

KITS

12-29-2009 Version # 1



COMMUNITY ZONING APPEALS BOARD 2
HIGHLAND OAKS PARK
20300 NE 24 Avenue, Miami
Wednesday, February 3, 2010 at 7:00 p.m.

CURRENT

1. 10-2-CZ2-1 FLY LOW INC 09-102 07-52-42 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, FEBRUARY 3, 2010

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, 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. FLY LOW, INC. (10-2-CZ2-1/09-102)

07-52-42
Area 2/District 1

- (1) Applicant is requesting to permit an adult entertainment club to have sales of alcoholic beverages until 6:00 a.m. (4:50 a.m. closing required).
- (2) Applicant is requesting to permit the adult entertainment club to remain open until 6:00 a.m. (5:00 a.m. closing required).

LOCATION: 17800 State Road 9, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

Department of Planning & Zoning
Recommendation:

Approval.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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.

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.

1. FLY LOW INC.
(Applicant)

10-2-CZ2-1 (09-102)
Area 2/District 1
Hearing Date: 02/03/10

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1957	Cutler Realty Company	- Zone change from AU & RU-1 to IU-1 & minimum cubic content.	BCC	Approved
1959	International Paper Co.	- Variance of sign setbacks.	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. 2**

APPLICANT: Fly Low, Inc.

PH: Z09-102 (10-2-CZ2-1)

SECTION: 7/12-52-41

DATE: February 3, 2010

COMMISSION DISTRICT: 1

ITEM NO.: 1

A. INTRODUCTION

o **REQUESTS:**

- (1) Applicant is requesting to permit an adult entertainment club to have sales of alcoholic beverages until 6:00 a.m. (4:50 a.m. closing required).
- (2) Applicant is requesting to permit the adult entertainment club to remain open until 6:00 a.m. (5:00 a.m. closing required).

- o **SUMMARY OF REQUESTS:** This application would allow the applicant to have an adult entertainment club to extend the alcoholic beverage sales by 1 hour and 10 minutes and the closing time by 1 hour.

- o **LOCATION:** 17800 State Road 9, Miami-Dade County, Florida.

- o **SIZE:** 5 Acres

B. ZONING HEARINGS HISTORY:

None

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property for **Industrial and Office** use. Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial

and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

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:

IU-1; adult entertainment club

Industrial & Office

Surrounding Properties

NORTH: IU-2 & IU-3; industrial buildings

Industrial & Office

SOUTH: RS-2; I-95 expressway extension

Low Density Residential, 2.5 to 6

EAST: IU-1; industrial building

Industrial & Office

WEST: IU-2; industrial buildings,

Industrial & Office

The subject parcel is located at 17800 State Road 9. The subject property abuts industrial uses to the north, east and west and I-95 to the south.

E. SITE AND BUILDINGS:

Site Plan Review:

(Not applicable)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

Acceptable

Compatibility:

Acceptable

Landscape Treatment:

Acceptable

Open Space:

Acceptable

Buffering:

Acceptable

Access:

Acceptable

Parking Layout/Circulation:

Acceptable

Visibility/Visual Screening:

N/A

Service Areas:

Acceptable

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is currently zoned IU-1, Light Industrial Manufacturing District, and is located at 17800 State Road 9. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Industrial and Office** use. Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. In addition, **uncommon commercial uses such as amusement uses**, and others with unusual siting requirements may also be considered at appropriate locations. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources. Staff opines that the existing adult entertainment club and the proposed expansion of the hours of operation is **compatible** with the surrounding industrial uses lying north of I-95 and **consistent** with the LUP map of the CDMP and with the interpretative text of the CDMP.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. Furthermore, the application does not generate any new additional daily peak hour trips and it meets the traffic concurrency criteria. The Miami-Dade Fire Department (**MDFRD**) has no objections to this application and their memorandum indicates that the estimated average travel response time is **7:18** minutes.

When requests #1 and #2 to permit the adult entertainment club to serve alcoholic beverages until 6:00 a.m. and remain open until 6:00 a.m. are analyzed under the Non-Use Variance Standard, Section 33-311(A)(4)(b), staff is of the opinion that these requests should be approved. Staff opines that the location of the existing adult entertainment club on a 5 acre parcel is adequately buffered from the residential area to the south by the I-95 Expressway extension and from the industrial uses to the north by a 100' railroad right-of-way. Additionally, staff is of the opinion that the extension of hours is **compatible** with the surrounding land uses, would not be detrimental to the community and will allow the establishment to provide its patrons additional entertainment hours. As such, staff recommends approval of this application.

As previously mentioned, staff is of the opinion that the extension of hours for the existing adult entertainment club is **compatible** with the surrounding industrial uses, and **consistent** with the LUP map and the interpretative text of the CDMP. Based on the aforementioned, staff therefore recommends approval of the application.

I. RECOMMENDATION:

Approval.

J. CONDITIONS: None

DATE INSPECTED: 12/04/09
DATE TYPED: 12/04/09
DATE REVISED: 12/07/09; 12/10/09
DATE FINALIZED: 01/04/10
MCL: GR: NN: TA:CH



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

NDN
GR

Memorandum



Date: July 16, 2009
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: C-02 #Z2009000102
Fly Low, Inc.
17800 State Road 9
To Extend the Hours of Operation for Alcoholic Beverage Uses
(IU-1) (5 Acres)
07-52-42

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

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

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMF 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 Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: FLY LOW INC

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

21-SEP-09

Memorandum



Date: 26-OCT-09
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2009000102

Fire Prevention Unit:

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

Service Impact/Demand

Development for the above Z2009000102
located at 17800 STATE ROAD #9, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0188 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:18 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 32 - Uleta - 358 NE 168 Street
Rescue, ALS Engine

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

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TEAM METRO

ENFORCEMENT HISTORY

FLY LOW INC

17800 STATE ROAD #9, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000102

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

ENFORCEMENT HISTORY: ON 12-11-09 NCO Diaz opened/closed case 200906-5455 for 09-102. No violation

NCO DIAZ

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY
PROCESS # 209-102
DATE JUL 07 2009

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock held 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].

FLY LOW INC.

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
TERI GALARDI, 5325 N.W. 77 AVENUE, MIAMI, FL 33166	50%
JACK GALARDI, 5325 N.W. 77 AVENUE, MIAMI, FL 33166	50%
_____	_____
_____	_____

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

(above is tenant)

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

RECEIVED

MIAMI-DADE COUNTY
PROCESS #: Z09-102
DATE: JUL 07 2009
BY: SDE

NAME OF PURCHASER: _____

ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: *Paul Blardi*
(Applicant)

Sworn to and subscribed before me this 29TH day of JUNE, 20 09. Affiant is personally know to me or has produced N/A as identification.

Janet M. Riley - JANET M. RILEY
(Notary Public)
Notary Public, Cherokee County, Georgia
My commission expires: _____ My Commission Expires **May 12, 2011** Seal

*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.

tenant's owner 11

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY
PROCESS # 209-102
DATE: JUL 07 2009

IF A CORPORATION owns or leases the subject property, list principal stockholders and percent of stock held 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: MBJG INVESTMENT CORP.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
JACK GALARDI, 5325 N.W. 77 AVENUE, MIAMI, FL 33166	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 _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

(owner & tenant)

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

RECEIVED

MIAMI-DADE COUNTY
PROCESS #: Z09-102

DATE: JUL 07 2009

BY: SDB

NAME OF PURCHASER: _____

ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: *Scott Galardi*
(Applicant)

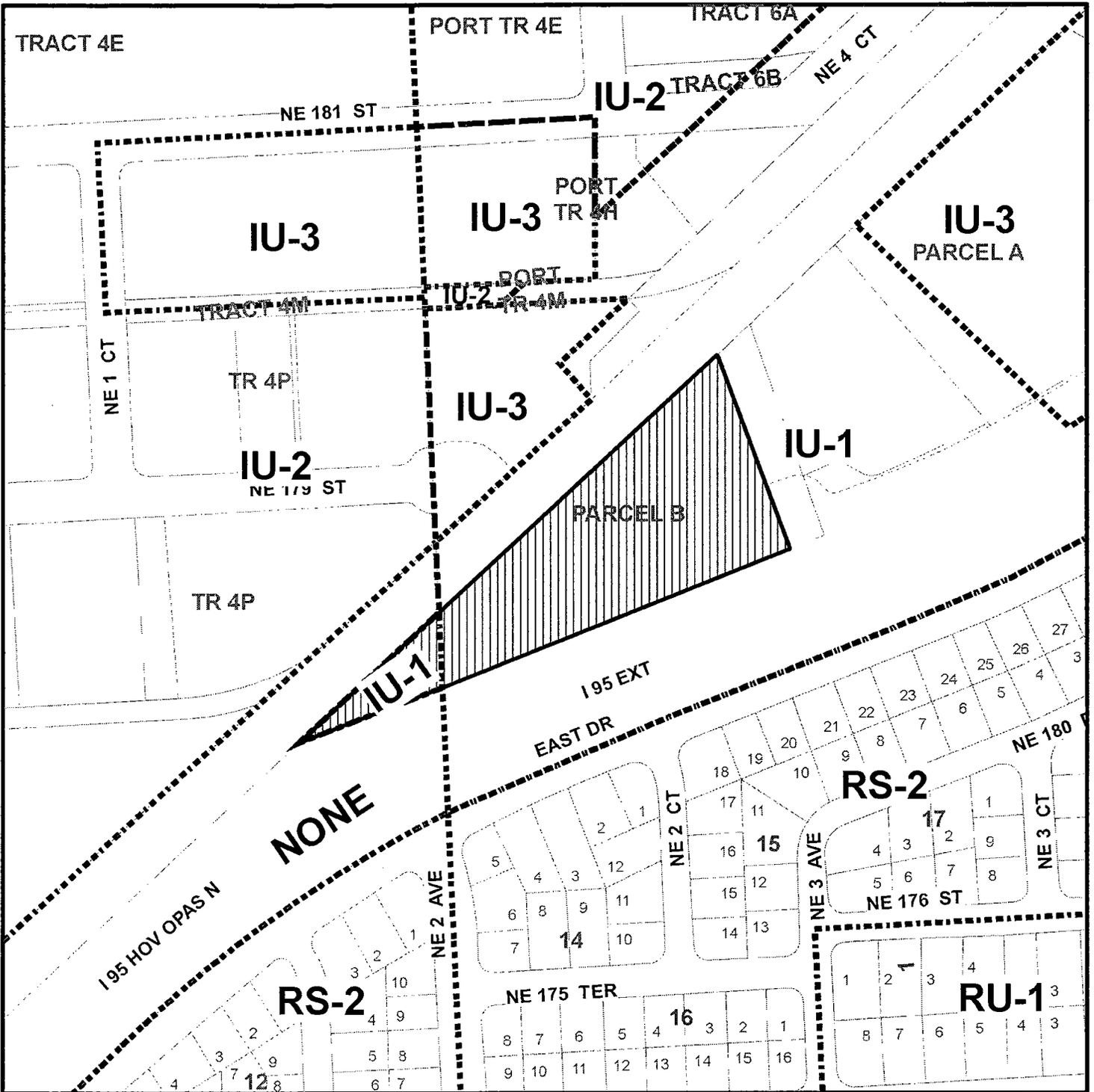
Sworn to and subscribed before me this 29th day of JUNE, 20 09. Affiant is personally know to me or has produced NA as identification.

Janet M. Riley - JANET M. RILEY
(Notary Public)

My commission expires: Notary Public, Cherokee County, Georgia
My Commission Expires May 12, 2011 Seal

*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.

taunt e clove



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 12 Township: 52 Range: 41
 Section: 07 Township: 52 Range: 42
 Applicant: FLY LOW INC.
 Zoning Board: C02
 Commission District: 01
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning

Process Number
09-102

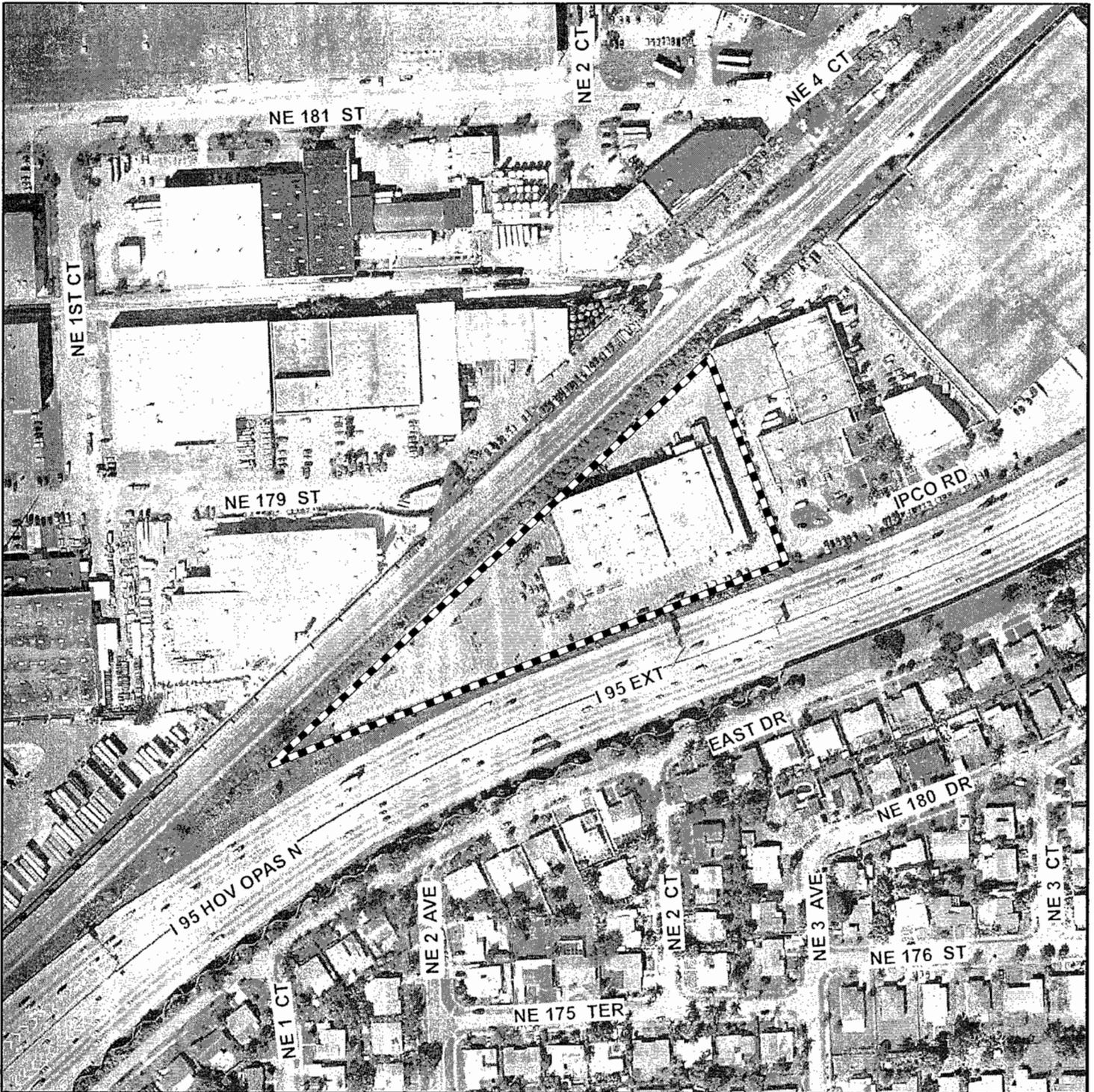


SUBJECT PROPERTY



SKETCH CREATED ON: 08/05/09

REVISION	DATE	BY
Add SS/TT/RR requested.	08/24/09	AFT
		14



MIAMI-DADE COUNTY

AERIAL YEAR 2008
 Section: 12 Township: 52 Range: 41
 Section: 07 Township: 52 Range: 42
 Applicant: FLY LOW INC.
 Zoning Board: C02
 Commission District: 01
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning

Process Number

09-102



SUBJECT PROPERTY



SKETCH CREATED ON: 08/05/09

REVISION	DATE	BY
Add SS/TT/RR requested	08/24/09	AFT