KITS

3-8-2011 Version # 1

COMMUNITY ZONING APPEALS BOARD 2

HIGHLAND OAKS PARK

20300 NE 24 Avenue, Miami

Wednesday, April 13, 2011 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	11-1-CZ2-1	MONICA'S DAYCARE, LLC	09-88	04-52-42

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, APRIL 13, 2011

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

A. MONICA'S DAYCARE, LLC (11-1-CZ2-1/09-088) **04-52-42**
Area 2/District 4

(1) UNUSUAL USE to permit a day care center.

(2) Applicant is requesting to permit the day care center setback 18' 6½" (75' required) from the interior side (north) property line and setback 23' 10½" (75' required) from the interior side (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Monica's Daycare," as prepared by Vertex Architecture, consisting of 7 sheets: Sheet "A-1," dated stamped received 7/16/10 with last handwritten revision dated 10/13/10 and the remaining 6 sheets dated stamped received 12/18/09 with Sheet "A-2" last handwritten revision dated 1/27/10. Plans may be modified at public hearing.

LOCATION: 18820 N.E. 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 43,718 sq. ft.

Department of Planning & Zoning Recommendation: Approval with conditions of Phase I with a maximum of 40 children, subject to the Board's acceptance of the proffered Declaration of Restrictions as amended by all conditions that are approved by the board.

Protests: 53 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____
Deferred from: 1/26/2011

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.

A. MONICA'S DAYCARE, LLC
(Applicant)

11-1-CZ2-1 (09-088)
Area 2/District 04
Hearing Date: 04/13/11

Property Owner (if different from applicant) **BRONIA TCHABAN.**

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

If so, who are the interested parties? None

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
	No History			

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

#1

APPLICANT'S NAME: **MONICA'S DAYCARE, LLC**

REPRESENTATIVE: Micky Marrero

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-1-CZ2-1 (09-088)	January 26, 2011	CZAB2		11

REC: Approval with conditions of Phase I with a maximum of 40 children, subject to the Board's acceptance of the proffered Declaration of Restrictions as amended by all conditions that are approved by the Board.

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

■ DEFER: ☐ INDEFINITELY ■ TO: April 13, 2011 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH CONDITIONS

■ OTHER: Deferral at applicant's request in order to work with the neighbors.

TITLE	M/S	NAME	YES	NO	ABSENT
			X		
COUNCIL WOMAN		Lonna COHEN	X		
COUNCILMAN	M	Kenneth FRIEDMAN	X		
COUNCIL WOMAN		Adrienne F. PROMOFF	X		
VICE CHAIR WOMAN	S	Dawn UFFNER	X		
CHAIRWOMAN		Peggy A. STROKER	X		
		VOTE:	5	0	

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EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **JOHN MCINNIS**

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 2

APPLICANT: Monica's Day Care LLC **PH:** Z09-088 (11-1-CZ2-1)

SECTION: 04-52-42 **DATE:** April 13, 2011

COMMISSION DISTRICT: 4 **ITEM NO.:** A

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A. INTRODUCTION

- **SUMMARY OF REQUESTS:**

This application seeks to allow an unusual use to permit the establishment of a daycare center in two Phases; Phase I to allow a maximum of 40 children and Phase II, to allow a maximum of 90 children on the site. In addition, the applicant is requesting to allow said day care center to be setback closer to the interior sides (north and south) property lines than required by the Zoning Code.

- **REQUESTS:**

(1) UNUSUAL USE to permit a day care center.

(2) Applicant is requesting to permit the day care center setback 18' 6½" (75' required) from the interior side (north) property line and setback 23' 10½" (75' required) from the interior side (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Monica's Daycare," as prepared by Vertex Architecture, consisting of 7 sheets: Sheet "A-1," dated stamped received 7/16/10 Sheet A-3.2 dated stamped received 10/23/09 and the remaining 5 sheets dated stamped received 12/18/09. Plans may be modified at public hearing.

- **LOCATION:** 18820 NE 22 Avenue, Miami-Dade County, Florida.

- **SIZE:** 43,718 Sq. Ft.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Low Density Residential****. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

2. ***Other Land Uses Not Addressed.*** *Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Use not authorized in an LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval*

may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

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

4. ***Policy LU–4C.*** *Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.*

D. NEIGHBORHOOD CHARACTERISTICS:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

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.*

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

This application was deferred from the January 26, 2011 meeting in order to allow the applicant to meet with neighbors. Approval of this application would permit the applicant to establish a day care center on the subject property which is designated for Low Density Residential 2.5 to 6 dua on the Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP). The interpretative text of the CDMP indicates the neighborhood or community-serving institutional uses including schools 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 subareas. Compatibility shall be determined in accordance to **Policy LU-4A.** Policy LU-4A states that such factors as noise, lighting, shades, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable shall be considered when evaluating compatibility. Staff is of the opinion that the approval of the proposed day care center as requested for Phase I and Phase II with a total of 90 children, could result in a detrimental increase in noise and traffic in the neighborhood. However, staff opines that the Phase I request for a maximum of 40 children on the site would create less noise and traffic impacts in the neighborhood as compared to the requested 90 maximum children. The Phase I request would be compatible with the existing school and religious facility across NE 22 Avenue and with the surrounding neighborhood. In addition staff notes that as depicted on the plans for Phase I, there is adequate parking for staff and stacking parking spaces for dropping off and picking up the children from the

proposed day care center. However, staff opines that proposed Phase II, which will allow a maximum of 90 children on the site, would be excessive, would result in a substantial increase in noise and traffic to the neighborhood and would be incompatible with the adjacent residences to the north, south and west of the subject property. Although, the applicant has submitted a Declaration of Restrictions, restricting the hours of operation, providing traffic control, and indicating the proposed development of the site, staff opines that Phase II of the proposed day care center with a maximum of 90 children would be too intensive for this site and would result in a negative impact on traffic to the surrounding community. As such, staff is of the opinion that Phase I of the proposed day care center which indicates a maximum of 40 children on the site is **consistent** with the objectives and Policies of the CDMP. However, staff opines that Phase II of the proposed day care center to add up to 50 more children to Phase I for a maximum of 90 children on the site would be **incompatible** with the surrounding residential area lying to the north, south and west of the subject property and **inconsistent** with the CDMP.

When analyzing request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, and considering the necessity for and reasonableness of the day care center in relation to the present and future development of the area, staff is of the opinion that Phase I, which indicates a maximum of 40 children on the site, would be **compatible** with the surrounding area. Staff notes that the existing house will be converted to accommodate the proposed daycare center and will provide the required classroom area, parking spaces, stacking spaces and outdoor recreation space for the proposed 40 children requested in Phase I. However, staff notes that for Phase II, the number of parking spaces remain the same as Phase I, which staff opines is inadequate for the proposed 90 children in Phase II. In addition, as previously mentioned, the subject property abuts single family residences to the north, south and west. Staff notes however that the plans submitted by the applicant do not show any type of buffering elements such as landscaping, solid fences or solid walls along the interior sides (north and south) and rear (west) property lines, which would diminish the negative visual and aural impact of the proposed day care center to the surrounding residences abutting the subject property. In addition, staff notes that in Phase I, the proposed day care center will provide service for 40 children within the existing structure, which would not create any additional negative visual impact to the surrounding area. However, in order to accommodate the additional 50 children on the site for a total of 90 children in Phase II, the applicant proposes to expand the existing structure by more than 50% in order to provide additional classrooms for the additional 50 children. Staff opines this would create a negative visual impact to the adjacent residential area.

Staff acknowledges that in 1998, pursuant to Resolution #CZAB2-10-98, an application for the property lying across NE 22 Avenue was approved granting an expansion to a religious facility and private school allowing a maximum of 670 students with grades kindergarten to the eighth grade along with some non-use variances of the private school requirements, setback requirements, landscaping requirements and outdoor play area requirements. However, staff is of the opinion that the character of the area lying east of NE 22 Avenue which is a major street and a half section line road has been developed with uses which are compatible with religious and school uses as opposed to the area lying on the west of NE 22 Avenue which has been developed with single family homes. Therefore, when considering the necessity for and reasonableness of the day care center use in relation to the present and future development of the area, staff is of the opinion that Phase I of the proposed use would be **compatible** with the residential character of the area and, is therefore **consistent** with the objectives of the CDMP. However, staff opines that Phase II of this project would be **incompatible** with the residential character of the properties lying west of NE 22 Avenue and therefore **inconsistent** with the objectives of the CDMP. As such, staff recommends that

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request #1 be approved, on a modified basis to allow a maximum of 40 children on the site as indicated for Phase I of this project. In addition staff recommends that buffering be provided along the interior sides (north and south) and rear (west) property lines, either in the form of a 6' high wall or wood fence with shade trees 12' high at time of planting and spaced 30' on center.

When analysing requests #2 under Section 33-311(A)(4)(b), the Non-use Variance Standards (NUV), staff is of the opinion that this request would not maintain the stability and appearance of the community and that the non-use variance will not be compatible with the surrounding residential uses and would be detrimental to same. In addition, staff notes that this request is only applicable to Phase II of this project, when the proposed building would exceed a maximum of 50 persons at one time. Therefore, by staff recommending approval of Phase I only, this request is no longer needed. As such, staff recommends denial of request #2 under Section 33-311(A)(4)(b).

I. RECOMMENDATION:

Approval with conditions of Phase I with a maximum of 40 children, subject to the Board's acceptance of the proffered Declaration of Restrictions as amended by all conditions that are approved by the Board.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Monica's Daycare," as prepared by Vertex Architecture, consisting of 7 sheets: Sheet "A-1," dated stamped received 7/16/10 Sheet A-3.2 dated stamped received 10/23/09 and the remaining 5 sheets dated stamped received 12/18/09. Except that Phase II is deleted from the plans at time of building permit.

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

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.

5. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Fire Department, the Miami-Dade County Department of Public Health, and the State of Florida Department of Children and Families (Child Care Licensing Unit).

6. That the use be restricted to a maximum number of 40 children as shown in Phase I.

7. That the applicant obtain a Certificate of Use and Occupancy from, and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

8. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM) as contained in their memorandum pertaining to this application.

9. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their memorandum pertaining to this application.

10. That the hours of operation shall be between 7:00 AM and 6:00 PM.

11. That the use may be conducted on the premises on weekdays only, Monday through Friday inclusive.

12. That buffering be provided along the interior sides (north and south) and rear (west) property lines, either in the form of a 6' high wall or wood fence with shade trees 15' high at time of planting and spaced 30' on center. Said buffering shall be installed prior to the issuance of the Certificate of Use for the day care center.

DATE INSPECTED: 01/05/10
DATE TYPED: 12/10/10
DATE REVISED: 12/14/10; 12/20/10; 01/19/11; 03/29/11
DATE FINALIZED: 03/29/11
MLF;GMR;NN;NC;TA

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

NDN
GR

Memorandum

MIAMI-DADE COUNTY

Date: October 28, 2010

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

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

Subject: C-02 #Z2009000088-3rd Revision
Monica's Daycare, LLC
18820 N.E. 22nd Avenue
Unusual Use to Permit a Daycare
(EU-1) (1.083 Acres)
42-04-52

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

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

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

DERM would not object to the interim use of a septic tank and drainfield system provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(4) of the Code. Based upon the available information the proposal meets said requirements. Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4) (a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Additionally the proposed development shall comply with the maximum sewage loading allowed by Section 24-43.1(4) (b) of the Code. The maximum sewage loading shall not exceed 1,500 gallons per day per acre (gpd/acre) for nonresidential properties served by a septic tank in conjunction with public water. The subject property contains 50793 square feet (sf) and the existing and proposed development would generate a wastewater flow of approximately 1440 gallons per day (gpd). This translates into a sewage loading rate of 1234 gpd/acre which complies with sewage loading requirements as defined in Section 24-43.1(4)(b) of the Code.

Stormwater Management

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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 by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

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

Tree Preservation

The landscape plan submitted with this zoning application entitled "Monica's Daycare-Landscape Plan/General Notes/Details",prepared by Vertex Architecture Inc, sheet L-1 and dated June 3, 2009 (revised November 6, 2009) and received on December 18, 2009, provides for the preservation of the specimen sized trees on site, however non specimen trees EX 40-44 and EX A will be removed or relocated within the subject property. 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 Tree Removal 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 tree permitting procedures and requirements prior to site development.

Also please be advised that the proposed structures, parking area or the concrete round about driveway may affect the existing trees root systems, thereby causing the effective destruction of the trees which constitutes a violation of Section 24-49 of the Code. Therefore, DERM recommends that appropriate actions be taken to not adversely impact trees resources existing on the referenced property.

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 5

PH# Z2009000088
CZAB - C02

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MONICA'S DAYCARE, LLC

This Department has no objections to this application.

Miami Dade County Public Works Department Traffic Engineering Division has reviewed the Site Plans, revised 4/12/10, for the proposed facility located at 18820 N.E. 22nd Ave., and has no objection to this application.

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

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

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A Pino, P.L.S.
28-OCT-10

Child Care Check List for
Day Nursery, Day Care, Kindergarten, Private School

School Name: MONICA'S DAYCARE (PHASE 2)

School Address: 18820 N.E. 22 AVENUE Tax Folio # 30 - 2204-000-0320

1. Is this an expansion to an existing school? ☑ Yes ☐ No If yes, indicate the number of students: 40 and age and grade ranges originally approved: 2-5

2. Total size of site: 103.40' x 458.00' = 47,357 ÷ 43,560 sq. ft. = 1.087 acres

3. Number of children or students requested: 90 Ages : 2-5

4. Number of teachers: 4 number of administrative & clerical personnel 2

5. Number of classrooms: 6 Total square footage of classroom area: 3,225 SQ. FT.

6. Total square footage of non-classroom area (offices bathrooms kitchens, closets): 2,418 SQ. FT.

7. Amount of exterior recreation /play area in square footage: 23,293 SQ. FT.

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: N/A

9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 7 parking spaces provided 6 parking spaces required by Section 33-124 (L)

10. Indicate the number of auto stacking spaces: 5 provided 5 required

11. Proposed height for the structure(s): 10'-0" (LT.B.) 19'-9" TOP OF RIDGE See Section 33-151.18(g)

12. Size of identification sign: 3'-0" x 2'-0" = 6.00 sq. ft. See Section 33-151.18 (c). Signage will require a separate permit. Contact the Permit Section at 786-315-2100.

13. Days and hours of operation: MONDAY - FRIDAY 7:00AM TO 6:00PM SAT. & SUN BY APPOINTMENT

14. Does the subject facility share the site with other facilities? __ Yes X No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16.)

15. If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17? ☐ Yes ☐ No (If yes, describe the residential uses and indicate same on the plans.) N/A

RECEIVED
DEC 18 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery / kindergarten, preschool and after school care

35 sq. ft. x 90 (number of children) = 3,150 sq. ft. of classroom area required.

b. Elementary Grades 1 - 6

30 sq. ft x _____ (number of children) = _____ sq. ft. of classroom area required.

c. Junior High and Senior High School (Grades 7-12)

25 sq. ft. x _____ (number of children) = _____ sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3,150
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 3,222

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 45 (1/2 of children) = 2025

b. Grades 1 - 6 500 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x _____ (remaining children) = _____

c. Grades 7 - 12 800 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x _____ (next 300 children) = _____

150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 2,025
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 23,293

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor).

a. 28 trees are required per net acre. Trees required: 16 Trees provided: 45

b. Ten shrubs are required for each tree required. Shrubs required: 190 Shrubs provided: 526

c. Grass area for organized sports/ play area in square feet: N/A

d. Lawn area in square feet (exclusive of organized sports/ play area): 5,701

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DEC 18 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

School Address: 18820 NE 22 AVE. MIAMI, FL Zip Code: 33180.

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 15 day of DECEMBER at Miami-Dade County, Florida.

X Bronia Tchaba

Signature

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 15TH day of DECEMBER, _____, before me personally appeared BRONIA TCHABA, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 04/05/2011

Emilia Fernandez
COMMISSION # DD660044
EXPIRES: APR. 05, 2011
WWW.AARONNOTARY.com

Emilia Fernandez

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

Child Care Check List for
Day Nursery, Day Care, Kindergarten, Private School

School Name: MONICA'S DAYCARE (PHASE 1)

School Address: 18820 NE 22 AVENUE Tax Folio # 30 - 2204-000-0320

1. Is this an expansion to an existing school? ☐ Yes ☒ No If yes, indicate the number of students: _____ and age and grade ranges originally approved: _____

2. Total size of site: 103.40' x 458.00' = 47,357 ÷ 43,560 sq. ft. = 1.087 acres

3. Number of children or students requested: 40 Ages : 2 - 5

4. Number of teachers: 4 number of administrative & clerical personnel 2

5. Number of classrooms: 6 Total square footage of classroom area: 1,408 SQ FT.

6. Total square footage of non-classroom area (offices bathrooms kitchens, closets): 578 SQ. FT.

7. Amount of exterior recreation /play area in square footage: 26, 892 SQ. FT.

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: N/A

9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 7 parking spaces provided 6 parking spaces required by Section 33-124 (L)

10. Indicate the number of auto stacking spaces: 5 provided 5 required

11. Proposed height for the structure(s): 8'-5" (T.B.) 13'-2" (TOP OF RIDGE) EXISTING See Section 33-151.18(g)

12. Size of identification sign: 3'-0" x 2'-0" = 6.00 sq. ft. See Section 33-151.18 (c). Signage will require a separate permit. Contact the Permit Section at 786-315-2100.

13. Days and hours of operation: MONDAY - FRIDAY 7:00AM - 6:00PM SAT & SUN. BY APPOINTMENT

14. Does the subject facility share the site with other facilities? __ Yes X No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16.)

15. If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17? ☐ Yes ☐ No (If yes, describe the residential uses and indicate same on the plans.) N/A

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BY: _____

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery / kindergarten, preschool and after school care

35 sq. ft. x 40 (number of children) = 1,400 sq. ft. of classroom area required.

b. Elementary Grades 1 - 6

30 sq. ft x____ (number of children) =_____ sq. ft. of classroom area required.

c. Junior High and Senior High School (Grades 7-12)

25 sq. ft. x _____ (number of children) =_____ sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED 1400
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 1401

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 20 (1/2 of children) = 900

b. Grades 1 - 6 500 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x_____ (remaining children) = _____

c. Grades 7 - 12 800 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x_____ (next 300 children) = _____

150 sq. ft. x_____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 900
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 26,892

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor).

a. 28 trees are required per net acre. Trees required: 13 Trees provided: 46

b. Ten shrubs are required for each tree required. Shrubs required: 160 Shrubs provided: 528

c. Grass area for organized sports/ play area in square feet: N/A

d. Lawn area in square feet (exclusive of organized sports/ play area): 5,701

School Address: 18820 NE 22 AVE. MIAMI FL Zip Code: 33180.

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 15 day of DECEMBER at Miami-Dade County, Florida.

x Bronia Tchaban

Signature

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 15 day of DECEMBER, ____, before me personally appeared BRONIA TCHABAN., to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 04/05/2011

Emilia Fernandez

Emilia Fernandez
COMMISSION #DD660044
EXPIRES: APR. 05, 2011
WWW.AARONNOTARY.com

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISION 2

Memorandum

Date: 11-AUG-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2009000088

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated January 25, 2010.
APPROVAL
No objection to site plan date stamped July 16, 2010.

Service Impact/Demand:

Development for the above Z2009000088
located at 18820 N.E. 22 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0135 is proposed as the following:

N/A	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	4,359	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 2.92 alarms-annually.
The estimated average travel time is: 8:00 minutes

Existing services

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

Station 31 - N Miami Beach - 17050 NE 19 Avenue
Rescue, ALS 50' Squrt

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped July 16, 2010.

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

DATE: 03-JAN-11

REVISION 4

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

MONICA'S DAYCARE, LLC

APPLICANT

18820 N.E. 22 AVE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2009000088

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases, had (4) prior cases opened/closed for enforcement history inspection. BNC: No cases.

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: DIAZ, ROBERT

Inspection Dat

Evaluator: ANTONIO ATALA

08/13/09

Process #	**Applicant's Name**
Z2009000088	MONICA'S DAYCARE, LLC

Locations: 18820 N.E. 22 AVE, MIAMI-DADE COUNTY, FLORIDA.

Size: 103.4' X 458' **Folio #** 3022040000320

Request:
THE APPLICANT IS REQUESTING AN UNUSUAL USE TO PERMIT A DAYCARE CENTER.

EXISTING ZONING
Subject Property EU-1,

EXISTING USE RESIDENT

SITE CHARACTERISTICS

STRUCTURES ON SITE:
ONE STORY SFR WITH A REMOVABLE ACC SHED AND A PERMANENT SHED

USE(S) OF PROPERTY:
EU-1/RESIDENTIAL

FENCES/WALLS:
ALONG THE WEST PROP LINE THER EXISTS A 44" CHAIN LINK FENCE. ALONG THE NORTH PROP LINE, THER EXISTS A 5' CHAIN LINK FENCE. ALONG THE SOUTH PROP LINE THERE EXISTS A 4' CHAIN LINK FENCE.

LANDSCAPING:
MEETS THE MINIMUM STANDARD

BUFFERING:
BUFFERING IS PRESENT ALONG THE WEST,NORTH AND SOUTH PROP LINE. THE BUFFER IS BUSH MATERIAL.

VIOLATIONS OBSERVED:
NONE

OTHER:

Process #	Applicant's Name
Z2009000088	MONICA'S DAYCARE, LLC

SURROUNDING PROPERTY

NORTH:

EU-1/ONE STORY SFR

SOUTH:

EU-1/ONE STORY SFR

EAST:

EU-1/RELIGIOUS USE/TEMPLE SINAI

WEST:

EU-M/ONE STORY SFR

SURROUNDING AREA

RESIDENTIAL/RELIGIOUS/AND PUBLIC PARK AREAS

NEIGHBORHOOD CHARACTERISTICS

PRIMARILY RESIDENTIAL WITH RELIGIOUS USE IN THE AREA

COMMENTS:

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: _____

NAME AND ADDRESS	Percentage of Stock

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 BRONIA TCHABAN

NAME AND ADDRESS	Percentage of Interest
BRONIA TCHABAN 18820 NE 22 AVE	100%

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 Ownership

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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BY

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: Gloria Tolabar
(Applicant)

Sworn to and subscribed before me this 14th day of July, 2009. Affiant is personally known to me or has produced _____ as identification.

Bibiana
(Notary Public)

My commission expires: 8/8/2010

Bibiana Pena
Commission #DD582723
Expires: AUG. 08, 2010
www.AaronNotary.com

*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: Monica's Daycare

NAME AND ADDRESS	Percentage of Stock
BRONIA TCHABAN 18820 NE 22 AVE	100%

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

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: Bronia Tchaban
(Applicant)

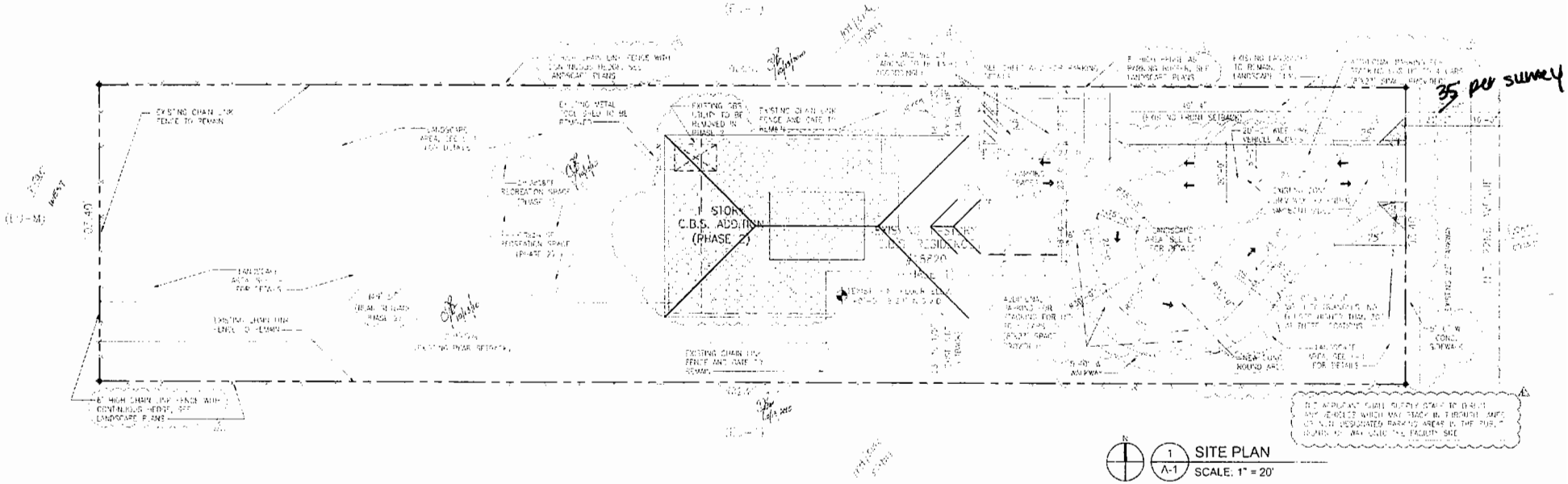
Sworn to and subscribed before me this 14th day of July, 2009. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

My commission expires: 8/8/2010

NOTARY PUBLIC STATE OF FLORIDA
Bibiana Pena
Commission #DD582723
Expires: AUG. 08, 2010
www.AaronNotary.com

*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.



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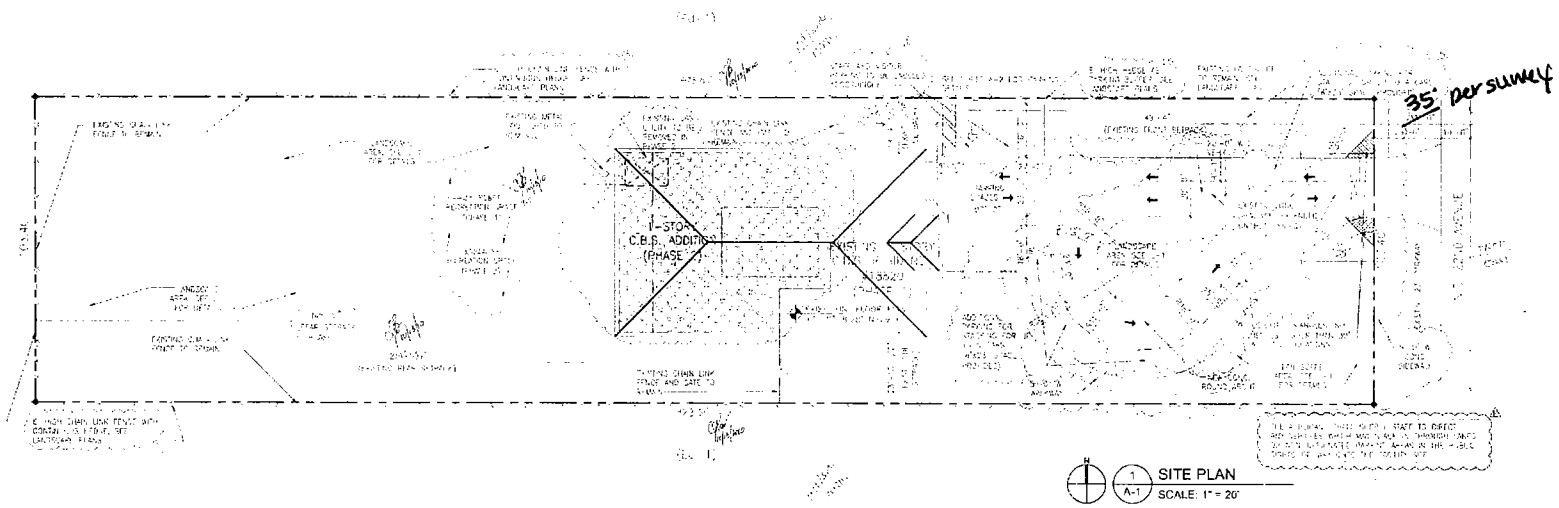
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



1 / A-1 SITE PLAN
SCALE: 1" = 20'

INDEX OF DRAWINGS

A-1 SITE PLAN / GEN. NOTES / INDEX OF DWG'S.
A-2 FLOOR PLAN / SCHEDULES / TYP. WALL SECTION
A-3 EXTERIOR ELEVATIONS
A-4 EXTERIOR ELEVATIONS

L-1 LANDSCAPE PLAN, NOTES, SCHEDULE

SITE DATA

ZONING			
FLOOD ZONE			
LOT AREA			
LOWEST FLOOR OF EXISTING HOUSE			
SETBACKS	REQUIRED (W/ [illegible])	PROPOSED (PHASE 1)	PROPOSED (PHASE 2)
FRONT			
REAR			
SIDE			
SIDE			
LOT COVERAGE (SHED)	SHED MAX (1 STORY B.D.F.)		
EXISTING FINISHED AIR AREA			
EXISTING OPEN AIR COVERED AREA			
TOTAL AREAS (PHASE 1)			
REDUCTION UNCLOSED AIR AREAS			
ADDITION OPEN AIR COVERED AREA			
TOTAL AREAS (PHASE 2)			
PARKING REQUIRED	REQUIRED (MAX)	PROVIDED (PHASE 1)	REQUIRED (PHASE 2)
TYPE OF BOOK OF NOTE			

CHILD CARE DATA

		PHASE 1	
NUMBER OF DILIGENT RESIDENTS			
NUMBER OF STAFF			
NUMBER OF CLASSROOMS			
CLASSROOM AREA (SQ. FT. & % OF SITE AREA)	REQUIRED	PROVIDED (PHASE 1)	PROVIDED (PHASE 2)
MAIN OUTDOOR AREA			
OUTDOOR RECREATION SPACE (SQ. FT. & % OF SITE AREA)			
FAR			
% OF FAR			
HEIGHT			

GENERAL NOTES:

[illegible]

SURVEY NOTES

[illegible]

FOLIO #

[illegible]

LEGAL DESCRIPTION.

[illegible]

SCOPE OF WORK.

THE SCOPE OF WORK IS A CHANGE OF USE / REZONING TO AN EXISTING SINGLE FAMILY RESIDENCE.

CODE USED:

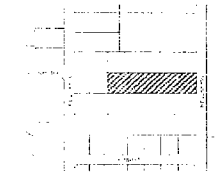
FBC 2007, RESIDENTIAL &
EXISTING BUILDING (2007).
FLORIDA FIRE PREVENTION CODE 2007

GRADING NOTES:

[illegible]

DRAINAGE NOTE:

[illegible]



2 / A-1 LOCATION PLAN
SCALE: 1"=300

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BY

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
10250 SW 56th Street
Suite C-161
Miami, FL 33165

Monica's Daycare
18820 NE 22 Avenue
Miami, FL 33180

Owner
Monica's Daycare
Bruno Toussaint
18820 NE 22 AVE
Miami, FL 33180
(786) 417-7573

Zoning: Change of Use

Consultant

REVISIONS

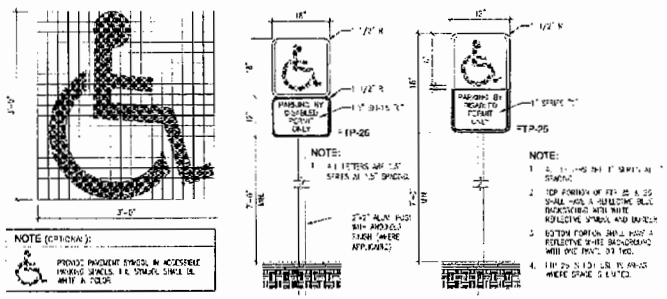
No	DATE	DESCRIPTION
1	05-24-09	ZONING DEPT. COMMENTS
2	10-15-09	OWNER'S CHANGES
3	11-05-09	ZONING DEPT. COMMENTS
4	03-02-10	PUBLIC WORKS COMMENTS
5	04-12-10	PUBLIC WORKS COMMENTS

SITE PLAN /
GENERAL NOTES /
INDEX OF DRAWINGS

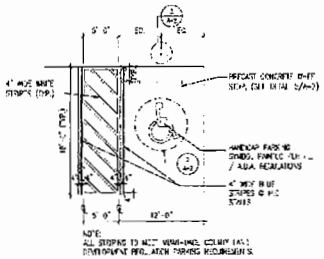
DATE 06.03.2008
DRAWN BY B.P.
DESIGNED BY C.J.B.
0911

A-1

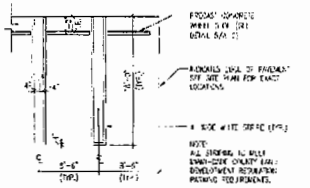
29



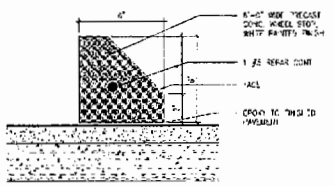
2 A-2 SIGNAGE DETAILS
SCALE: N.T.S.



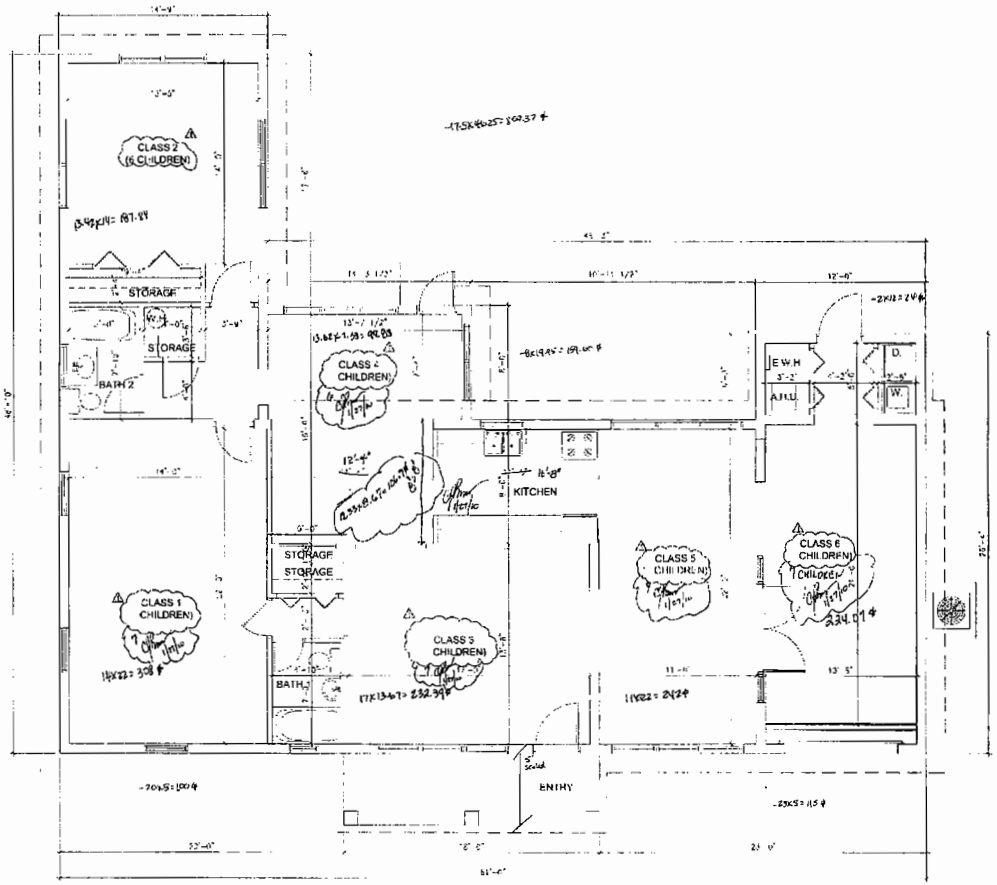
3 A-2 TYPICAL H.C. PARKING STALL DETAIL
SCALE: N.T.S.



4 A-2 TYPICAL PARKING STALL DETAIL
SCALE: N.T.S.



5 A-2 WHEEL STOP DETAIL
SCALE: 3" = 1'-0"



1 A-2 FLOOR PLAN (PHASE 1)
SCALE: 1/4" = 1'-0"

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BY

209-088

1400 # Vrq
1401.07 # Classroom Space

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc
10250 SW 56th Street
Suite C-101
Miami, FL 33165

Monica's Daycare
18820 NE 22 Avenue
Miami, FL 33180

Owner:
Monica's Daycare
Bronia Tchaban
18820 NE 22 AVE
Miami, FL 33180
(786) 417-7973

Zoning: Change of Use

Consultant:

REVISIONS

No.	DATE	DESCRIPTION
1	10-15-09	OWNER'S CHANGES

FLOOR PLAN (PHASE 1)

SHEET TITLE

DATE 06.03.2009
DRAWN BY B.P.
REVIEWED BY C.J.B.
PROJECT NO. 0911

A-2
SHEET

30

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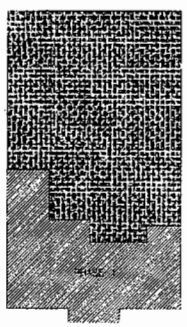
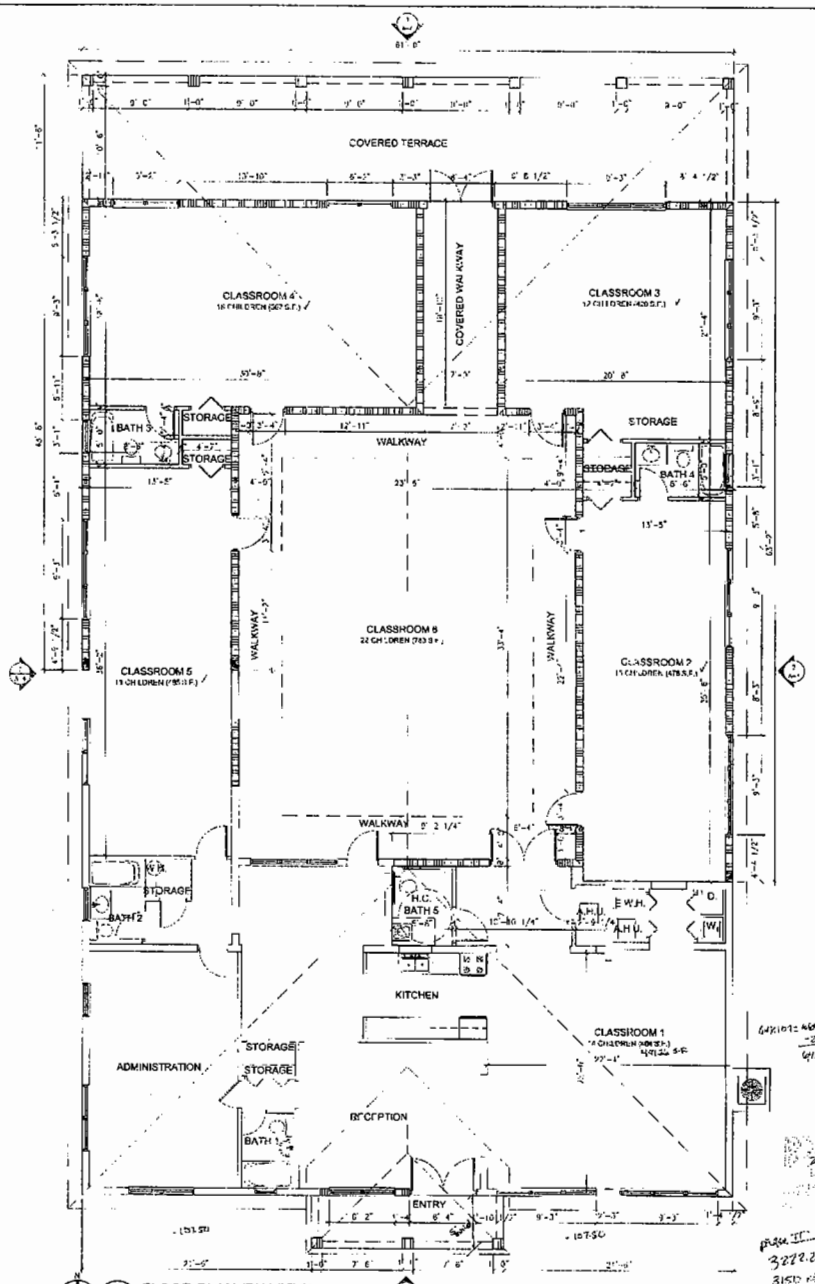
BY AH



N 2 A-2.1 PHASE PLAN
SCALE: 1" = 20'



1 A-2.1 FLOOR PLAN (PHASE 2)
SCALE: 3/16" = 1'-0"

ARCHITECTURE

Architecture with a Point
AA-26000279
Carlos J. Bravo, R.A. AR17584
A. Ignacio Sarmiento, R.A. AR97408

Vertex Architecture, Inc.
10250 SW 56th Street
Suite C-101
Miami, FL 33165
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SEAL

Monica's Daycare
18820 NE 22 Avenue
Miami, FL 33180

Owner:
Monica's Daycare
Bronia Tchaban
18820 NE 22 AVE
Miami, FL 33180
(786) 417-7973

Zoning: Change of Use

Consultant:

REVISIONS

No.	DATE	DESCRIPTION
1	10-15-09	OWNER'S CHANGES

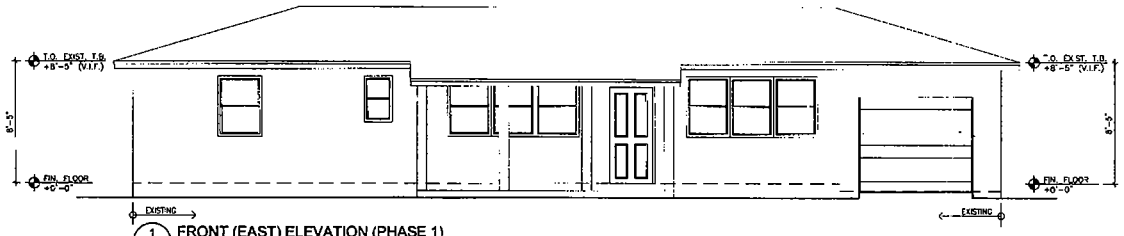
FLOOR PLAN (PHASE 2)

SHEET TITLE

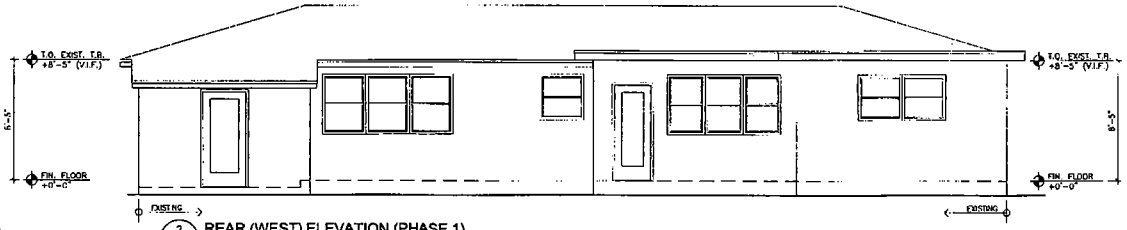
DATE 06.03.2009
DRAWN BY B.P.
REVIEWED BY C.J.B.
PROJECT NO 0911

A-2.1
SHEET

31



1 / A-4 FRONT (EAST) ELEVATION (PHASE 1)
SCALE: 1/4" = 1'-0"



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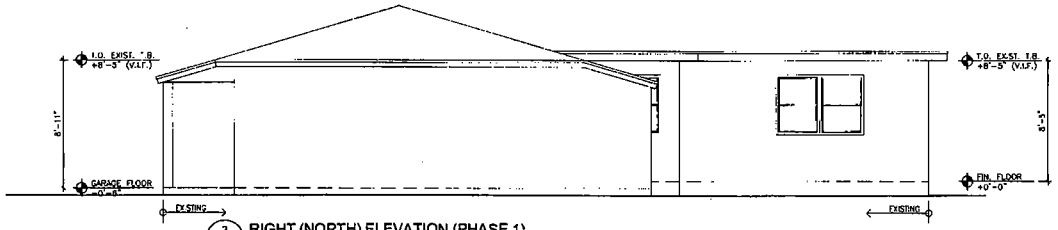
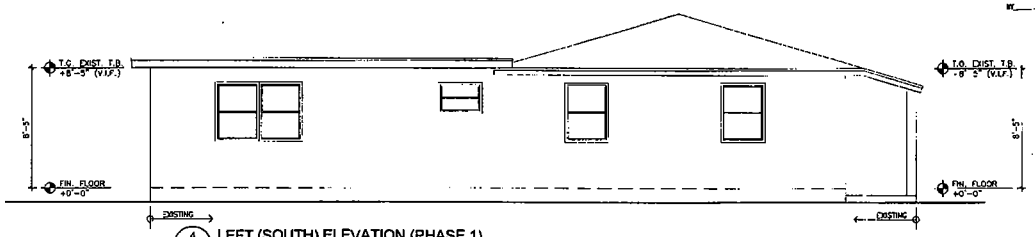
SCALE: 1/4" = 1'-0"



3 / A-4 RIGHT (NORTH) ELEVATION (PHASE 1)
SCALE: 1/4" = 1'-0"



4 / A-4 LEFT (SOUTH) ELEVATION (PHASE 1)
SCALE: 1/4" = 1'-0"

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Zoning: Change of Use

Consultant:

REVISIONS

No	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

SHEET TITLE

DATE 06.03.2009
DRAWN BY B.P.
REVIEWED BY C.J.B.
0911
PROJECT NO

A-3
SHEET

32

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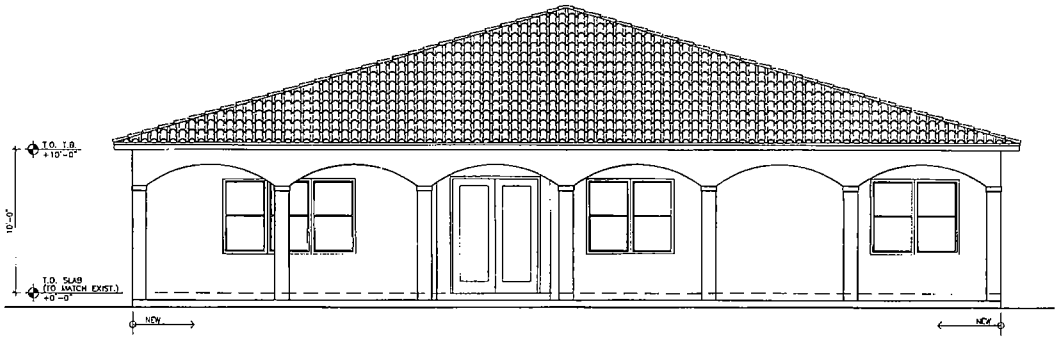
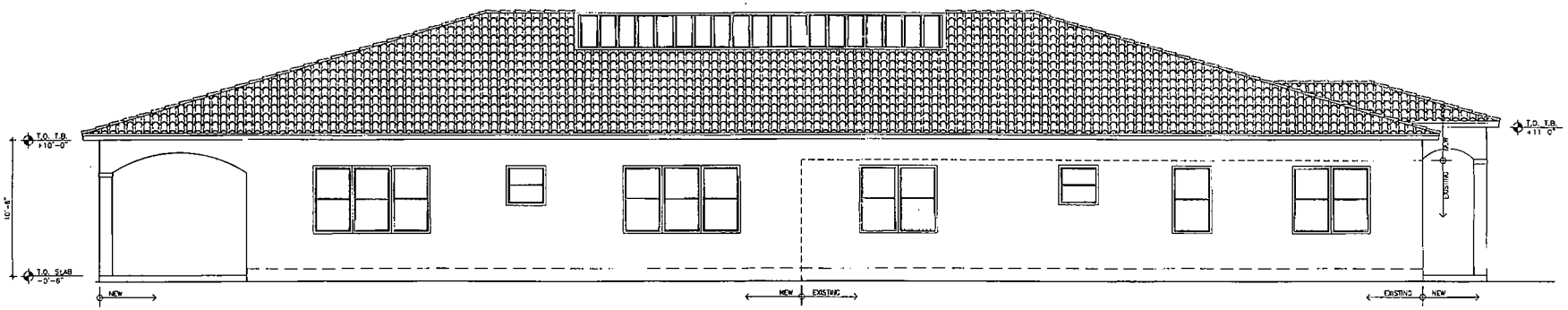


1 A-3.2 REAR (WEST) ELEVATION (PHASE 2)
SCALE: 1/4" = 1'-0"



2 A-3.2 LEFT (SOUTH) ELEVATION (PHASE 2)
SCALE: 1/4" = 1'-0"

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Zoning: Change of Use

Consultant:

REVISIONS

No	DATE	DESCRIPTION
1	10-15-09	OWNER'S CHANGES

EXTERIOR ELEVATIONS
(PHASE 2)

SHEET TITLE

DATE 06.03.2009
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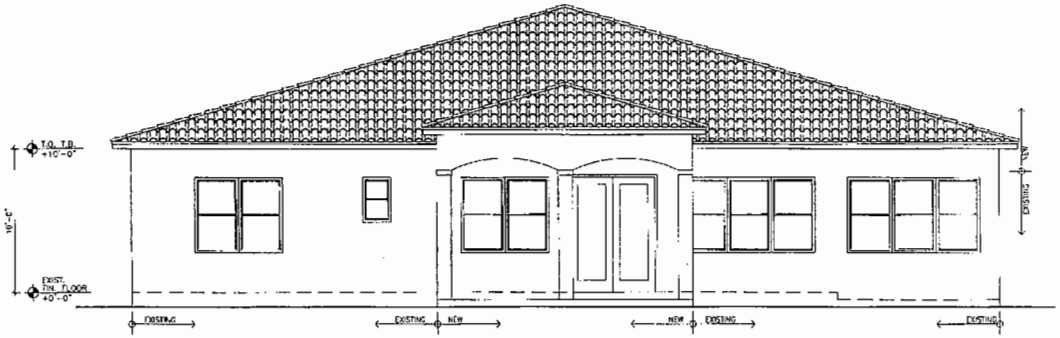
REVIEWED BY C.J.B.

0911
PROJECT NO.

A-3.2
SHEET

33



1 / A-3.1 FRONT (EAST) ELEVATION (PHASE 2)
SCALE: 1/4" = 1'-0"

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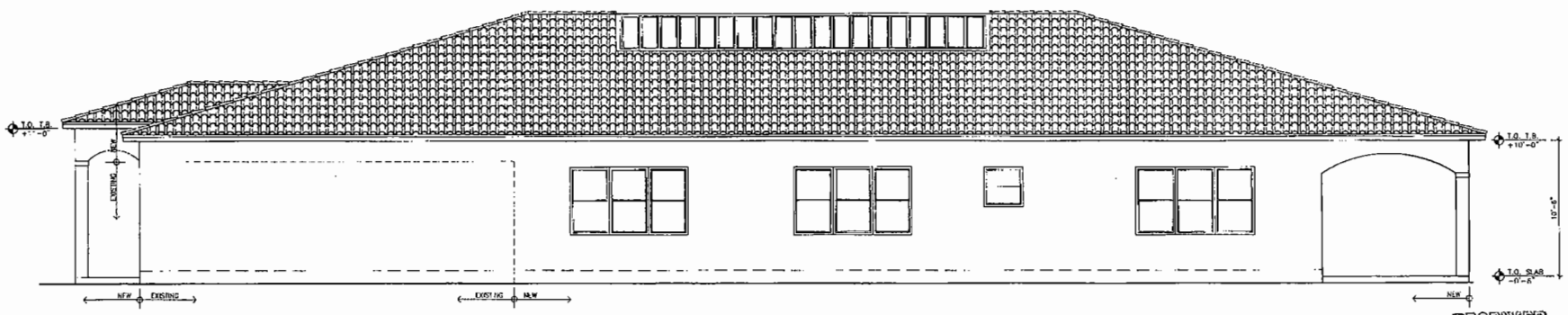

2 / A-3.1 RIGHT (NORTH) ELEVATION (PHASE 2)
SCALE: 1/4" = 1'-0"

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Consultant:

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1	10-15-09	OWNER'S CHANGES

EXTERIOR ELEVATIONS (PHASE 2)

SHEET TITLE

DATE 06.03.2009
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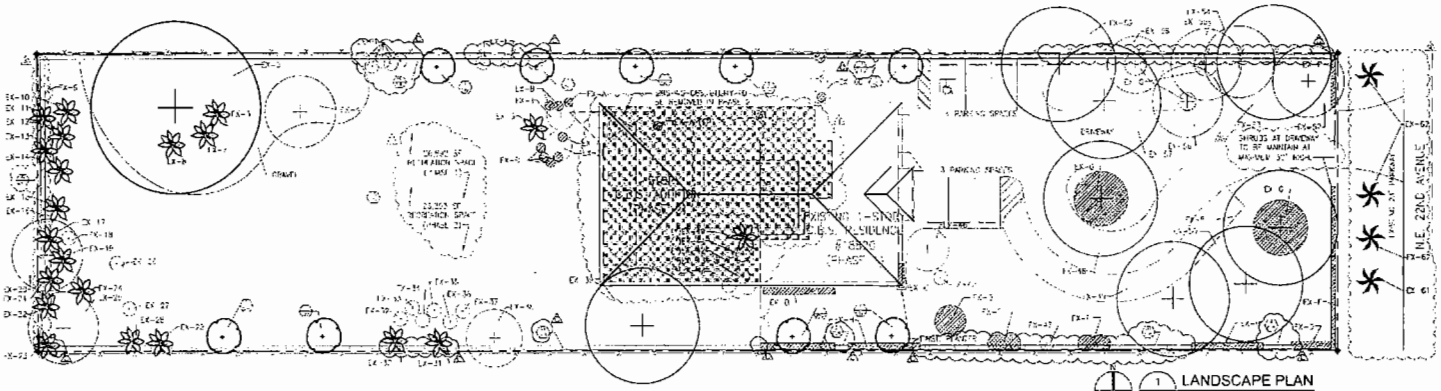
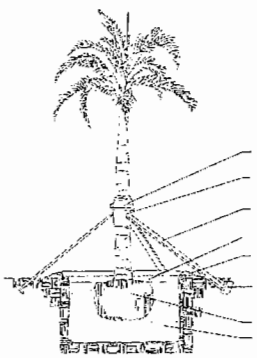
SHEET

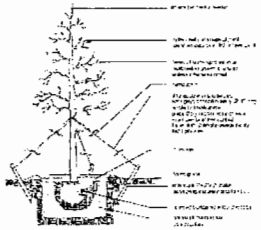
34



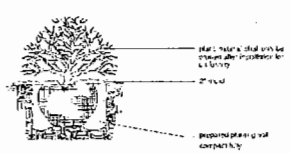
1 / L-1 LANDSCAPE PLAN
SCALE: 1" = 20'



2 / L-1 PALM / LARGE TREE PLANTING DETAIL
SCALE: N.T.S.



3 / L-1 SMALL TREE PLANTING DETAIL
SCALE: N.T.S.



4 / L-1 SHRUB PLANTING DETAIL
SCALE: N.T.S.

PLANT LIST

LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH ALL WORK REQUIRED BY THESE DRAWINGS.
2. ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, SECOND EDITION FEBRUARY 1998 BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF THE PLANT INDUSTRY, SHALL BE FLORIDA GRADE #1 OR BETTER.
3. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR 1 YEAR TROW DATE OF FINAL ACCEPTANCE. ALL TREES AND PALMS SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF FINAL ACCEPTANCE. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR 90 DAYS FROM FINAL ACCEPTANCE.
4. PLAN AND SOIL SHALL BE WELL-FREE AND CONSIST OF 50% CLEAN SILICA SAND, 30% EVERGLADES MUCK AND 10% CALCIUM PEAT. ALL PLANTS SHALL BE INSTALLED WITH PLANTING SOIL AS INDICATED ON DETAILS.
5. LANDSCAPE CONTRACTOR SHALL TAKE ALL SOILS REQUIRED TO MAKE ALL PLANTING BEDS WEED AND GRASS FREE PRIOR TO PLANTING.
6. LANDSCAPE CONTRACTOR SHALL TAKE ALL SOILS REQUIRED TO MAKE ALL PLANTING BEDS WEED AND GRASS FREE PRIOR TO PLANTING.
7. ALL TREES SHALL BE STAKED AND/OR GUYED IN A GOOD WORKMANLIKE MANNER AS PER ATTACHED DETAILS AND THE STANDARDS REQUIRED.
8. ALL SHRUB SIZES AND SPACE HANDS STAKED SHALL BE PLACED WITH FLUORESCENT OR CHEMICAL DETAILS.
9. ALL TREES SHALL BE FERTILIZED AT ATTACHED RATE WITH SLOW-RELEASE FLUST 21 GRAM SIZE WITH A 20 TO 5 PERMIT ARCH FOR APPROVED FOR ALL ACCEPTANCE TO MANUFACTURER'S RECOMMENDATIONS.
10. ALL OTHER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH "DEMAGOTE" TIME RELEASE PELLETS FOR APPROVED FOR ALL ACCEPTANCE TO MANUFACTURER'S RECOMMENDATIONS.
11. ALL TREES IN SOD AREAS TO HAVE A 30" LAYER OF SHREDDED MULCH. COVER ALL SHRUB BEDS WITH A 2" LAYER OF SHREDDED MULCH (OTHER THAN EXPRESS).
12. SOD SHALL BE SILT AND WEED FREE, FRUIT SHALL BE FRUITLESS (FRUITLESS NOTED) LAID WITH ALTERNATING ALTERNATE LOOKS. SOD SHALL BE LAID TO LOOK ON CURB OR RIGHT-OF-WAY. SOD IN ALL AREAS NOT CONTIGUOUS WITH PLANT MATERIALS, PAVING, GRAVEL, OR MULCH. SOD TO BE LAID LEVEL AND WITH NO LOOKS. LOOKS TO BE CLEAN AND SEEDED NOT CUT TO COLOR OUTLINE SHOWN. LANDSCAPE CONTRACTOR RESPONSIBLE FOR TAKEOFF AND 100% COVERAGE OF AREAS.
13. WHERE DISCREPANCIES AND DISCREPANCIES BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PREFERENCE.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DOING A TAKEOFF OF THE ATTACHED PLANS. PLANT LIST PROVIDED IS FOR GUIDANCE ONLY. LANDSCAPE CONTRACTOR, IN SUBMITTING A PROPOSAL, BASED ON THEIR PLANS, IS RESPONSIBLE FOR ALL MATERIALS AS NOTED ON PLANS.
15. DISCREPANCIES SHALL BE PROVIDED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR ARCHITECT.
16. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT OR ARCHITECT.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH A PRE-EMERGENT HERBICIDE AS APPROVED BY THE LANDSCAPE ARCHITECT.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR OR OWNER ANY AND ALL DIMENSIONS WHICH MAY AFFECT THE SCOPE OF WORK.
19. LANDSCAPE CONTRACTOR SHALL INCLUDE IN BID ALL MATERIALS AND LABOR AS REQUIRED TO COMPLETE THE JOB AS INDICATED ON THE PLANS AND AS DIRECTED BY THE GENERAL CONTRACTOR. BID SHALL INCLUDE FILTER FABRIC, DRAINAGE, MAT, PROTECTION BOARD, HOLIDAY GROUP AND OTHER EQUIPMENT, ETC.
20. ALL PLANT MATERIAL SHALL MEET OR EXCEED SPECIFICATIONS LISTED, BUT NOT BE LIMITED TO PLANT MATERIALS, PLANTING SOIL AND PLACEMENT.
21. ALL PLANTED BEDS SHALL PROVIDE YOUR COVERAGE BY A FULLY AUTOMATIC IRRIGATION SYSTEM AS PER PLANS.
22. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATERING PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
23. ALL AREAS LABELED MULCH/GRAVEL TO RECEIVE A 2" LAYER OF MATERIAL OVER A WEED BARRIER MATERIAL.

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LANDSCAPE LEGEND (PHASE 1):

LANDSCAPE LEGEND (PHASE 2):

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Zoning: Change of Use

Consultant:

209-088

REVISIONS

No.	DATE	DESCRIPTION
1	06-24-09	ZONING DEPT. COMMENTS
2	10-15-09	OWNER'S CHANGES
3	10-15-09	ZONING DEPT. COMMENTS
4	11-06-09	ZONING DEPT. COMMENTS

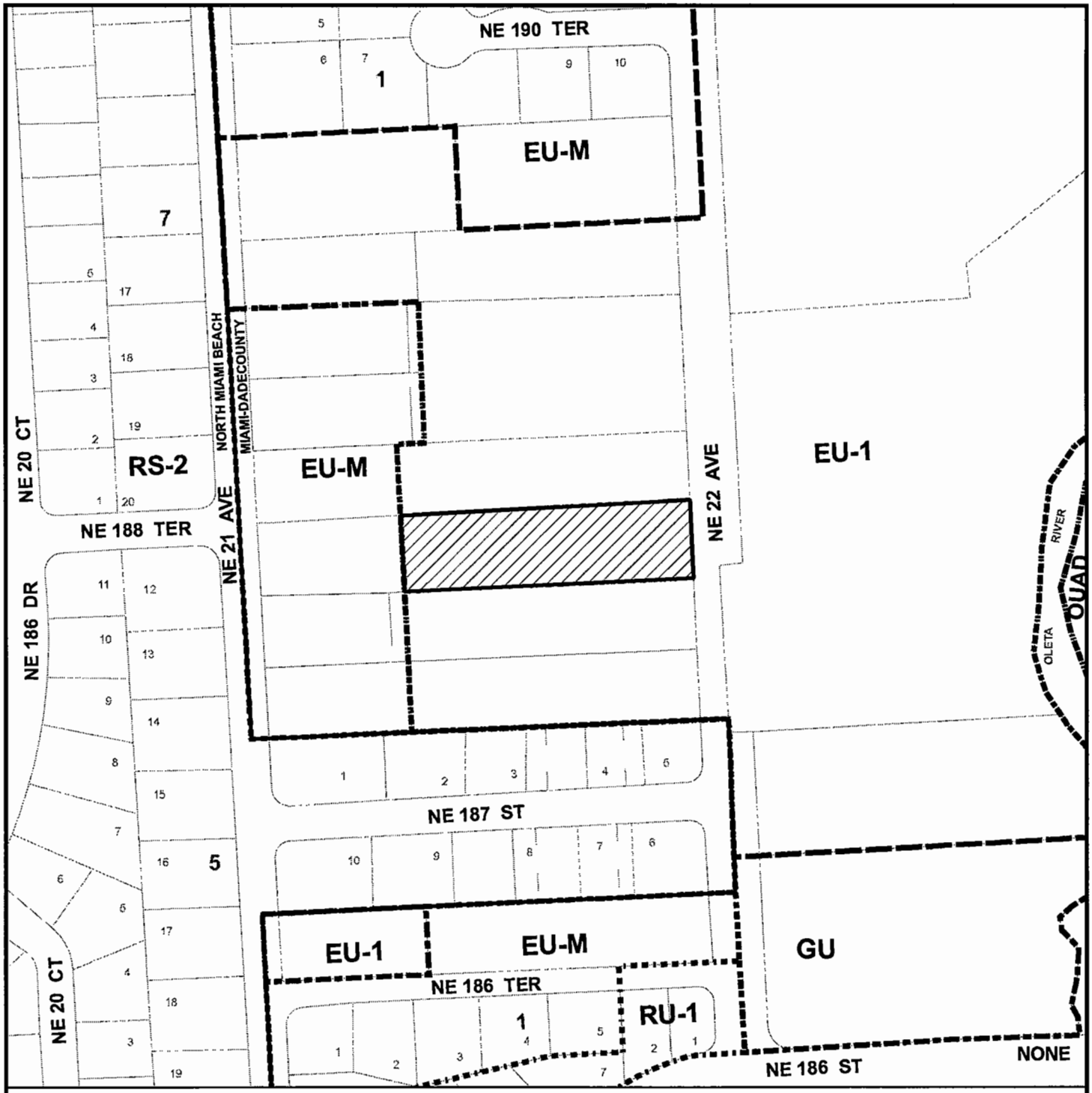
LANDSCAPE PLAN / GENERAL NOTES / DETAILS

SHEET TITLE

DATE 06.03.2009
DRAWN BY B.P.
REVIEWED BY C.J.B.

0911
PROJECT NO.

L-1
SHEET



MIAMI-DADE COUNTY

HEARING MAP

Process Number
09-088

Section: 04 Township: 52 Range: 42
Applicant: MONICA'S DAYCARE, LLC
Zoning Board: C02
Commission District: 04
Drafter ID: KEELING
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON:06/05/09

REVISION	DATE	BY
		35

MIAMI-DADE COUNTY

AERIAL YEAR 2008

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Zoning Board: C02
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W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON:06/05/09

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