KITS

6-15-2011 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 5

NORMA & JEAN REACH PARK

7901 NW 176 Street, Miami

Thursday, July 21, 2011 at 7:00 p.m.

CURRENT

1.	11-7-CZ5-1	SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR	10-186	13-52-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, JULY 21, 2011

NORMA & JEAN REACH PARK

7901 NW 176 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. SABANA RIDING CLUB, LLC D/B/A (11-7-CZ5-1/10-186) **13-52-39**
RANCHO GASPAR **Area 5/District 12**

(1) UNUSUAL USE to permit a private club.

(2) MODIFICATION of Condition #2 of Resolution Z-298-88, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rancho Gaspar", as prepared by Finance/Development Consultants and dated 5/5/88 on Page 1 and Page 2 revised 8/15/88."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Dude Ranch", as prepared by Jose Martinez, PE, Sheet A-1 dated stamped received 4/4/11 and the remaining 6 sheets dated stamped received 11/2/10 for a total of 7 sheets."

The purpose of request #2 is to allow the applicant to submit revised plan showing a private club and additional building.

(3) Applicant is requesting to permit parking with a back-out aisle width of 21'11" (22' required).

(4) Applicant is requesting to permit the existing single-family residence setback 48.51' (50' required) from the front (east) property line.

The afore-mentioned file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: 16480 N.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 5 ACRES

Department of Planning and Zoning Recommendation: Modified approval with a condition of request #2 as it pertains to the single-family residence only, approval with a condition of request #4 and denial without prejudice of requests #1 and #3.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

1. SABANA RIDING CLUB, LLC D/B/A: RANCHO GASPAR **11-7-CZ5-1 (10-186)**
(Applicant) **Area 5/District 12**
Hearing Date: 07/21/11

Property Owner (if different from applicant) **Vecellio & Grogan, Inc.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1988	Gaspar Olazabel	- Special Exception for Dude Ranch Riding Academy. - Variance 30 parking spaces.	BCC	Appeal & Application 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. 5

APPLICANT: Sabana Riding Club, LLC D/B/A Rancho Gaspar

PH: Z10-186 (11-7-CZ5-1)

SECTION: 13-52-39

DATE: July 21, 2011

COMMISSION DISTRICT: 12

ITEM NO.: 1

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A. INTRODUCTION

o SUMMARY OF REQUESTS:

The approval of this application will allow the applicant to permit a private club on the subject property in conjunction with the previously approved dude ranch. The applicant also seeks to modify a condition of a prior Resolution which would allow the applicant to submit revised site plans that depict the private club use in conjunction with the dude ranch and to permit an existing single-family residence with reduced setbacks and reduced parking isle back-out distance

o REQUESTS:

(1) UNUSUAL USE to permit a private club.

(2) MODIFICATION of Condition #2 of Resolution Z-298-88, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rancho Gaspar", as prepared by Finance/Development Consultants and dated 5/5/88 on Page 1 and Page 2 revised 8/15/88."

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The purpose of Request #2 is to allow the applicant to submit a revised site plan showing a proposed private club in conjunction with the previously approved dude ranch, an expansion of the barbecue shelter area and reduction of the number of buildings on the site to show an expanded parking area.

(3) Applicant is requesting to permit parking with a back-out aisle width of 21'11" (22' required).

(4) Applicant is requesting to permit the existing single-family residence setback 48.57' (50' required) from the front (east) property line.

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

- **LOCATION:**

  16480 NW 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 5 acres.

B. ZONING HEARINGS HISTORY:

In December 1988, pursuant to resolution #Z-298-88, the subject property was approved for a Special Exception to permit a dude ranch and riding academy.

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

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property for **Open Land**. The land designated as "Open Land" is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. It is not simply surplus undeveloped land, but rather it is land that is intended to serve one or more of the following functions: production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies; rural residential development at a maximum density indicated for the specific Open Land subarea, but no greater than one unit per five acres; recreation; compatible utility and public facilities as indicated for the specific Open Land Subarea, and conservation, maintenance or enhancement of environmental character. Lower residential densities may be required in some areas for purposes of avoiding flood conditions or to avoid degradation of environmental systems or features. Because of the water supply-related or other environmental functions of those areas, they may also be considered for acquisition by federal, State, regional, County or private institutions that would manage these areas to optimize environmental functions, and for location of project features such as reservoirs, stormwater treatment areas, canals, and flow-ways constructed pursuant to the Comprehensive Everglades Restoration Plan.*

   Also included in some Open Land areas are some existing year-round agricultural activities, and some enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in Open Land Subareas 1, 2, 3 and 5, except that residential lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or inconsistent with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the expansion of any use inconsistent with the specific provisions for the applicable Open Land

subarea. To the contrary, it is the intent of this plan to contain and prevent the expansion of such inconsistent development in Open Land areas.

Because Open Land areas primarily consist of wetlands, all proposed uses will be reviewed on a case-by-case basis. No particular use, other than rural residential use at specified densities is definitively allowed. Following is an indication of the uses and residential densities that are likely to be permitted in each of five Open Land Subareas, subject to conformity with the pertinent goals, objectives, and policies of this Plan. The Land Use Plan map depicts the precise boundary of the entire Open Land area.

2. ***Open Land Subarea 1 (Snake-Biscayne Canal Basin).*** *This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses and seasonal agriculture may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from DERM and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind, including truck washing, shall be prohibited; and (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.*

3. ***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. Uses not authorized in any 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.

4. ***Uses and Zoning Not Specifically Depicted on the LUP Map.*** *Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida.*

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; dude ranch and row crops	Open Land (Subarea 1)
Surrounding Properties:	
NORTH: AU; row crops	Open Land (Subarea 1)
SOUTH: AU; row crops	Open Land (Subarea 1)
EAST: AU; vacant land	Open Land (Subarea 1)
WEST: AU; vacant land	Open Land (Subarea 1)

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual 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 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.

33-311(A)(7) Generalized Modification Standards. *The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.*

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.*

Section 33-1(29) – Club, Private *– An organization or association of persons for some common purpose, such as but not limited to a fraternal, social, educational or recreational purpose, but not including clubs organized primarily for profit or to render a service which is customarily carried on as a business. Such organizations and associations must be incorporated under the Laws of Florida as a nonprofit corporation and such corporation's major purpose shall not be for the purpose of serving alcoholic beverages to its members or others.*

G. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

*Subject to the conditions indicated in their memoranda.

H. PLANNING AND ZONING ANALYSIS:

The subject property is located approximately 0.7 miles west of and outside the Urban Development Boundary (UDB). The subject parcel is located within **Open Land Subarea 1** as designated on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff notes that the existing dude ranch was approved pursuant to Resolution

#Z-298-88, in December 1988, with approved plans. As such, the existing dude ranch and riding academy based on the previously approved plans are **consistent** with the interpretative text of the CDMP. The applicant is proposing to establish a private club in conjunction with the previously approved dude ranch and riding academy. The plans submitted by the applicant depict the existing, expanded barbecue shelter area with an existing kitchen and service bar for the customers and a proposed DJ booth and stage area, which cover almost twice the floor area that were approved in the previous application for the Dude ranch. There is also a gazebo located outside of the barbecue shelter which will dispense refreshments, booze and food. Staff opines that the proposed floor plan is similar to a night club use which is a commercial use that is not permitted in Open Land Subarea 1. Therefore, staff opines that based on the submitted plans, approval of the applicant's request to establish a private club (request #1) and to modify the previously approved plans (request #2), which is the core of this application, would be **incompatible** with the surrounding uses, **incompatible** with the rural residential character of the area and **inconsistent** with the interpretative text of the CDMP for Open Land Subarea 1.

When request #1 is analyzed under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses and New Uses**, staff is of the opinion that although the existing dude ranch is consistent with the interpretative text of the CDMP, approval of the requested private club use (request #1) is **inconsistent** with same. Section 33-1(29) of the Miami-Dade County Code states that *a private club is an organization or association of persons for some common purpose,* ***but not including clubs organized primarily for profit or to render a service which is customarily carried on as a business.*** Said section also states that *such organizations and associations must be incorporated under the Laws of Florida as a non-profit corporation and* ***such corporation's major purpose shall not be for the purpose of serving alcoholic beverages to its members or others.*** The applicant has submitted the necessary Articles of Incorporation for the proposed private club to staff. Additionally, the applicant has submitted plans for the proposed private club use in conjunction with the previously approved dude ranch which contains an enlarged barbecue shelter area with seating for more than 120 persons, a DJ booth and stage area and an enlarged kitchen and service bar which currently exist on the site. Further, the documents submitted by the applicant also contain a lease, which indicates that the property will be used as a "western theme restaurant with family activities, including cow roping, pony rides, live music and dancing." Therefore, based on the submitted floor plans and the lease documents submitted by the applicant, staff opines that the proposed use is similar to restaurant and/or night club uses which are commercial in nature and therefore would be **inconsistent** with the Open Land designation of the subject property on the LUP map of the CDMP. Additionally, staff's inspection of the subject site indicated that the property is currently being used similar to a night club on weekends. Further, staff opines that the submitted plans, which indicate an expanded seating area, service bar and kitchen, along with a DJ booth and stage area, indicate an intensification of the uses on the site, the approval of which would be **incompatible** with the surrounding primarily agricultural area and incompatible with the rural residential character of the area. Staff notes that although DERM and the Public Works Department do not object to this application, the MDFRD objects to the proposed site plan's ability to facilitate access for rescue vehicles to the site. As such, staff opines that approval of this request would intensify the uses on the site by allowing a greater concentration of people on the site that could create a hazard. **Therefore, staff recommends denial without prejudice of request #1 under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses).**

When request #2, to allow the applicant to submit a revised site plan showing the proposed private club is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval of said request would be **incompatible** with the surrounding area. The submitted plans indicate the expansion of a previously approved barbecue shelter area and also an expanded kitchen, service bar and proposed DJ booth and stage area which cover almost twice the floor area that were approved in the previous application for the dude ranch. Staff opines that the expanded roofed area for the proposed private club, containing a service bar, kitchen and DJ booth, is similar to a night club use, which is **incompatible** with the surrounding uses and would be **inconsistent** with the LUP map of the CDMP. However, staff does not object to the reduced front setback for the existing single-family residence on the property. Although the approval of the requested modification of the previously approved plans would not generate excessive traffic, based on comments from the Public Works Department, staff opines that *when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned,* approval of the revised plans which would allow the expansion of the previously approved barbecue shelter area would be **incompatible** with same and should be denied. However, the existing single-family residence with an encroachment into the front (east) setback area is **compatible** with same and should be approved. **As such, staff, recommends modified approval of request #2 as it pertains to the single-family residence only under the Generalized Modification Standards, Section 33-311(A)(7).**

Similarly, when request #3 is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **incompatible** with the surrounding area. Staff opines, that the applicant's request to permit less than the required back-out space (request #3), is germane to request #2. In staff's opinion, the five (5) acre subject site is large enough to provide parking for uses that would be compatible with the area, such as the previously approved "dude ranch". However, staff opines that the submitted plans and lease documents submitted with this application indicate an intensification of the development of the site that is similar to a commercial night club use and has therefore resulted in the need for additional parking spaces and a negative impact on the parking and circulation of traffic on the subject parcel. **Staff, therefore, recommends denial without prejudice of request #3 under Section 33-311(A)(4)(b) (NUV).**

However, when request #4 is similarly analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff opines that approval of this request would *maintain the basic intent and purpose of the zoning, subdivision and other land use regulations,* and would be **compatible** with the surrounding area. Staff opines that the 1.43' encroachment of the existing residence that was a part of the prior approval into the front (east) setback area, is likely due to construction error. In staff's opinion, this encroachment will not have a negative visual impact on the property located to the east, which is contiguously owned property and is currently vacant. However, as a condition for approval of this request, staff recommends that all the other conditions of Resolution #Z-2988-88, remain in full force except for the modification of the site plan to show this encroachment. **Accordingly, staff recommends approval with a condition of request #4 under Section 33-311(A)(4)(b) (NUV)**.

Staff is of the opinion that based on the submitted plans which depict the proposed private club with an enlarged kitchen and service bar and a proposed DJ booth and stage area, the proposed private club use (request #1), is of a commercial nature and therefore, approval of the request would not maintain the intent of the definition of a private club in the Code which states that private clubs shall not be *organized primarily for profit or to render a service which is customarily carried on as a business.* As such, staff opines that approval of this use would be **incompatible** with the surrounding agricultural uses and **inconsistent** with the CDMP. Further, staff opines that approval of this application would set a precedent for the development of similar "Business Uses" to be located outside the UDB within Open Land designated properties.

Based on the aforementioned, staff recommends denial without prejudice of requests #1 and #3; modified approval with a condition of request #2, only as it applies to the single-family residence, and approval with a condition of request #4.

I. RECOMMENDATION:

Modified approval with a condition of request #2 as it pertains to the single-family residence only, approval with a condition of request #4 and denial without prejudice of requests #1 and #3.

J. CONDITION: (For requests #2 and #4 only)

That all the conditions of Resolution #Z-298-88 remain in full force and effect except as herein modified.

DATE INSPECTED: 06/01/11
DATE TYPED: 06/21/11
DATE REVISED: 07/07/11
DATE FINALIZED: 07/07/11
MCL:GR:NN:AN:CH

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

Memorandum

MIAMI-DADE COUNTY

Date: May 18, 2011

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

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

Subject: C-05 #Z2010000186-3rd Revision
Sabana Riding Club, LLC
16480 N.W. 117th Avenue
Unusual Use to Permit a Private Club and Modification of a Previous Plan
(AU) (5 Acres)
13-52-39

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

Potable Water and Wastewater Disposal

Public water and public sanitary sewer systems are not available in this general area; furthermore, since the site is located outside the Urban Development Boundary, neither public water nor public sanitary sewers can be extended to serve the site. Consequently, the existing and proposed development would have to be served by an on-site drinking water supply well, as source of potable water, and by a septic tank and drainfield system as a means for the disposal of the domestic liquid waste.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage. There are activities that are inherent to land uses permitted in the proposed zoning classification that generate liquid waste other than domestic sewage.

Section 24-43.1 (6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and public water may only be approved, if among other requirements, the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-43.1 (4) of the Code.

Inasmuch as the above-noted request did not comply with the noted Code Section, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances before the

Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition.

Stormwater Management
The proposed unusual use for a private club will not affect the existing stormwater management system.

Wetlands
The subject properties are located within the C-9 Wetland Basin and contain wetlands as defined by Section 24-5 of the Code, specifically the northeastern part of the parcel with folio 30-2913-001-0060, which is the east half of Tract 6. Please be advised that the western portion of Tract 6 (30-2913-001-0060 and 0070) contains 1.73 acres of wetlands that are to remain undisturbed.

The applicant has submitted a site plan with this zoning application entitled "Proposed Dude Ranch", sheet A-1, dated June 10, 2010 (revised March 29, 2011) and prepared by Jose Martinez P.E., which depicts impacts to these wetland areas due to the improvements to the parking on site. Therefore, a DERM Class IV Wetland Permit will be required before any work can be done in wetlands on these sites. The Wetlands Resources Section of DERM (305-372-6585) may be contacted for further information concerning the wetland permitting requirements.

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 also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property contains tree resources and contains jurisdictional wetlands. Wetland Resources will be regulated through a DERM Class IV Wetland Permit. Any non wetland tree resources on the site will require a Miami-Dade County Tree Removal Permit prior to removal or relocation.

Enforcement History
DERM has found two (2) closed enforcement records for the subject property.

Olazbal
DERM file # FW-46. There is a record of a closed enforcement case for filling of a freshwater wetland without a DERM Class IV Wetland Permit. A Notice of Violation was issued on February 16, 1994 and the case was subsequently closed with the issuance of permit on April 18, 1995.

Just Green Inc
DERM file # PWO-349. There is a record of a closed enforcement case for failure to secure a Potable Water Supply (PWO) Operating Permit. Notice of Violation was issued on September 2, 2003 and the case was subsequently closed with the issuance of permit on September 24, 2003.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted in the proposed zoning classification, operating permits from DERM may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements

Concurrency Review Summary

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

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

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

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

PH# Z2010000186
CZAB - C05

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR

This Department has no objections to this application.

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

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

Raul A Pino, P.L.S.
18-FEB-11

Memorandum

MIAMI-DADE COUNTY

Date: June 10, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000186: Rancho Gaspar Dude Ranch

Application Name: Rancho Gaspar Dude Ranch

Project Location: The site is located at 16480 NW 117th Avenue, Miami-Dade County.

Proposed Development: The applicant is requesting 1) modification of condition No. 2 to reflect the current use of the property and 2) approval of an unusual use to permit a private club allowing sale of beer and wine.

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

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

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

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

REVISION 2

Memorandum

Date: 30-JUN-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department

Subject: Z2010000186

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated May 10, 2011.
OBJECTIONS:
These objections are for site plan date stamped April 4, 2011:
- Front access road shall provide a minimum 20 feet clear width for Two-Way traffic.
- Applicant must identify on plans that dirt road has the capability of supporting Fire Department apparatus as follows:
- Fire department access roads shall be designed and maintained to support a minimum of 32 tons and shall be provided with a surface suitable for all-weather driving capabilities NFPA 1 (18 2.2.5.2).
- Non-Paved Fire Department Access Roads: Fire Department access roads permitted to traverse through non-paved areas via ¿grass pavers¿ or other approved means that will allow grass, foliage, or other landscaping material to grow, shall be clearly delineated with signs complying with NFPA 1 Florida Edition (18.2.2.5.8). The edges of non-paved Fire Department access roads shall also be delineated in a manner that will make the access road apparent under all conditions.
- All gates within site shall be provided with a Knox pad lock for manual gates or Knox key switch for electrical gates.
- Dead-End limit of 150' is exceeded. Provide a Fire Department turnaround complying with MDFR site requirements.

Service Impact/Demand

Development for the above Z2010000186
located at 16480 N.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 3273 is proposed as the following:

1 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
4,450 Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 6 alarms-annually.
The estimated average travel time is: 12:01 minutes

Existing services

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

Station 46 - Medley - 10200 NW 116 Way
ALS 50' Squrt (TRT), Battalion 14

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 April 4, 2011. April 4, 2011. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 22-JUN-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR	16480 N.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000186

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: Case opened 1-27-2010 for unauthorized agricultural district. CVN voided 5-27-2010. Citation issued 1-27-2010 for failure comply resolution, cvn paid 7-14-2010. BNC: Case opened 1-21-2010 for several structures.

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

REPORTER NAME:

NCO Pena

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK **Inspection Dat**

Evaluator: CARL HARRISON 06/01/11

Process #:	**Applicant's Name**
Z2010000186	SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR

Locations: 16480 N.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Size: 5 ACRES **Folio #:** 3029130010070

Request:

1 UNUSUAL USE to permit a private club
2 MODIFICATION of Condition #2 of resolution Z-298-99, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Rancho Gaspar' as prepared by Finance/Development Consultants and dated 5/5/88 on Page 1 and Page 2 dated revised 8/-15-88."

TO: " 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Dude Ranch', as prepared by Jose Martinez, PE, Sheet A-1 dated stamped received 4/4/11 and the remaining 6 sheets dated stamped received 11/2/10 for a total of 7 sheets."
3 Applicant is requesting to permit parking with a back-out aisle width of 21'11" (22' required).
4 Applicant is requesting to permti the exsting single-family residence setback 48.51' (50' required) from the front (east) property line.

EXISTING ZONING

Subject Property AU,

EXISTING USE DUDE RANCH

SITE CHARACTERISTICS

STRUCTURES ON SITE:

Two story residence, stable and open roofed structure with enclosed kitchen and storage area.

USE(S) OF PROPERTY:

Ranch & night club open on weekends

FENCES/WALLS:

Wood Pole fence along front property line and portion of south property line. Chain link fence inside property separating parking lot from open roofed structure.

LANDSCAPING:

Plenty of palms (Royal palm, Cabbage palm & Pygmy date palm) and trees on property.

BUFFERING:

Hedge along north property line.

VIOLATIONS OBSERVED:

Night club use without C.U. and raising farm animals (horse, cows & donkey) on subject property.

OTHER:

ZONING INSPECTION REPORT

Signs inviting public to Rancho Gaspar along NW 117 Ave as one would approach subject property.

Process #	Applicant's Name
Z2010000186	SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR

SURROUNDING PROPERTY

NORTH:
Plant nursery

SOUTH:
Open land - palm farm & horses grazing

EAST:
Open land - cattle grazing

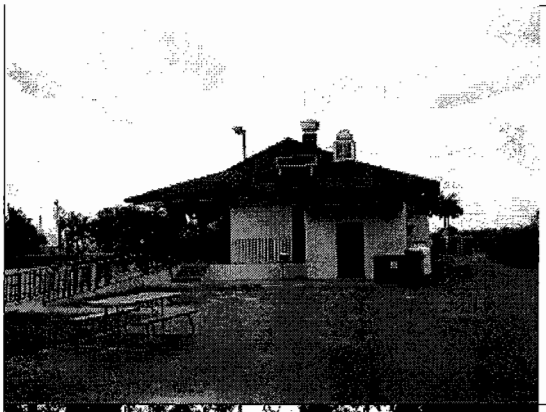
WEST:
Open land - palm farm

SURROUNDING AREA
AU zoned districts

NEIGHBORHOOD CHARACTERISTICS:
Agricultural uses such as plant nurseries and cattle and horse raising.

COMMENTS:

Inspector *RODRIGUEZ, FRANK*
Evaluator *CARL HARRISON*
Process Number: *Z2010000186* **Applicant Name** *SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR*



Date: 03-JUN-11

Comments: SOUTH VIEW OF OPEN ROOFED STRUCTURE.

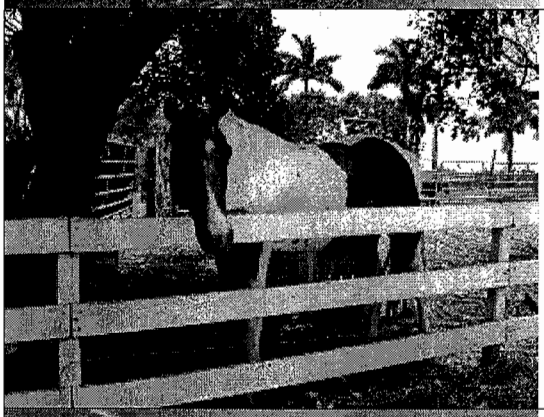
Date: 03-JUN-11

Comments: COWS KEPT ON SUBJECT PROPERTY.

Date: 03-JUN-11

Comments: EAST VIEW OF SOUTH PROPERTY LINE ALONG NW 164 ST.

Inspector *RODRIGUEZ, FRANK*
Evaluator *CARL HARRISON*
Process Number: *Z2010000186* **Applicant Name** *SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR*

	Date: 03-JUN-11 Comments: EASTERN VIEW OF PROPERTY TO THE EAST OF SUBJECT PROPERTY.
	Date: 03-JUN-11 Comments: HORSE KEPT ON SUBJECT PROPERTY.
	Date: 03-JUN-11 Comments: NORTH VIEW OF BAR AREA UNDER OPEN ROOFED STRUCTURE.

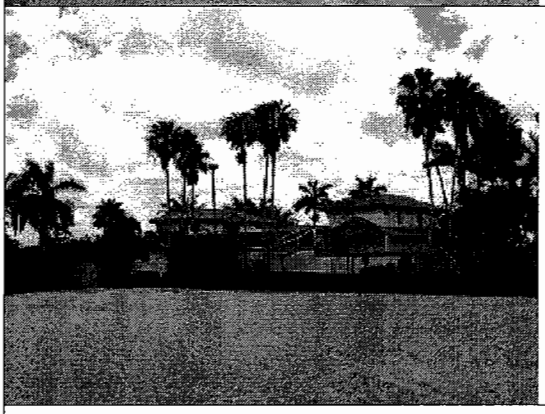
Inspector ***RODRIGUEZ, FRANK***
Evaluator ***CARL HARRISON***
Process Number: ***Z2010000186*** **Applicant Name** ***SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR***

Date: 03-JUN-11

Comments: NORTH VIEW OF CHAIN LINK FENCE SEPARATING PARKING LOT FROM OPEN ROOFED STRUCTURE.

Date: 03-JUN-11

Comments: NORTH VIEW OF WEST PROPERTY LINE.



Date: 03-JUN-11

Comments: NORTHEAST VIEW OF RESIDENCE ON SUBJECT PROPERTY.

Inspector *RODRIGUEZ, FRANK*
Evaluator *CARL HARRISON*
Process Number: *Z2010000186* **Applicant Name** *SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR*

Date: 03-JUN-11

Comments: NORTHERN VIEW OF PARKING LOT AND STABLE.

Date: 03-JUN-11

Comments: NORTHWEST VIEW OF PROPERTY TO THE NORTH OF SUBJECT PROPERTY.

Date: 03-JUN-11

Comments: NORTHWEST VIEW OF PROPERTY TO THE WEST OF SUBJECT PROPERTY.

Inspector *RODRIGUEZ, FRANK*
Evaluator *CARL HARRISON*
Process Number: *Z2010000186* **Applicant Name** *SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR*

Date: 03-JUN-11

Comments: NORTHWEST VIEW OF RESIDENCE ON SUBJECT PROPERTY.

Date: 03-JUN-11

Comments: NORTHWEST VIEW OF SUBJECT PROPERTY.

Date: 03-JUN-11

Comments: SIGN #2 ON APPROACH TO SUBJECT PROPERTY ALONG NW 117 AVE.

Inspector *RODRIGUEZ, FRANK*
Evaluator *CARL HARRISON*
Process Number: *Z2010000186* **Applicant Name** *SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR*

Date: 03-JUN-11

Comments: SIGN #1 ABOUT 1 MILE SOUTH FROM SUBJECT PROPERTY ON THE WEST SIDE OF NW 117 AVE.

Date: 03-JUN-11

Comments: SOUTH VIEW UNDER OPEN ROOFED STRUCTURE SHOWING PATRON AREA AND STAGE AT REAR.

Date: 03-JUN-11

Comments: SOUTHWEST VIEW OF STABLE.

Inspector *RODRIGUEZ, FRANK*
Evaluator *CARL HARRISON*
Process Number: *Z2010000186* **Applicant Name** *SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR*

Date: 03-JUN-11

Comments: WEST VIEW OF NORTHWEST CORNER OF SUBJECT PROPERTY.

Date: 03-JUN-11

Comments: WEST VIEW OF OPEN ROOFED STRUCTURE ON SUBJECT PROPERTY.

Date: 03-JUN-11

Comments: WEST VIEW OF SIGN ON PROPERTY TO THE SOUTH OF SUBJECT PROPERTY.

Inspector *RODRIGUEZ, FRANK*
Evaluator *CARL HARRISON*
Process Number: *Z2010000186* **Applicant Name** *SABANA RIDING CLUB, LLC D/B/A RANCHO GASPAR*

Date: 03-JUN-11

Comments: WEST VIEW OF STABLE ON SUBJECT PROPERTY.

Date: 03-JUN-11

Comments: WESTERN VIEW OF RESIDENCE ON SUBJECT PROPERTY.

Date: 13-JUN-11

Comments: Eastern view of property to the south of subject property

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Sabana Riding Club, LLC d/b/a Rancho Gaspar

NAME AND ADDRESS	Percentage of Stock
Gaspar V. Olazabal	25%
Gasper Olazabal	25%
Tiffany Olazabal	25%
Damaris Olazabal	25%

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: N/A

NAME AND ADDRESS	Percentage of Interest

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Z10-186
NOV 02 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	Percent of Ownership

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

NAME OF PURCHASER: N/A

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

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

Signature: _____ (Applicant)

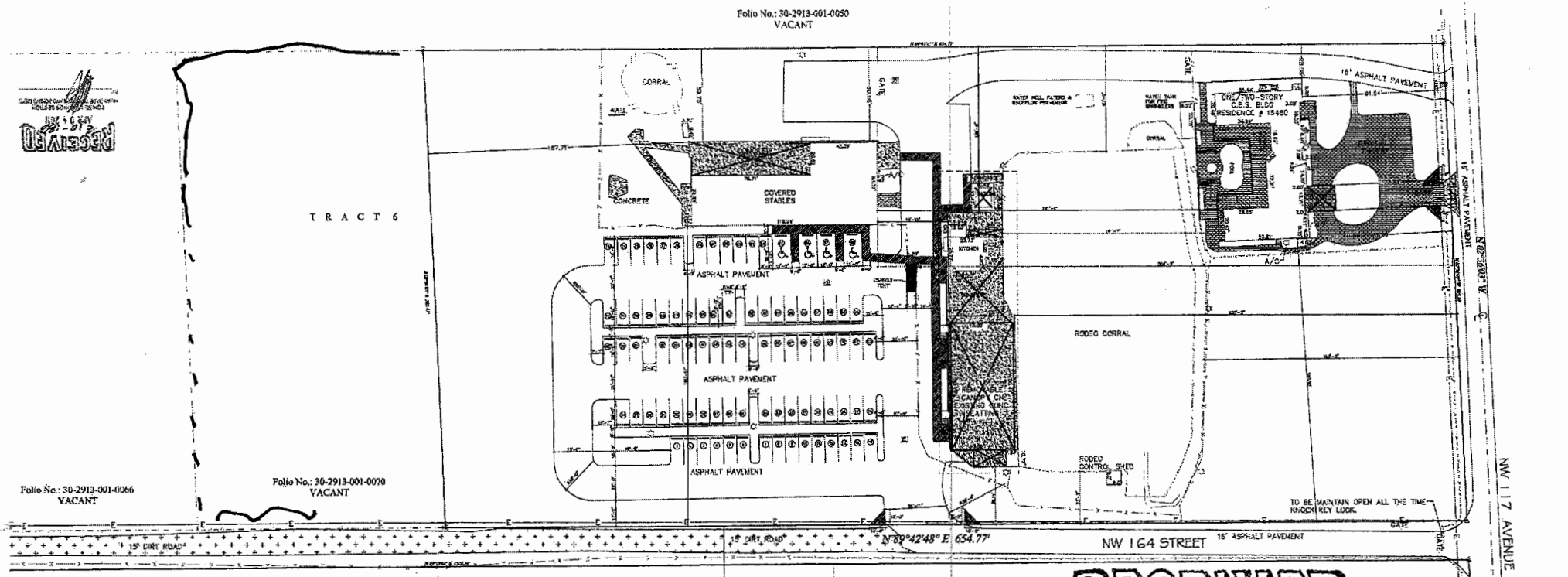
Sworn to and subscribed before me this 3rd day of November, 2010. Affiant is personally known to me or has produced _____ as identification.

_____ (Notary Public)

Notary Public State of Florida
Ana Hernandez
My Commission DD668383
Expires 04/29/2011

My commission expires 4/29/2011

*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 a other 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 percent (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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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

LEGAL DESCRIPTION:

- THE EAST 1/2 OF TRACT 6, FLORIDA FRUIT LANDS CO'S, SUBDIVISION No. 1 OF SECT. 13, TOWNSHIP 52 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE CITY, FL.

SITE PLAN DATA:

- ZONING DISTRICT: AU SECT: NE 1/4 SEC. 13-52-39

LOT AREA COMPUTATION:

- GROSS AREA:	330.55' x 659.87'	218,120.628 SQ. FT. 5.007 ACRES.
- NET AREA:	308.55' x 619.83'	189,376.659 SQ. FT. 1.347 ACRES.

LOT COVER COMPUTATION:

- ALLOWABLE:	15% (SECT. 33.261) .15 (189,376.659 SQ FT.	28,406.498 SQ. FT.
- PROPOSED:	S.F.R. (3 BEDROOMS)	3,000.000 SQ. FT.
	BAR-B-QUE PIT & FACILITIES	1,750.000 SQ. FT.
	STABLES (40'-0"x120'-0")	4,800.000 SQ. FT.
	TOTAL PROVIDED	9,550.000 SQ. FT. (5.042%)

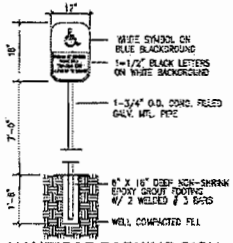
SETBACKS:

		REQUIRED	PROVIDED
- MAIN HOUSE:	FRONT	50'-0"	73.61'(TO PORCH)
	INTERIOR SIDE (NORTH)	15'-0"	81.29'
- BAR-BE-QUE PIT:	ACCESSORY FRONT	75'-0"	263.42'
	ACCESSORY SIDE ST.	30'-0"	36.14'
	ACCESSORY INT. SIDE	20'-0"	106.67'
- RODEO RING:	ACCESSORY FRONT	75'-0"	153.25'
	ACCESSORY SIDE ST.	30'-0"	33.17'
	ACCESSORY INT. SIDE	20'-0"	57.87'
	BETWEEN BLDGS: MAIN HOUSE	20'-0"	141.56'
	STABLES	20'-0"	44.92'
- HORSE STABLES:	ACCESSORY FRONT	75'-0"	358.0'
	ACCESSORY SIDE ST.	30'-0"	160.92'
	ACCESSORY INT. SIDE	20'-0"	90.98'
	BETWEEN BLDGS: MAIN HOUSE	20'-0"	221.17'
	B.B.Q. PIT	20'-0"	44.92'

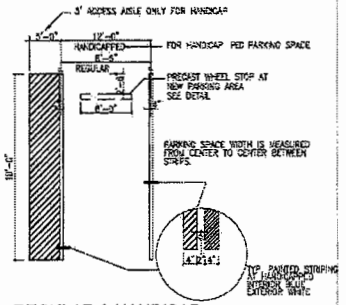
PARKING:

- PROVIDED:	10'-0" x 20'-0" REGULAR	94 SPACES.
	12'-0" x 20'-0" HC	4 SPACES.
	TOTAL	98 SPACES.

SITE PLAN
SCALE: 1/32" =1'-0"



HANDICAP PARKING SIGN
N.T.S.



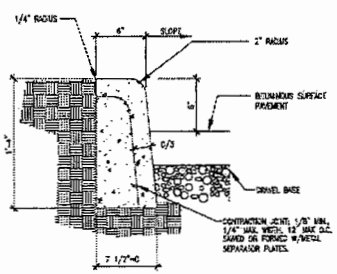
REGULAR & HANDICAP STALL DETAIL
NTS

EXISTING BUILDING CODE 2007

CLASSIFICATION OF WORK:
-LEGALIZATION, ALTERATION LEVEL III.

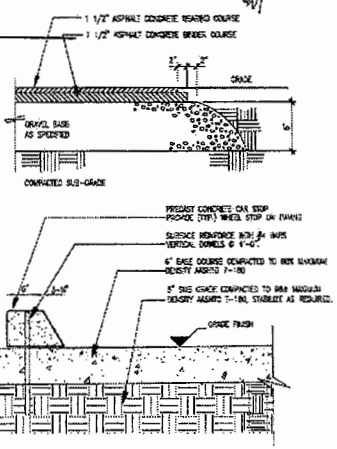
USE AND OCCUPANCY CLASSIFICATION :
-GROUP A - ASSEMBLY.
-OCCUPANT LOAD. -ALLOWANCE 15 SQ. FT. PER OCCUPANT, SITTING AREA=4459/15=297
-PROPOSE 148 (EXISTING CAPACITY).

BUILDING CONST. TYPE:
-TYPE V UNPROTECTED



CURB DETAIL
NTS

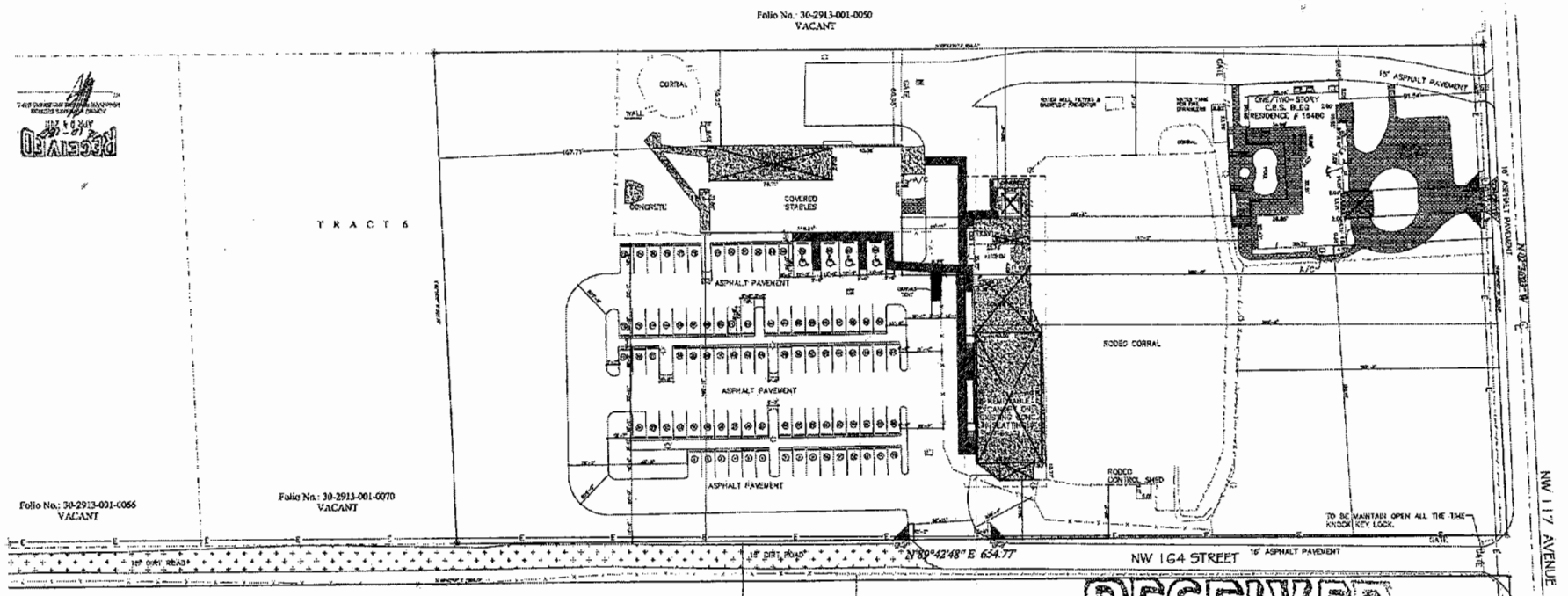
NOTES:
1. WHERE CURB IS ADJACENT TO SIDEWALK CURB CONTRACTION JOINTS SHALL ALIGN WITH SIDEWALK CONTRACTION JOINTS.
2. 1/4" PREFORMED EXPANSION JOINTS SHALL BE PLACED AT THE BEGINNING AND END OF ALL CURB RETURNS AND AT CASTINGS.



PARKING CURB DETAIL
SCALE 3/4" = 1'-0"

38

ENLARGE SITE PLAN



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APR 04 2011

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

LEGAL DESCRIPTION:

- THE EAST 1/2 OF TRACT 6, FLORIDA FRUIT LANDS CO'S, SUBDIVISION No. 1 OF SECT. 13, TOWNSHIP 52 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE CNTY, FL.

SITE PLAN DATA:

- ZONING DISTRICT: AU SECT: NE 1/4 SEC. 13-52-39

LOT AREA COMPUTATION:

- GROSS AREA:	330.55' x 659.83'	218,120.228 SQ. FT.	5.007 ACRES.
- NET AREA:	306.53' x 619.83'	189,876.659 SQ. FT.	4.347 ACRES.

LOT COVER COMPUTATION:

- ALLOWABLE:	15% (SECT. 33.251)	28,406,468 SQ. FT.	
	.15 (189,376.659 SQ. FT.		
- PROPOSED:	S.F.R. (1 BEDROOMS)	3,000.000 SQ. FT.	
	BAR-B-QUE PIT & FACILITIES	1,750.000 SQ. FT.	
	STABLES (40'-0"x120'-0")	4,800.000 SQ. FT.	
	TOTAL PROVIDED	9,550.000 SQ. FT. (5.042%)	

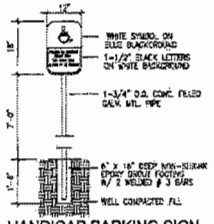
SETBACKS:

		REQUIRED	PROVIDED
- MAIN HOUSE:	FRONT	50'-0"	73.01'(TO PORCH)
	REAR	15'-0"	81.29'
	SIDE (NORTH)		
- BAR-BE-QUE PIT:	ACCESSORY FRONT	75'-0"	233.43'
	ACCESSORY SIDE ST.	30'-0"	30.14'
	ACCESSORY INT. SIDE	20'-0"	106.67'
- RODEO RING:	ACCESSORY FRONT	75'-0"	153.25'
	ACCESSORY SIDE ST.	30'-0"	33.17'
	ACCESSORY INT. SIDE	20'-0"	87.87'
	BETWEEN BLDGS:		
	MAIN HOUSE	20'-0"	141.58'
	STABLES	20'-0"	44.82'
- HORSE STABLES:	ACCESSORY FRONT	75'-0"	388.0'
	ACCESSORY SIDE ST.	30'-0"	180.82'
	ACCESSORY INT. SIDE	20'-0"	50.90'
	BETWEEN BLDGS:		
	MAIN HOUSE	20'-0"	221.17'
	S.D.E. PIT	20'-0"	44.82'

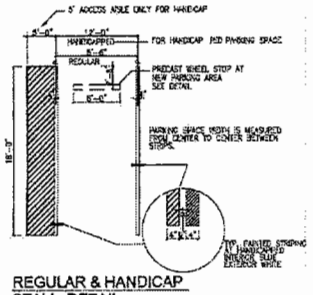
PARKING:

- PROVIDED:	10'-0" x 20'-0" REGULAR	64 SPACES.
	12'-0" x 20'-0" HC	4 SPACES.
	TOTAL	68 SPACES.

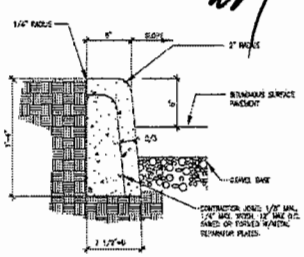
SITE PLAN
SCALE: 1/32" =1'-0"



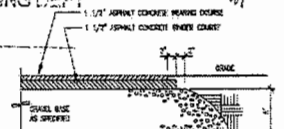
HANDICAP PARKING SIGN
N.T.S.

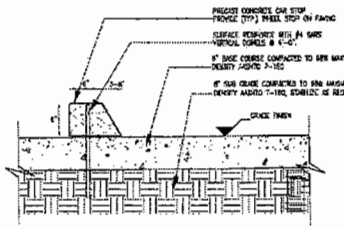


REGULAR & HANDICAP
STALL DETAIL
NTS



CURB DETAIL
NTS





PARKING CURB DETAIL
SCALE: 3/4" = 1'-0"

EXISTING BUILDING CODE 2007

CLASSIFICATION OF WORK:
-LEGALIZATION, ALTERATION LEVEL III.

USE AND OCCUPANCY CLASSIFICATION:
-GROUP A - ASSEMBLY
-OCCUPANT LOAD - ALLOWANCE 15 SQ. FT. PER OCCUPANT, SITTING AREA=44x22/15=287
-PROPOSE 148 (SEATING CAPACITY).

BUILDING CONST. TYPE
-TYPE V UNPROTECTED

NOTES:

1. WHERE CURB IS ADJACENT TO SIDEWALK CURB CONTRACTION JOINTS SHALL MATCH WITH SIDEWALK CONTRACTION JOINTS.
2. 1/4" PREFORMED EXPANSION JOINTS SHALL BE PLACED AT THE BEGINNING AND END OF ALL CURB RETURNS AND AT CURVES.

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REVISIONS	BY

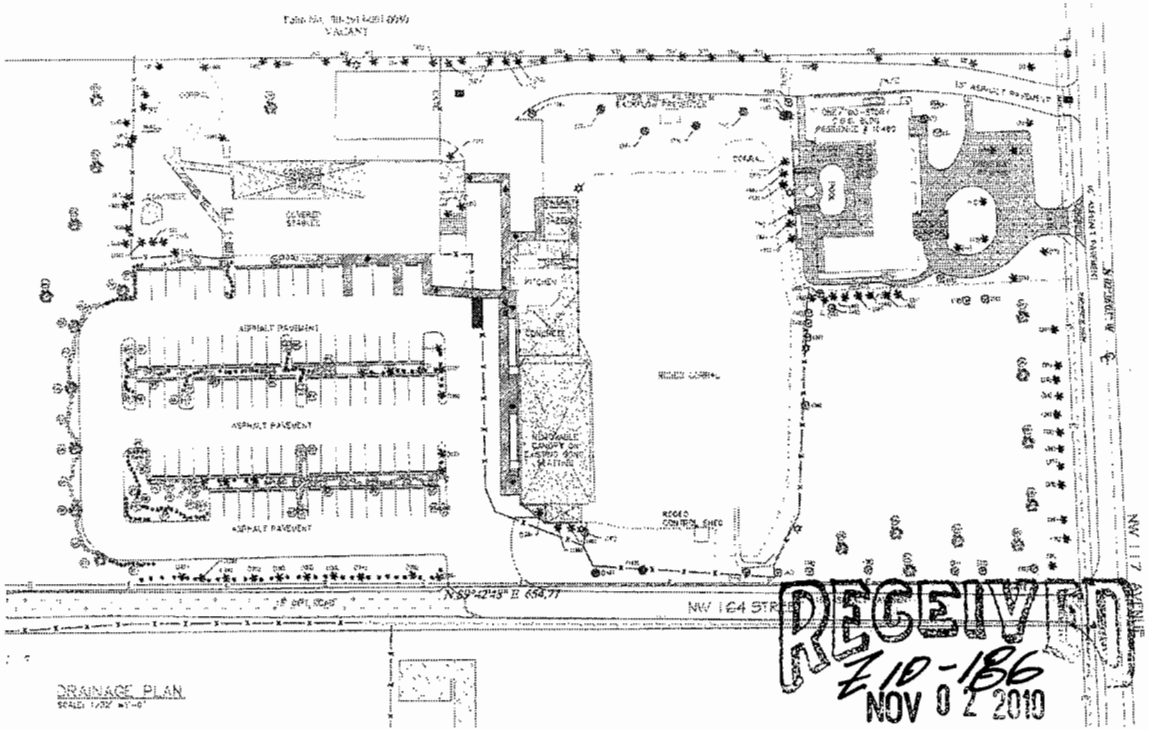
ENGINEERS SIGN AND SEAL

PROJECT NAME: PROPOSED DUDE RANCH
OWNER: GASPER OLAZABAL
ADDRESS: 16480 N.W. 117TH AVE.
PHONE:

Date	06-10-10
Scale	NOTED
Drawn	AM
Job	
Sheet	A-1

EXISTING TREE TABLE

TOTAL EXISTING TREE



DRAINAGE PLAN
SCALE: 1/32" = 1'-0"

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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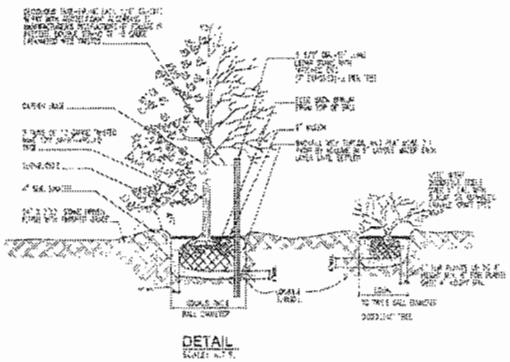

DETAIL
SCALE: 1/2" = 1'-0"

LANDSCAPE LEGEND:

ZONING DISTRICT: AU — NET LOT AREA: 3.349 ACRES (145,878.6732 SQUARE FEET)

	REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED PER CHAPTER 33 AS INDICATED ON SITE PLAN; NET LOT AREA = 145,878.6732 SQUARE FEET × 30 % = 43763.602 SQUARE FEET	43,763.60	77,911.00
B. SQUARE FEET OF PARKING LOT GREEN SPACE REQUIRED IN CHAPTER 18A AS INDICATED ON SITE PLAN; THE NUMBER OF TREES REQUIRED 18 X 10 SQUARE FEET PER PARKING SPACE = 180	180	180
C. TOTAL S.F. OF LANDSCAPING OPEN SPACE REQUIRED BY CHAPTER 33, A + B:	43,943.60	78,091.00
LAND AREA CALCULATIONS		
A. TOTAL SQUARE FEET OF LANDSCAPE OPEN SPACE PROVIDED BY CHAPTER 33 = 43763.602	43,763.60	77,911.00
B. MINIMUM GREEN AREA (SQ. FOOTAGE) OPEN PERIMETER = 28 S.F. 43763.60 SQUARE FEET	1,225.00	2,645.71
TREES:		
A. THE NUMBER OF TREES REQUIRED PER NET LOT AREA LESS THE CERTAIN NUMBER OF TREES THAT NOSE SIDEWALK REQUIREMENTS = 34 TREES × 4,047 ACRES NET = 137	137	137
B. SIDE PARK TREES: REQUIRED (TWO PALMS = ONE TREE) PALMS PROVIDED =	31	12 PALMS OR 6 TREES
C. PERCENTAGE OF NATIVE TREES REQ. 50% = THE NUMBER OF TREES PROVIDED × 50%	57	TOTAL PROVIDED
D. STREET TREES (MIN. AVERAGE SPACING OF 30' O.C.): 525 LINEAR FEET ALONG THE STREET PALMS AS STREET TREE (ONE PALM EQUALS ONE TREE) 100 LINEAR FEET ALONG STREET		
E. STREET TREES (CLUSTERED GROUPS) REQUIRED POWER LINES (MINIMUM AVERAGE SPACING OF 30' O.C.) 2,240 FEET ALONG STREET (TOTAL REQUIRED OF TREES PLANTED)	170	137
TREES:		
A. THE TOTAL NUMBER OF TREES REQUIRED = 137 + THE NUMBER OF SHRUBS REQUIRED	1,645	137
B. THE TOTAL NUMBER OF SHRUBS REQUIRED = 1,645 + THE NUMBER OF NATIVE SHRUBS REQUIRED	247	1,645
CALCULATIONS PLANS PREPARED BY OWNER AS PER ORDINANCE ..... OR MORE BY ..... PRESENT		

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT
SYMBOL		NOW	SCIENTIFIC	COMMON	YES	NO	INSTALLED	INSTALLED
(1)		12	ROYSTONEA ELATA	ROYAL PALM	●		12" DBH	16'-20'
(2)		10		SAW PALM	●		4" DBH	12'-14'

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT
SYMBOL		NOW	SCIENTIFIC	COMMON	YES	NO	INSTALLED	INSTALLED
(1)		155	SOPHORA TOMENTOSA	VEINLEAF POD	●			24"
(2)		874	CASUARINA VAR.	CAUTION TREE DO'T		●		18"

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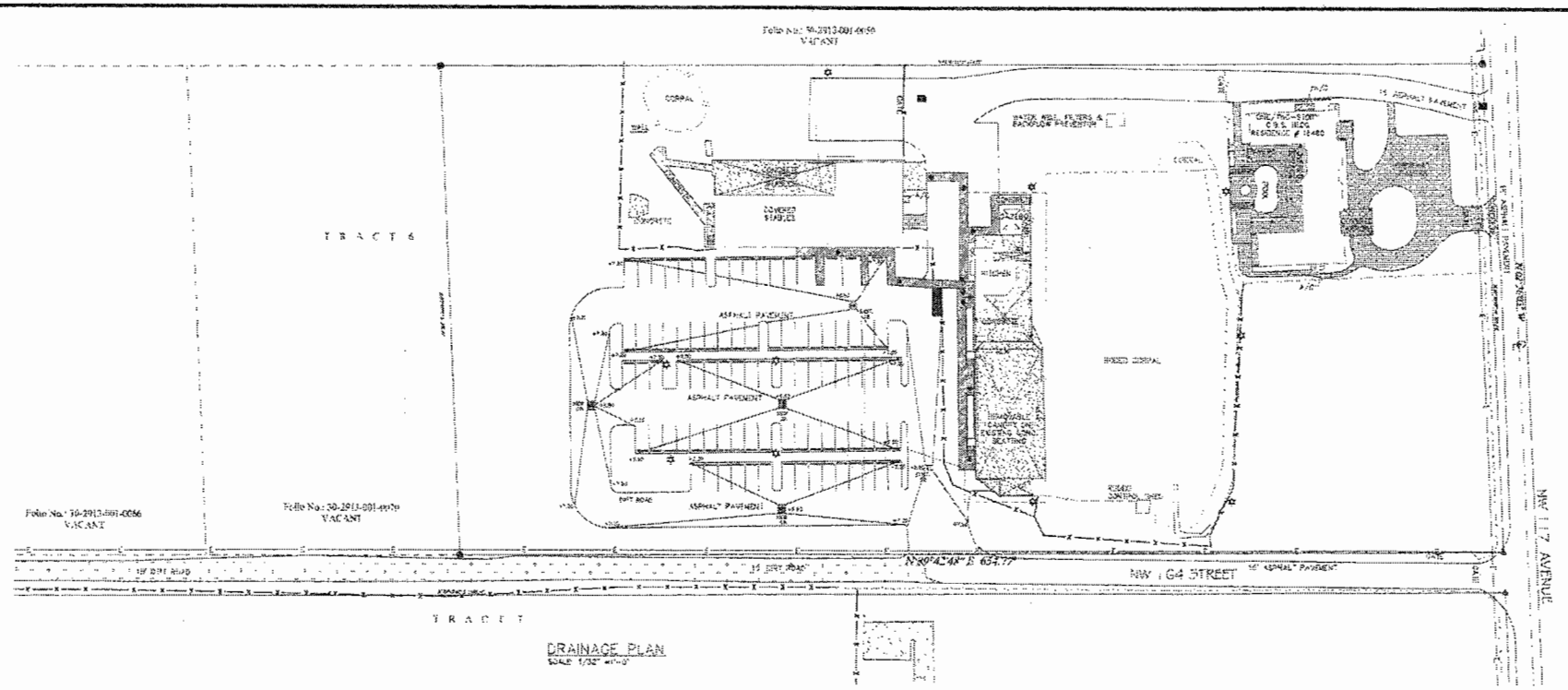
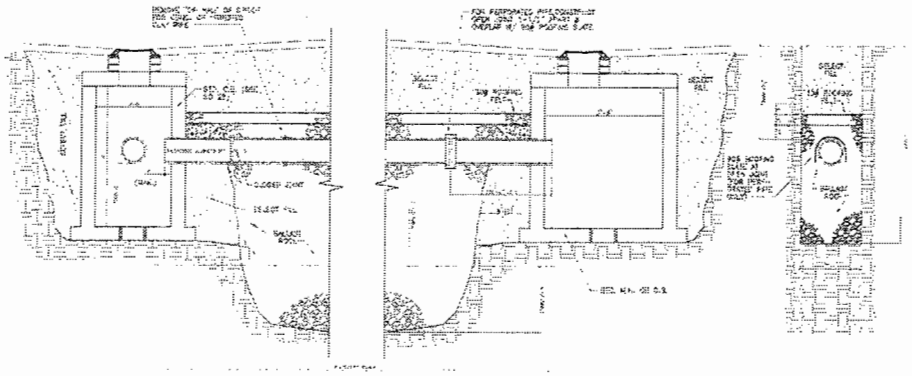
REVISIONS

PROJECT NAME: PROPOSED DUDE RANCH
OWNER: GASPER OLAZABAL
ADDRESS: 16480 N.W. 117TH AVE.
PHONE:

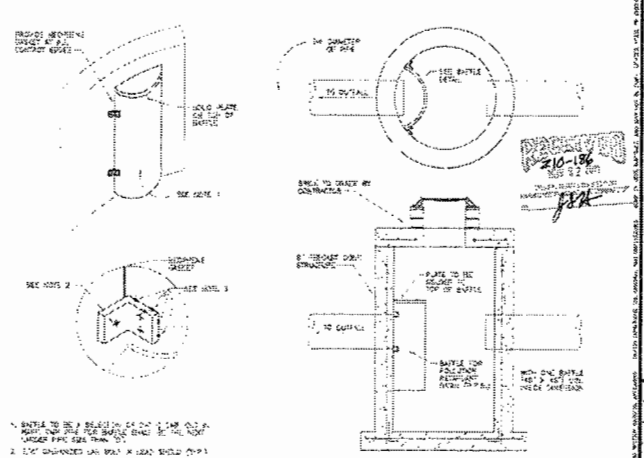
Date: 09-10-10
Scale: NOTED
Drawn: AM
Job #:
Sheet: A-1.1



DRAINAGE PLAN
SCALE: 1/32" = 1'-0"



CATCH BASIN AND FRENCH DRAIN DETAIL



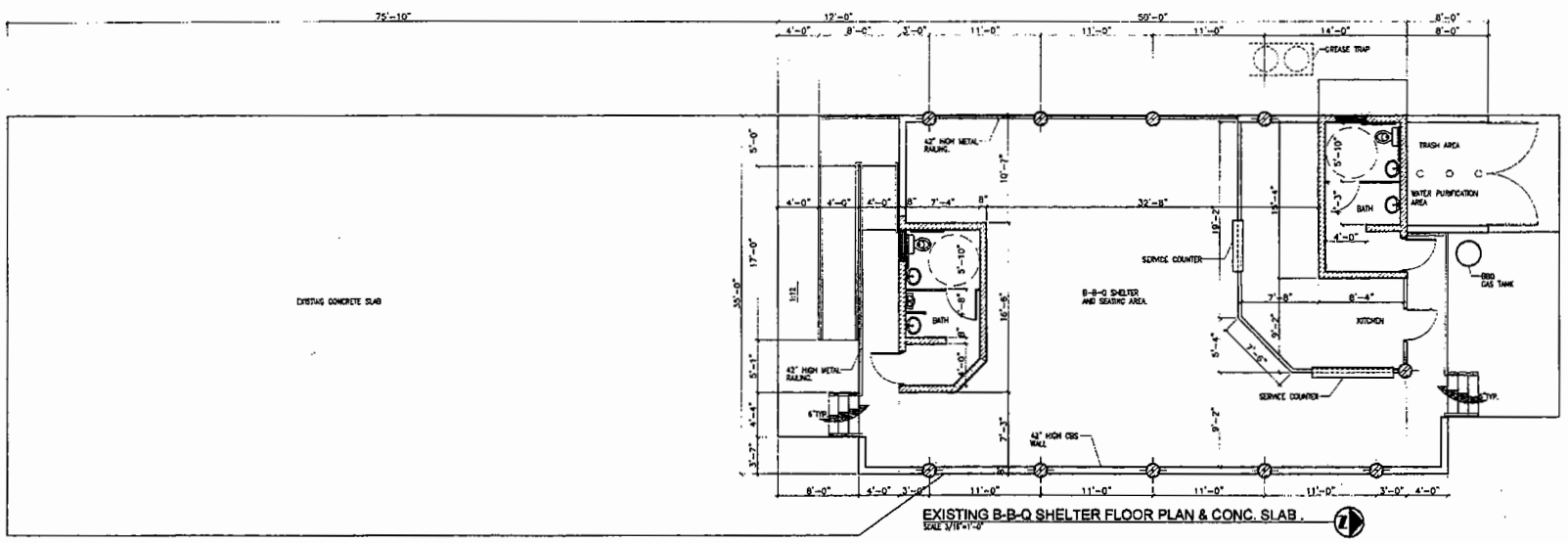
TYPICAL CATCH BASIN

JOSE MARTINEZ, P.E.

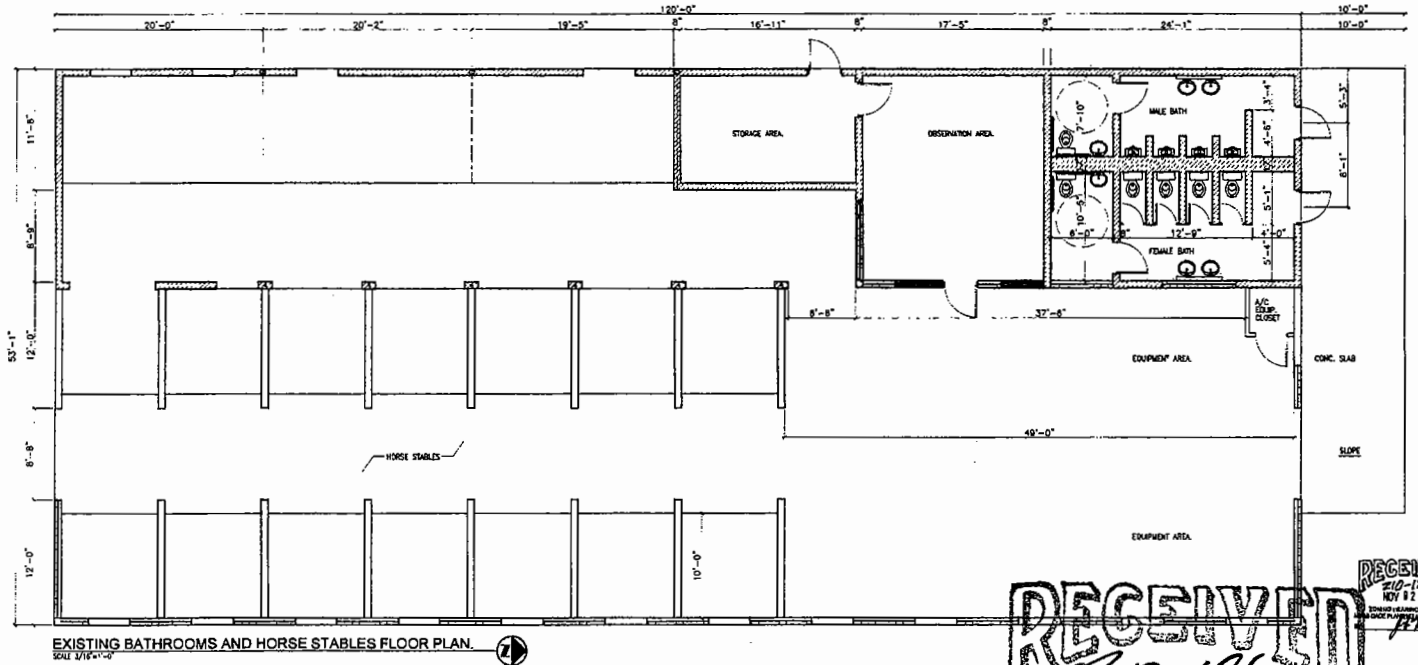
PROJECT NAME: PROPOSED DUDE RANCH
OWNER: GASPER OLAZABAL
ADDRESS: 16480 N.W. 117TH AVE
PHONE:

Date: 08-10-10
Scale: NOTED
Drawn: AM
Sheet: A-1.2

34



EXISTING B-B-Q SHELTER FLOOR PLAN & CONC. SLAB.
SCALE 3/16"=1'-0"



EXISTING BATHROOMS AND HORSE STABLES FLOOR PLAN.
SCALE 3/16"=1'-0"

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LICENSE No. PE0031308
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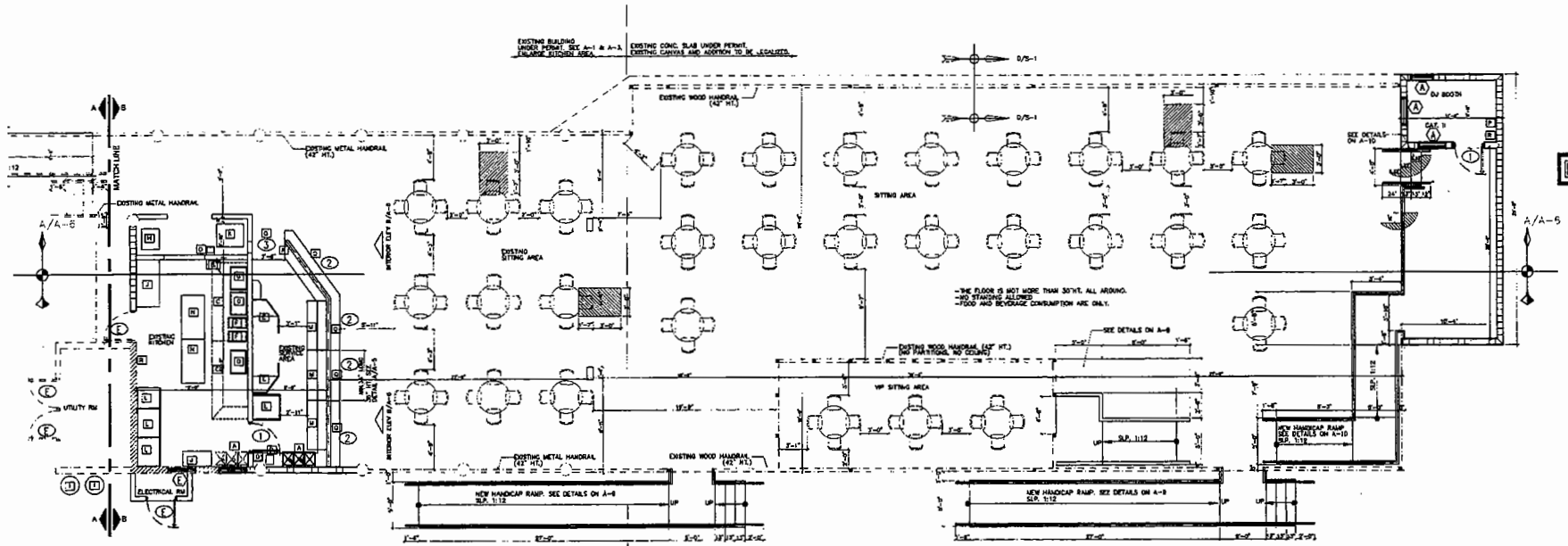
ENGINEERS
10/29/10
SIGN AND SEAL

PROJECT NAME: PROPOSED DUDE RANCH
OWNER: GASPER OLAZABAL
ADDRESS: 16480 N.W. 117TH AVE
PHONE:

Date	06-10-10
Scale	NOTED
Drawn	O.G.
Job	
Sheet	A-3



NEW B-B-Q SHELTER FLOOR PLAN
SCALE: 3/16" 1'-0"

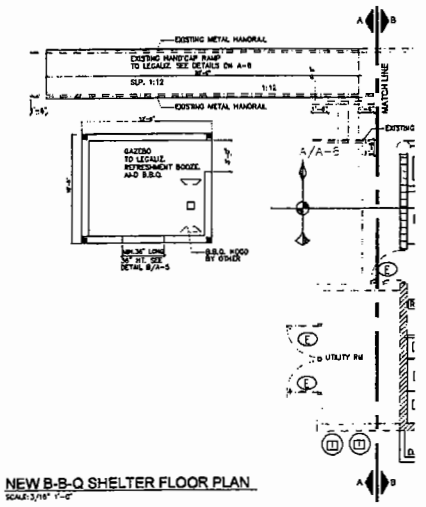
LEGEND:

- DENOTES EXISTING WALLS TO REMAIN.
- DENOTES NEW INTERIOR WALL.
- DENOTES NEW WALLS.
- DENOTES DOORS TYPE.
- DENOTES WINDOWS TYPE.

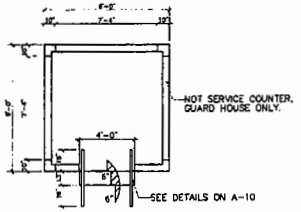
SCOPE OF WORK:

LEGALIZE OF:

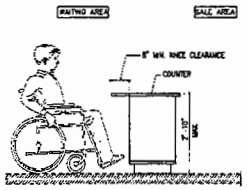
1.- ENLARGE EXISTING KITCHEN AND BAR, HOODS AND OTHER KITCHEN EQUIPMENT REMAIN IN THE SAME PLACE.
2.- NEW STEEL COLUMNS AND ROOF ON EXISTING CONC. SLAB.
3.- NEW DJ AREA.
4.- NEW GAZEBO.
5.- NEW RAMP.
6.- PLUMBING WORK : SEE PLAN.
7.- MECHANICAL WORK : SEE PLAN.
8.- ELECTRICAL WORK : SEE PLAN.



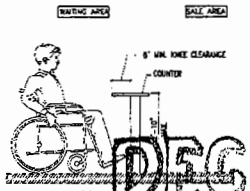
NEW B-B-Q SHELTER FLOOR PLAN
SCALE: 3/16" 1'-0"



NEW RODEO CONTROL SHED FLOOR PLAN
SCALE: 1/4" = 1'-0"



DETAIL A /A-5
SCALE: 1/2" = 1'-0"



DETAIL B /A-5
SCALE: 1/2" = 1'-0"

FIXTURES SCHEDULE

A	TRIPLE SINK (STAINLESS)	J	COLD TABLE
B	MIRCOWAVE OVEN	K	ICE MACHINE
C	HOOD	L	REFRIGERATOR
D	CAPPUCCINO MACHINE	M	COOLER UNDER COUNTER
E	CASH / REGISTER	N	STEAM TABLE
F	FRYER	O	SINGLE SINK
G	GAS GRIDDLE	P	A/C WALL UNIT
H	ATH	Q	ROLL UP DOORS
I	GAS TANKS	R	FIRE EXTINGUISHERS

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LICENSE No. FL 0041009
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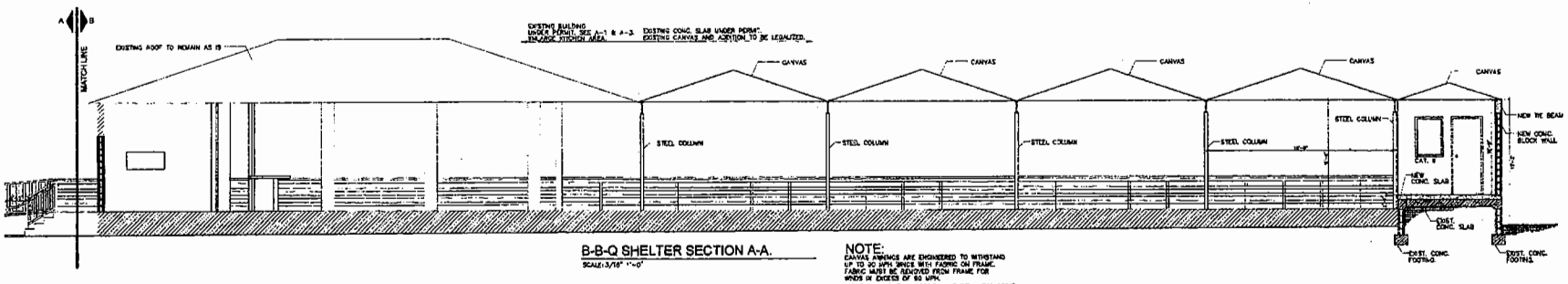
DATE: 10/19/10
SIGN AND SEAL

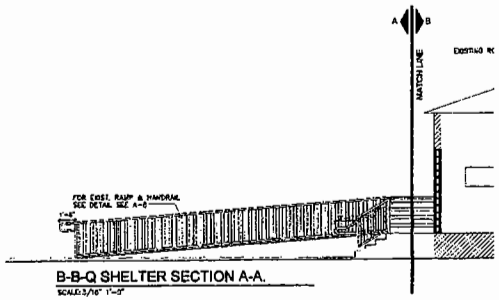
PROJECT NAME: PROPOSED DUDE RANCH
OWNER: GASPER OLAZABAL
ADDRESS: 16480 N.W. 117TH AVE
PHONE:

Date	06-10-10
Scale	NOTED
Drawn	AM
Job	
Sheet	A-5

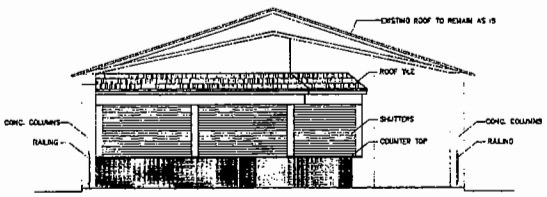


B-B-Q SHELTER SECTION A-A.
SCALE: 3/16" 1'-0"

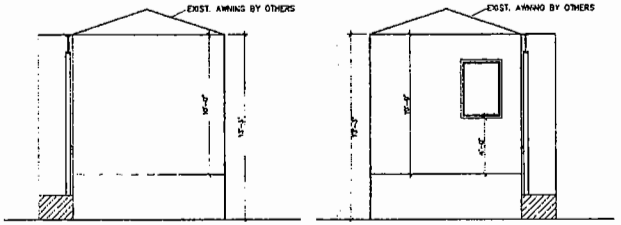
NOTE:
CANVAS AWNINGS ARE ENGINEERED TO WITHSTAND UP TO 90 MPH WINDS WITH FABRIC ON FRAME. FABRIC MUST BE REMOVED FROM FRAME FOR WINDS IN EXCESS OF 90 MPH.
COVER: FABRIC FLAME RESISTANCE (NFPA 701 CODE)



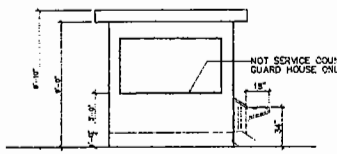
B-B-Q SHELTER SECTION A-A.
SCALE: 3/16" 1'-0"



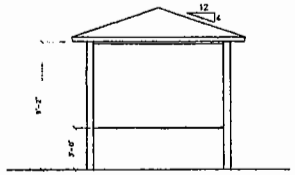
B-B-Q SHELTER INTERIOR ELEVATION B-B
SCALE: 3/16" 1'-0"



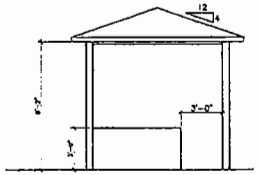
B-B-Q SHELTER
SIDE ELEVATIONS (DJ BOOTH)
SCALE: 1/4"= 1'-0"



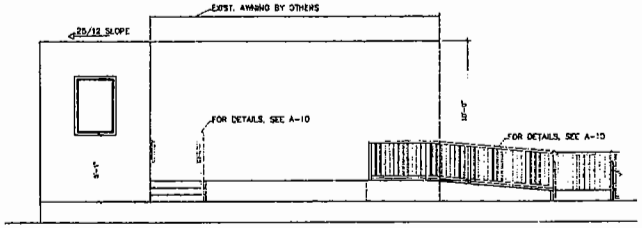
NEW RODEO CONTROL SHED
FRONT, LEFT & RIGHT SIDE ELEVATION
SCALE: 1/4"= 1'-0"



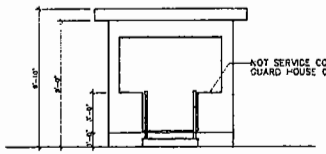
GAZZEBO TO LEGALIZE
FRONT SIDE ELEVATION
SCALE: 1/4"= 1'-0"



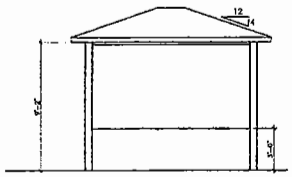
GAZZEBO TO LEGALIZE
BACK SIDE ELEVATION
SCALE: 1/4"= 1'-0"



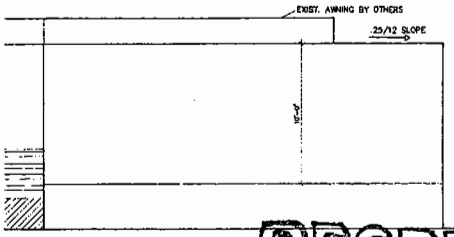
B-B-Q SHELTER
FRONT ELEVATION (DJ BOOTH)
SCALE: 1/4"= 1'-0"



NEW RODEO CONTROL SHED
REAR SIDE ELEVATION
SCALE: 1/4"= 1'-0"



GAZZEBO TO LEGALIZE
LEFT & RIGHT SIDE ELEVATION
SCALE: 1/4"= 1'-0"



B-B-Q SHELTER
REAR ELEVATION (DJ BOOTH)
SCALE: 1/4"= 1'-0"

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BY

REVISIONS	BY

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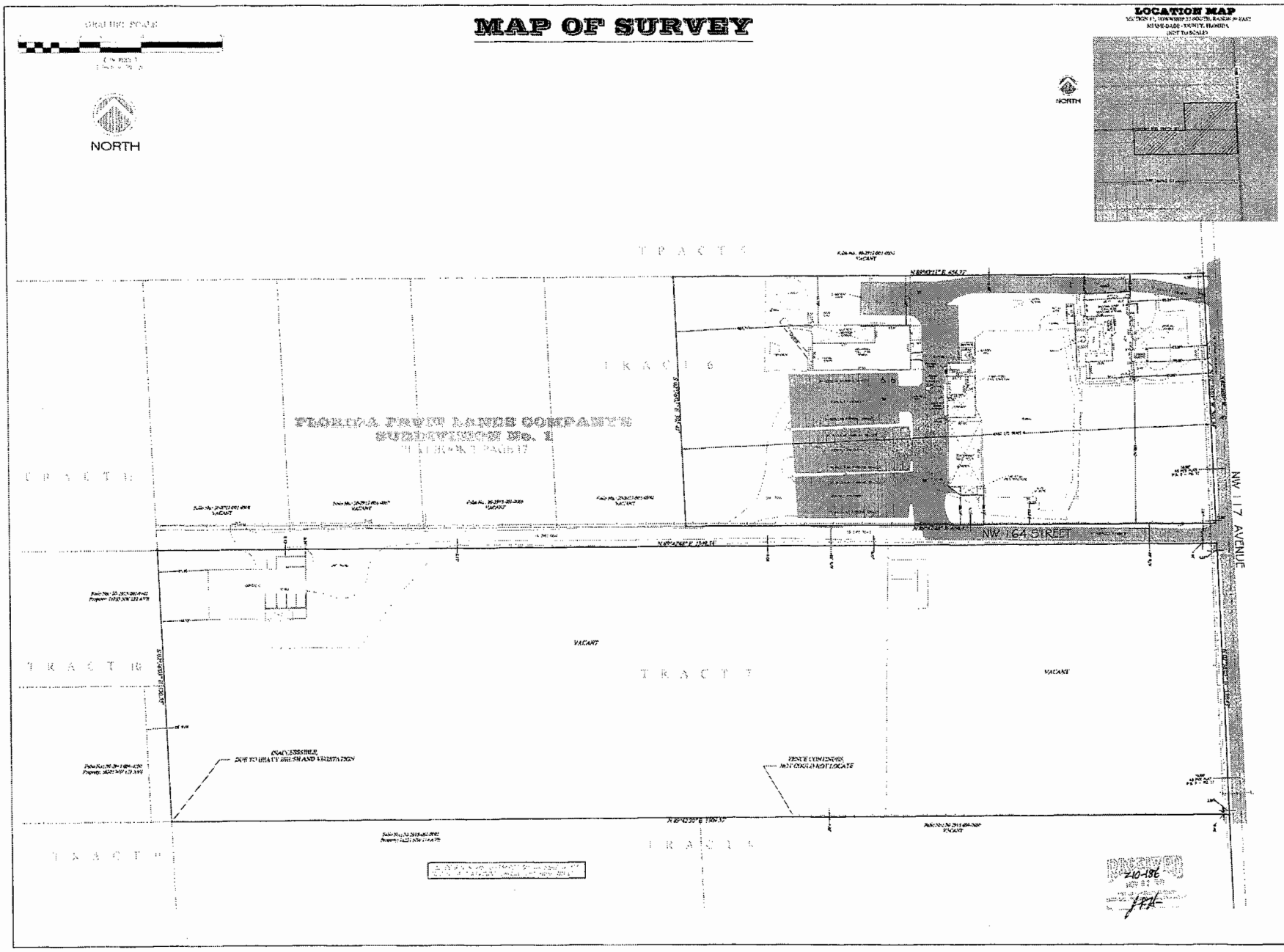
ENGINEER — SIGN AND SEAL

PROJECT NAME: PROPOSED DUDE RANCH
OWNER: GASPER OLAZABAL
ADDRESS: 16480 N.W. 117TH AVE
PHONE:

Date	08-10-10
Scale	NOTED
Drawn	AM
Job	
Sheet	A-6

37

MAP OF SURVEY



SHEET: 1 of 1

P(3)SM, L.L.C.

CERTIFIED TO:

PROPERTY ADDRESS:

LEGAL DESCRIPTION:

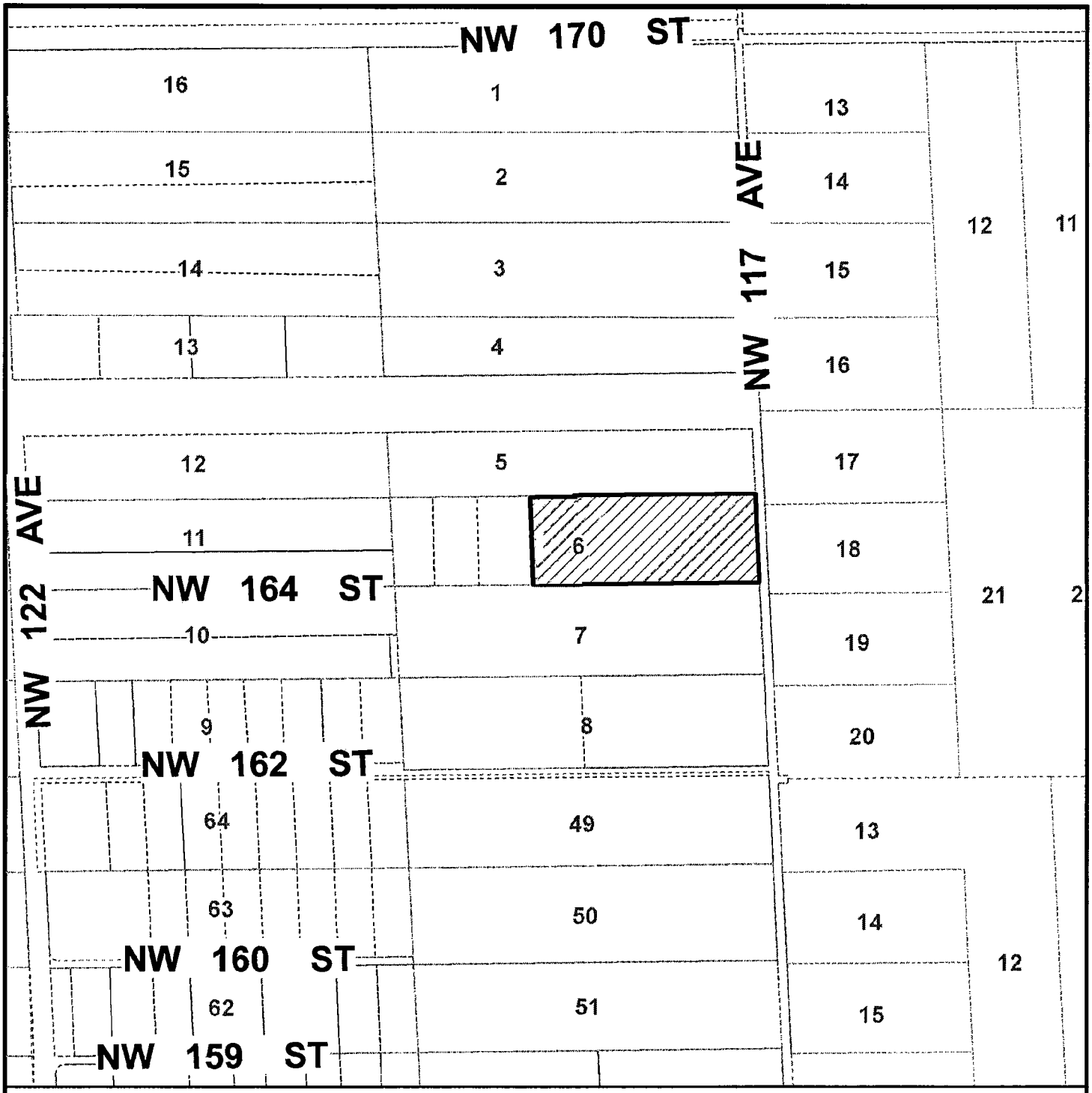
SURVEYOR'S NOTES:

ABBREVIATIONS / LEGEND:

SURVEYOR'S CERTIFICATE:

SEAL:

JOB No.: 1002-00028-001



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000186

Section: 13 Township: 52 Range: 39
Applicant: GASPER OLAZABAL D/B/A CLUB RANCHO gaspar
Zoning Board: C5
Commission District: 12
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 18, 2010

REVISION	DATE	BY

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2010000186

Legend

Subject Property

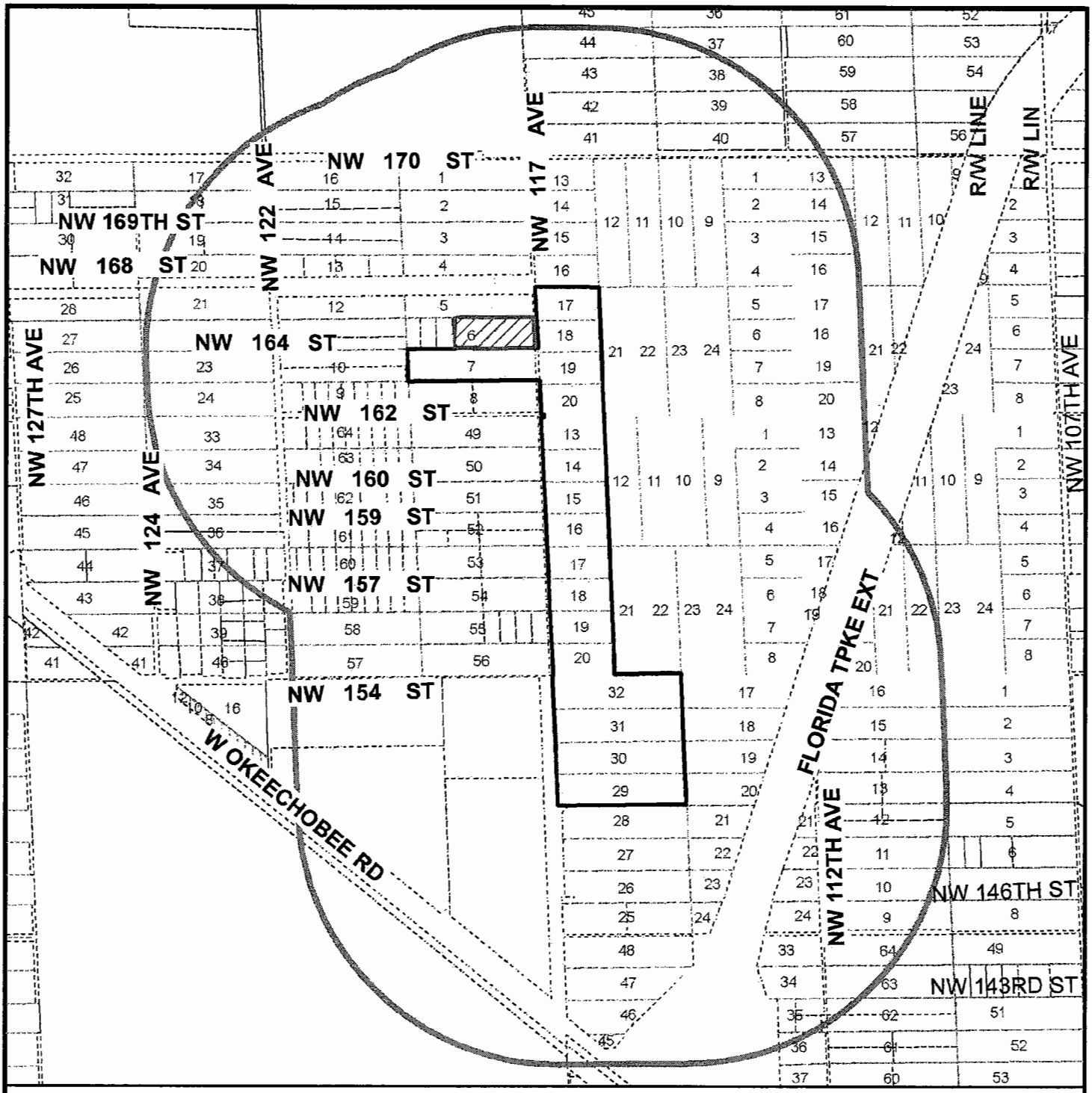
N
W E
S

Section: 13 Township: 52 Range: 39
Applicant: GASPER OLAZABAL D/B/A CLUB RANCHO gaspar
Zoning Board: C5
Commission District: 12
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 18, 2010

REVISION	DATE	BY
		39



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2010000186

RADIUS: 2640

Section: 13 Township: 52 Range: 39
Applicant: GASPER OLAZABAL D/B/A CLUB RANCHO gaspar
Zoning Board: C5
Commission District: 12
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

N
W E
S

- Subject Property
- Contiguous Properties
- Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 18, 2010

REVISION	DATE	BY