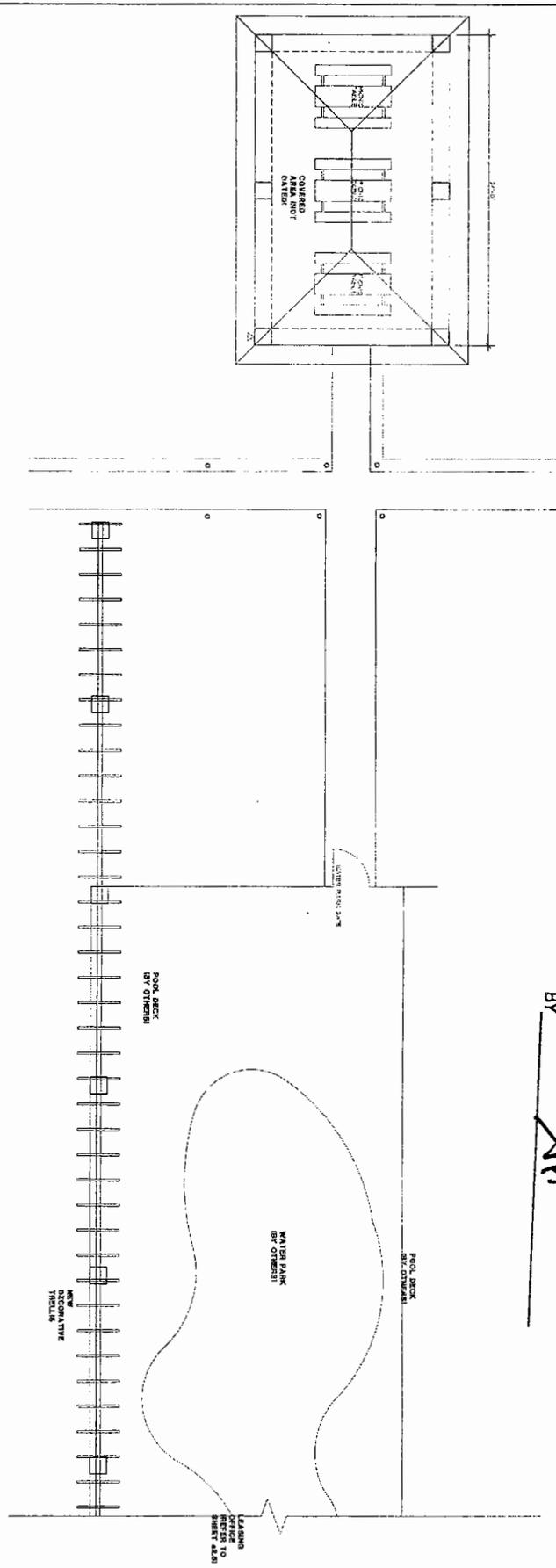
*Disclosure shall not be required of: 1) any entity whose equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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



RECEIVED
 MAY 16 2011

Black Creek Canal
 Northernly Right-of-Way Line Canal "C-1" (Black Creek Canal)
 South Line of S.C.K. N.E.K. S.W.R. of Section 7-56-40
 568'56.39"W 685.3' (Road)

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 ENLARGED SITE PLAN



**POOL CABANA
 FLOOR PLAN**

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

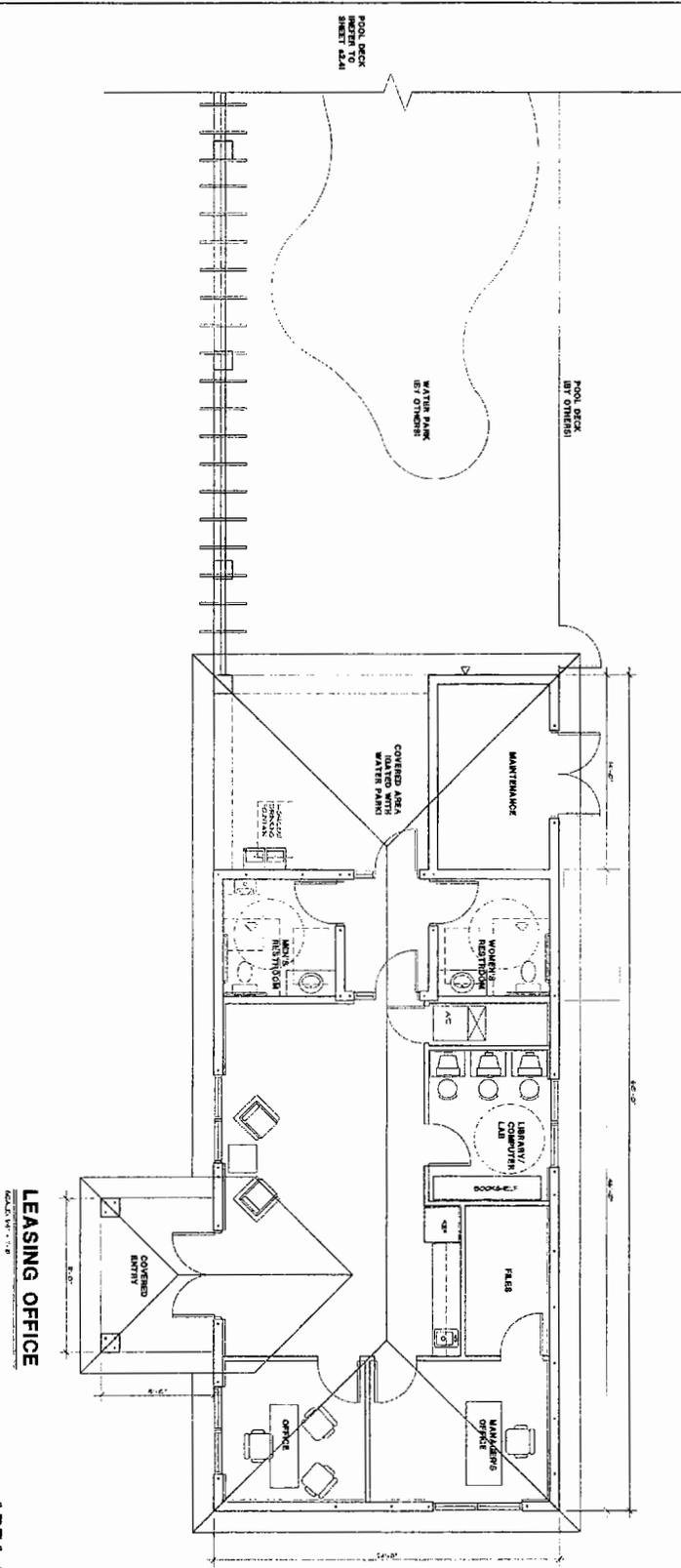
RECEIVED
 211-03
 MAR 23 2011

WALL TYPES:

NOTE: SEE PLAN FOR WALL TYPES AND THICKNESS. ALL WALLS TO BE CONCRETE OR CMU. ALL WALLS TO BE FINISHED WITH PLASTER OR GYPSUM. ALL WALLS TO BE PAINTED. ALL WALLS TO BE FINISHED WITH PLASTER OR GYPSUM. ALL WALLS TO BE PAINTED.



 a2.4	Floor Plan	BCC APARTMENTS Renovation 21160 SW 112th Ave. Miami, Florida	 rchitectonics Studio Lic. # AA-0008847 215 8th Ave. N St. Petersburg, FL 33701 (p) 727-322-6676 (f) 727-323-6826 info@architectonicsstudio.com www.architectonicsstudio.com
	Project No. 2010-0256 Date: January 10, 2011	The Name, Location & Address of the Workman: _____ _____ _____	



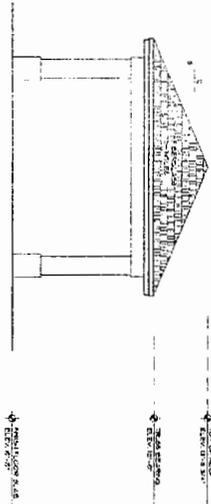
RECEIVED
 MAR 23 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *AF*

AREA BREAKDOWN:
 111,111 SQ. FT. COVERED AREA
 111,111 SQ. FT. UNCOVERED AREA
 222,222 SQ. FT. TOTAL AREA
 111,111 SQ. FT. TOTAL AREA

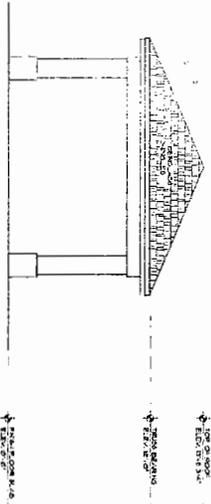
a2.5	 2/17/11 ARCHITECTONICS STUDIO	Floor Plan Project No. 2010-028C Date: January 10, 2011	BCC APARTMENTS Renovation 21160 SW 112th Ave. Miami, Florida	 rchitectonics Studio Lic. # AA-0003347 218 5th Ave, N St. Petersburg, FL, 33701 (813) 737-3333-5676 (813) 737-323-5626 info@architectonicsstudio.com www.architectonicsstudio.com
	Project No. 2010-028C Date: January 10, 2011		Project No. 2010-028C Date: January 10, 2011	

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 MAR 23 2011

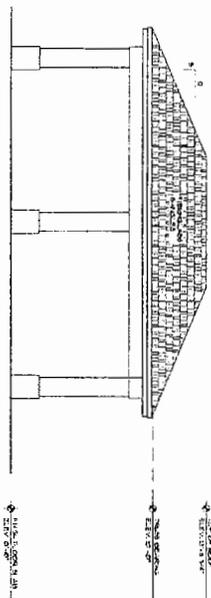
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *AV*



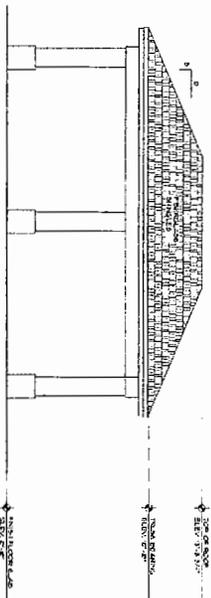
**PICNIC PAVILION
 FRONT ELEVATION**
 SCALE: 1/8" = 1'-0"



**PICNIC PAVILION
 BACK ELEVATION**
 SCALE: 1/8" = 1'-0"



**PICNIC PAVILION
 SIDE ELEVATION**
 SCALE: 1/8" = 1'-0"



**PICNIC PAVILION
 SIDE ELEVATION**
 SCALE: 1/8" = 1'-0"

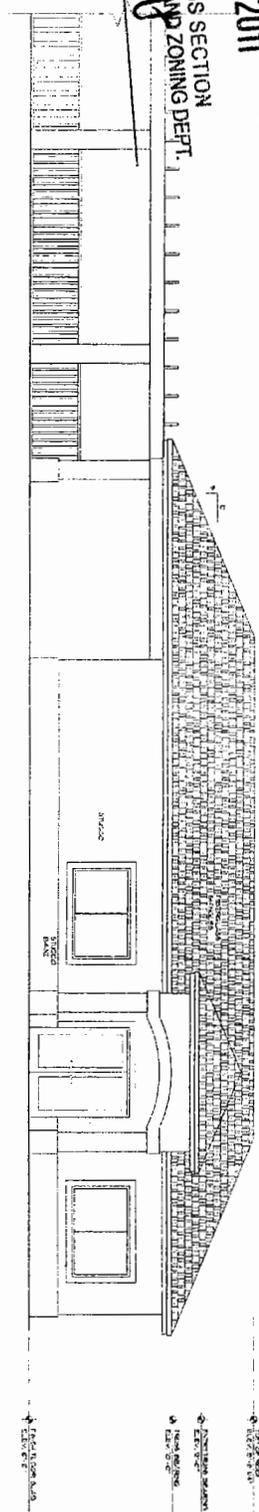
ELEVATION NOTES:
 1. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
 2. REFER TO ARCHITECTURAL SPECIFICATIONS FOR STRUCTURAL REQUIREMENTS.
 3. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL REQUIREMENTS.



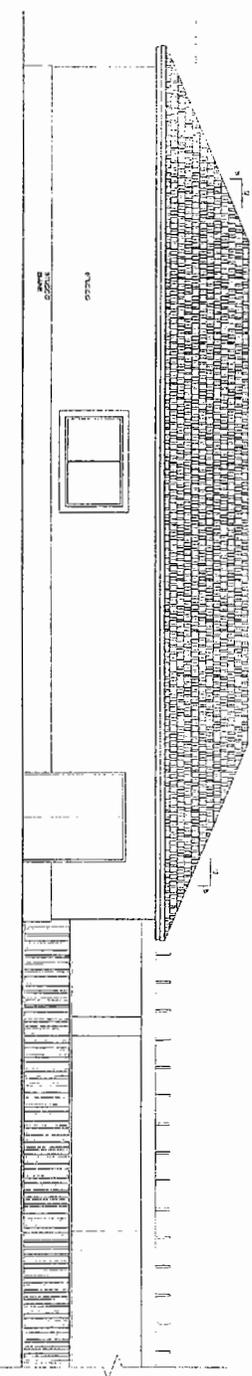
a3.1	Elevations	BCC APARTMENTS	 Lic. # AA-0003347 218 5th Ave. N St. Petersburg, FL 33701 (pi) 727-323-6676 (fl) 727-323-6828 info@architectonicsstudio.com www.architectonicsstudio.com
	Project No. 2010-025C Date: January 10, 2011	File Name: Lease/Other-4/Loc1 Worksheet:	

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 21-085
 MAR 23 2011

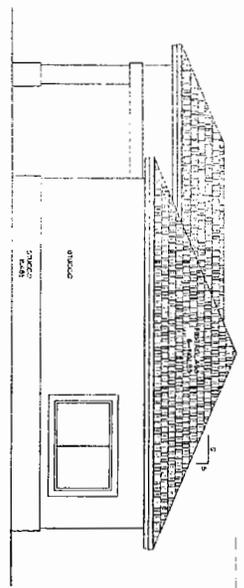
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AR



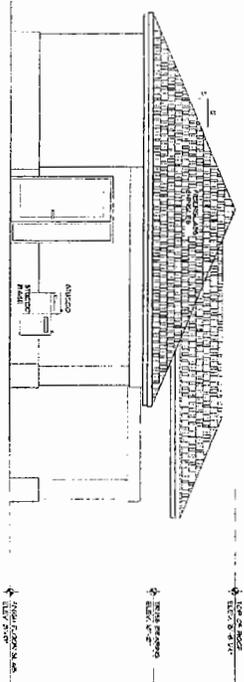
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



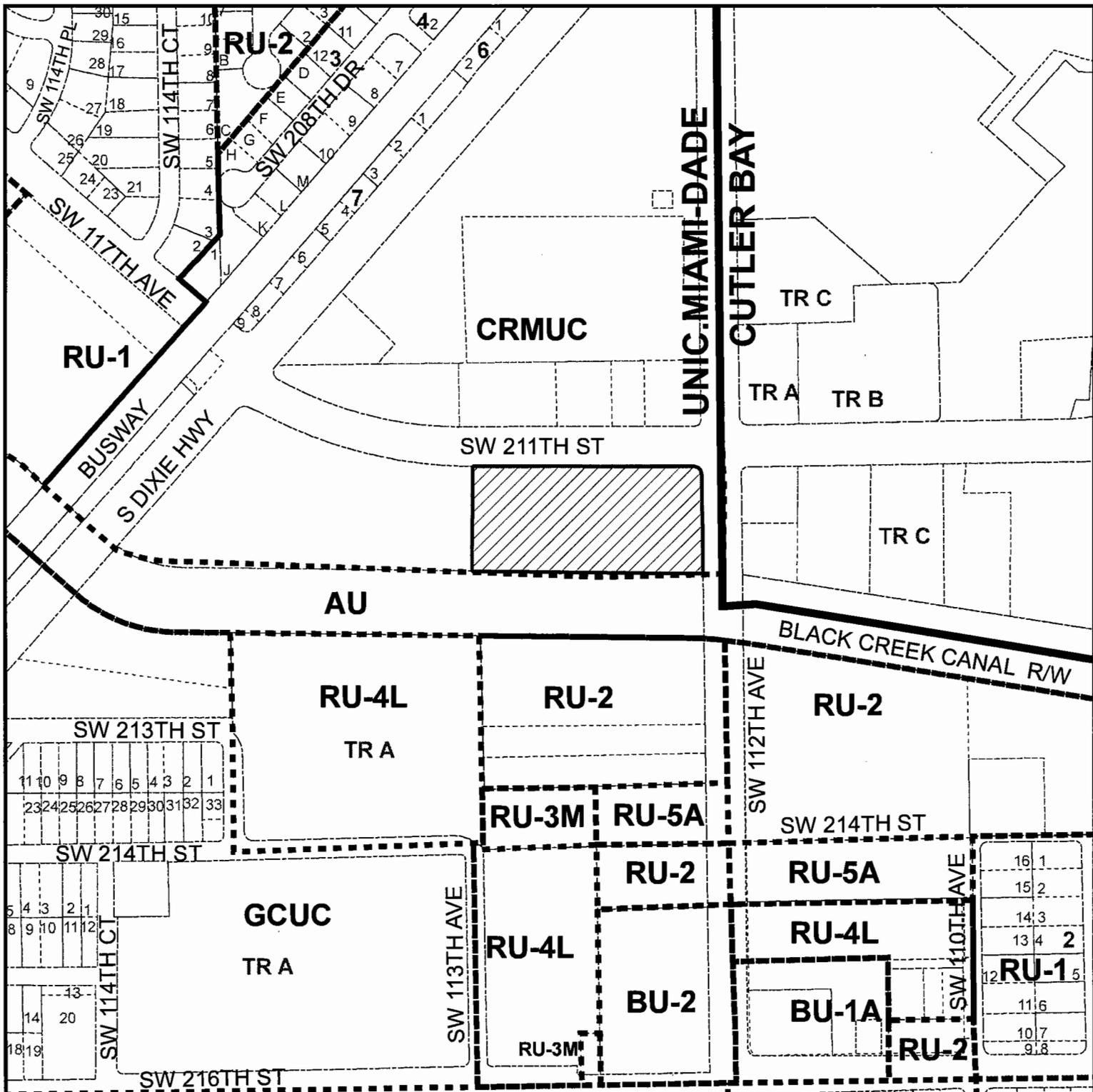
SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



WATER PARK ELEVATION
 SCALE: 1/8" = 1'-0"

RECEIVED
 21-085
 MAR 23 2011

a3.2	Elevations	BCC APARTMENTS Renovation 21160 SW 112th Ave. Miami, Florida	 rchitectonics Studio Lic. # AA-0008347 210 5th Ave. N. St. Petersburg, FL. 33701 (p) 727-323-6676 (t) 727-323-6826 info@architectonicsstudio.com www.architectonicsstudio.com
	Project No. 2010-026C Date: January 10, 2011	Per Miami-Laseroff/Howard/Leidy Architects	



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000035



Section: 07 Township: 56 Range: 40
 Applicant: SP BCC, LP
 Zoning Board: C15
 Commission District: 9
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, March 29, 2011

REVISION	DATE	BY
	25	



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000035



Section: 07 Township: 56 Range: 40
 Applicant: SP BCC, LP
 Zoning Board: C15
 Commission District: 9
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, March 29, 2011

REVISION	DATE	BY
		26

