

FINAL AGENDA

5-30-2012 Version # 2



COMMUNITY ZONING APPEALS BOARD 5
NORMA & JEAN REACH PARK
7901 NW 176 Street, Miami
Thursday, June 28, 2012 at 7:00 p.m.

PREVIOUSLY DEFERRED

A. 12-5-CZ5-2 GLENEAGLES, LLC 11-83 11-52-40

CURRENT

1. 12-6-CZ5-1 MIAMI GARDENS COMMONS, LLC 11-77 12-52-40 N

2. 12-6-CZ5-2 GLOBAL TOWER ASSETS & ANTONIO FRANCO, TRUSTEE 12-2 35-53-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, JUNE 28, 2012

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

- (5) NON-USE VARIANCE of sign regulations to permit 1 tenant with 2 wall signs (1 wall sign per tenant permitted).
- (6) NON-USE VARIANCE to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Miami Garden Commons," as prepared by Gutierrez & Lozano Architects and dated stamped received 3/21/12 consisting of 6 sheets. Plans may be modified at public hearing.

LOCATION: 5901 Miami Gardens Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.95 Acres

Department of Regulatory and
Economic Resources
Recommendation :

Approval with conditions of requests #1 - #4 and denial without prejudice of requests #5 and #6.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

**2. GLOBAL TOWER ASSETS & (12-6-CZ5-2/12-002)
ANTONIO FRANCO, TRUSTEE**

**35-53-39
Area 5/District 12**

- (1) Unusual Use to permit a 100 foot high Wireless Supported Service Facility and ancillary equipment.
- (2) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 51.96' (200' required) and a lot area of 0.16 acre (5 acres required).
- (3) NON-USE VARIANCE to permit a Wireless Supported Service Facility tower setback 23.58' from the side street (west) property line, setback 21.67' from the interior side (east) property line and setback 19.18' from the rear (south) property line (111.11' required for each side).
- (4) NON-USE VARIANCE to permit a Wireless Supported Service Facility tower shelter setback 15.08' (25' required) from the side street (west) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Tower" as prepared by Robert Jerry Lara, architect, dated stamped received 2/10/12 for a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: Southeast Corner of NW 14 Street & NW 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.16 Acre

Department of Regulatory and
Economic Resources
Recommendation :

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER 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. (RER's posting will be made on a bulletin board located in the office of RER.) 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.

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 5**

PH: Z11-083 (12-05-CZ5-2)

June 28, 2012

Item No. A

Recommendation Summary	
Commission District	13
Applicant	Gleneagles, LLC
Summary of Requests	The applicant is seeking an unusual use for an existing lake and to permit a minimum lake depth that is less than required and to permit lake slopes that do not comply with Code requirements.
Location	Lying between NW 67 Avenue and NW 68 Avenue and South of theoretical NW 179 Street, Miami-Dade County, Florida.
Property Size	14.09 acres
Existing Zoning	RU-4L
Existing Land Use	Rental Apartments and Lake
2015-2025 CDMP Land Use Designation	Medium Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses; Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

This item was deferred from the May 24, 2012 meeting of the Community Zoning Appeals Board (CZAB) 5 to permit staff to determine fence specifications.

REQUESTS:

- (1) UNUSUAL USE to permit an existing lake excavation.
- (2) NON-USE VARIANCE to permit a minimum lake depth of one (1) foot (10' minimum required).
- (3) NON-USE VARIANCE to waive the zoning regulations requiring a one (1) foot vertical to four (4) feet horizontal berm around the perimeter of the lake.
- (4) NON-USE VARIANCE to waive the zoning regulations requiring a one (1) foot vertical to one (1) foot horizontal slope extending lakeward to a point where three (3) feet of water depth is provided below the mean low water elevation (W.C.2.4) followed by a five (5) foot horizontal shelf.

Surveys are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Specific Purpose Survey," as prepared by Armando Garcia, consisting of two (2) sheets dated stamped received 7/19/11, and plan entitled "Gleneagles LLC Proposed Lake Section" as prepared by VSN Engineering Inc. dated stamped received 2/27/12 and consisting of one (1) sheet, for a total of three (3) sheets.

PROJECT DESCRIPTION: The subject parcel is a 14.09 acre tract of land that is developed with residential apartment buildings and a 1.4 acre lake.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4L; lake and apartment buildings	Medium Density Residential (13 to 25 dua)
North	RU-4L; condominium and apartment buildings	Medium Density Residential (13 to 25 dua)
South	RU-4L; condominiums	Medium Density Residential (13 to 25 dua)
East	RU-TH; townhouse residences	Low-Medium Density Residential (6 to 13 dua)
West	RU-4L; condominium and apartment buildings	Parks and Recreation

NEIGHBORHOOD COMPATIBILITY:

The subject property is located approximately between NW 67 Avenue and NW 68 Avenue and South of theoretical NW 179 Street. Condominiums, townhouses and apartment buildings characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to maintain the existing non-complying lake. However, approval of the same may have adverse effects in the future.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Medium Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* Since the approval of the application would maintain the existing development of the site and will not result in an increase in the number of residential units, staff opines that approval with conditions of the application will be **consistent** with the CDMP Land Use Element interpretative text for Residential Communities and the Land Use Plan map designation of Medium Density Residential, and the density threshold for the Medium Density Residential use.

ZONING ANALYSIS:

The subject property was approved in 1985 pursuant to an Administrative Site Plan Review (ASPR) for a lake excavation. In 1987, the applicant was issued a disapproval letter for the submitted as-built plans, which did not meet code requirements for the lake excavation. In 2009, the applicant received a notice of violation warning regarding the existing lake. In response, the applicant applied for a new ASPR that was also disapproved by the Department. The applicant now seeks an unusual use to permit a lake excavation (request #1); to permit a lake depth of one (1) foot (10' minimum required); to waive the zoning regulations requiring one (1) foot vertical to four (4) feet horizontal berm around the perimeter of the lake; and to waive the zoning regulations requiring a one (1) foot vertical to one (1) foot horizontal slope extending lake ward to a point where three (3) feet of water depth is provided below the mean low water elevation (W.C.2.4) followed by a five (5) foot horizontal shelf.

When request #1 is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff is of the opinion that the approval of the request 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. Staff notes that this request is sought along with other requests (requests #2 through #4) which would allow the applicant the continued use of the existing non-complying lake. Staff opines that the existing lake provides a visual enhancement to the existing residential development and is **compatible** with the surrounding area that is primarily made up of similar multi-family residences. **Therefore, staff recommends approval of request #1 under Section 33-311(A)(3).**

When requests #2 through #4 are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the same. Staff notes that the applicant states that the lake has existed on the subject property for 25 years. Therefore, staff opines that approval of the requested variances would not affect the stability and appearance of the community or be detrimental to the neighborhood. Staff also notes that the lake is interior to the property and not accessible to the surrounding communities. However, because the existing lake does not comply with the Zoning Code requirements, staff recommends that in lieu of providing the required lake safety slope and berm, the applicant provide a four (4) foot high chain link fence along the perimeter of the lake with a minimum of three (3) gated openings or similar barrier as approved by the Director of the Permitting, Environment and Regulatory Affairs Department (PERA) or its successor department.

Furthermore, staff notes that the PERA Environmental Division has no objection to the approval of the existing lake as constructed in 1987. Moreover, its memorandum states that the lake slope has stabilized and has not deteriorated over time. The Department of Public Works and Waste Management also has no objection to the approval of the subject requests. Furthermore, the various departments reviewing this application do not indicate that approval of these requests would create any greater dangerous hazards to the surrounding community or tend to provoke a nuisance and would be **compatible** with the area concerned. **As such, staff recommends approval with conditions of requests #2 through #4 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b).**

CIRCULATION AND PARKING:

The subject property is located between NW 67 Avenue and NW 68 Avenue, South of theoretical NW 179 Street. The 14.09-acre residential parcel consists of various apartment buildings with a total of 292 residential units with parking areas for the residents. The residential development has an ingress and egress drive along NW 67 Avenue as well as an access roadway along the inside perimeter of the site.

ENVIRONMENTAL REVIEW:

The Permitting, Environment and Regulatory Affairs Department, Environmental Division, has no objection to the approval of the existing lake as constructed in 1987. Its memorandum states that the lake slope has stabilized and has not deteriorated over time.

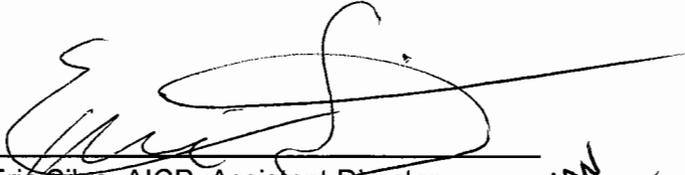
OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department (PERA) or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Specific Purpose Survey," as prepared by Armando Garcia dated stamped received 7/19/11, consisting of two (2) sheets and plan entitled "Gleneagles LLC Proposed Lake Section" as prepared by VSN Engineering Inc. dated stamped received 2/27/12 and consisting of one (1) sheet, for a total of three (3) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant provide a four (4) foot high chain link fence along the perimeter of the lake with a minimum of three (3) gated openings, or similar barrier as approved by the Director of PERA or its successor department.
5. That any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the conditions herein agreed to are being complied with.
6. That the applicant obtain a building permit for all non-permitted structures on the property and the required chain link fence from the Permitting, Environment and Regulatory Affairs Department or its successor department within 90 days after the appeal period deadline date.

ES:GR:NN:CH:JC



Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County Sustainability, Planning
and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

*NDN
GMR*

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

Applicant: *Gleneagles, LLC*
PH: Z11-083

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p>Medium-Density Residential <i>(Page I-31)</i></p>	<p><i>This category allows a range in density from a minimum of 13 to a maximum of 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i></p>
---	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Special Exceptions, Unusual Uses and New Uses. Section 33-311(A)(3)</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the 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.</i></p>
<p>Non-Use Variances From Other Than Airport Regulations. Section 33-311(A)(4)(b)</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 5
MOTION SLIP

#2

APPLICANT'S NAME: GLENEAGLES, LLC

REPRESENTATIVE: David Sal

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-5-CZ5-2 (11-083)	May 24, 2012	CZAB5	12

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: June 28, 2012 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

Deferred by the Board for applicant to determine what type of fence to place around the lake and for the applicant to inform staff and for staff to review the type of fence that would be place around the lake.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIR WOMAN	M	Joanne CARBANA	X		
COUNCILMAN		Ira J. PAUL	X		
COUNCILMAN	S	Leonardo A. PEREZ	X		
COUNCILMAN		Alexander C. SENDEROFF	X		
CHAIRMAN		Juan A. GARCIA (C.A.)	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: DAVID HOPE

Date: August 2, 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 #Z2011000083
Gleneagles, LLC
17680 N.W. 67th Avenue
Unusual Use for a Lake Excavation
(RU-4L) (1.4 Acres)
11-52-40

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

Stormwater Management

The Water Control Section has no objection to the approval of the existing lake as constructed in 1987. The lake slope has stabilized and has not deteriorated over time. The stormwater runoff contributing to the lake is from the buildings roof and the grassed area and it will not affect the water quality degradation in the lake.

Concurrency Review Summary

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

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

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

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: GLENAGLES, LLC

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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



Raul A Pino, P.L.S.

29-SEP-11

Memorandum



Date: August 17, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *MN* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000083: GLENAGLES, LLC

Application Name: THE GLENAGLES, LLC

Project Location: The site is located at LYING BETWEEN NORTHWEST 67 AVENUE AND NORTHWEST 68 AVENUE AND SOUTH OF THEREOTICAL NORTHWEST 179 STREET, Miami-Dade County.

Proposed Development: The applicant is requesting an Unusual Use for Lake Excavation.

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

Memorandum



Date: 02-AUG-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department
Subject: Z2011000083

Fire Prevention Unit:

No objection via Case # Z2011000083.

Service Impact/Demand

Development for the above Z2011000083
located at LYING BETWEEN NORTHWEST 67 AVENUE AND NORTHWEST 68 AVENUE AND SOUTH OF
THEREOTICAL NORTHWEST 179 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0229 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:04 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 1 - Miami Lakes 16699 NW 67 Avenue -
Rescue, ALS Engine, Squad

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 04-APR-12

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

GLENEAGLES, LLC

LYING BETWEEN NORTHWEST 67
AVENUE AND NORTHWEST 68
AVENUE AND SOUTH OF
THEREOTICAL NORTHWEST 179
STREET, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2011000083

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: Case A2009000075X opened on October 11, 2008. Notice of Violation issued on October 29, 2008 for expired permit 2006065165. Civil Violation Notice B072774 issued on January 30, 2009 for non compliance of notice of violation. CVN paid on April 15, 2009, permit remained expired. Final notice of intent to lien/demand for payment to be mailed November 2, 2010. Lien recorded on July 8, 2011. Case remains open in non compliance.

Gleneagles LLC

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

REPORTER NAME:

Memorandum



Date: April 10, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2011000083

Zoning Inspector: Frankie Rodriguez
Inspection date: April 9, 2012

Property was sold October 2000 and C.U. for apartment housing was not transferred to applicant.
Courtesy Warning Letter issued.

Observed storage shed maintained without permit in an open area of northwest parking lot area.

Observed storage container maintained without permit on a parking stall at northeast parking lot area.

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: GlenEagles LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Marie Allen - 23 Quaker Lane Farmingdale NY 11735	51%
Susan Allen - 23 Quaker Lane Farmingdale NY 11735	20%
Lisa Allen - 19 Quaker Lane Farmingdale NY 11735	20%
William Allen Jr 53 Hill Rd Farmingdale NY 11735	9%

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

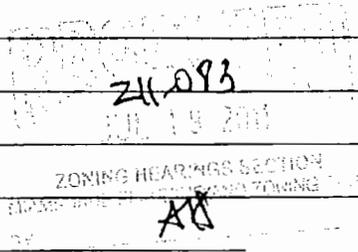
entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

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.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: Renato Arana
(Applicant)

Sworn to and subscribed before me this 22 day of June, 202011. Affiant is personally know to me or has produced _____ as identification.

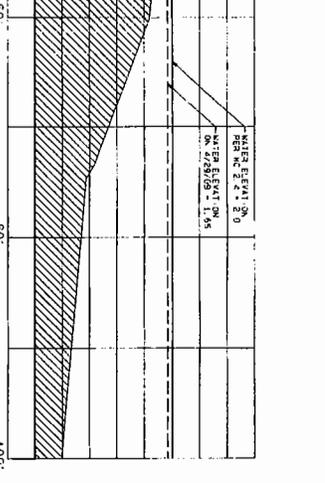
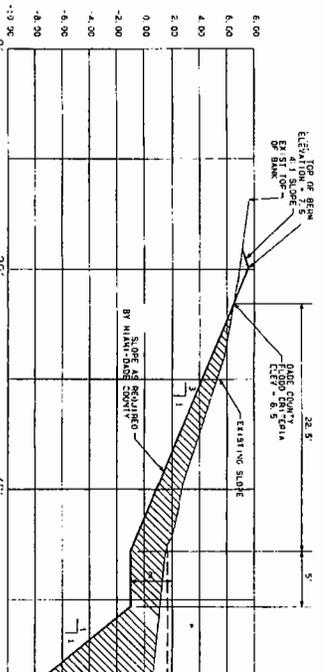
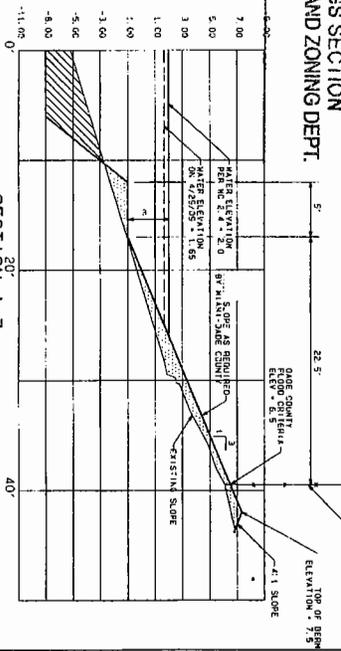
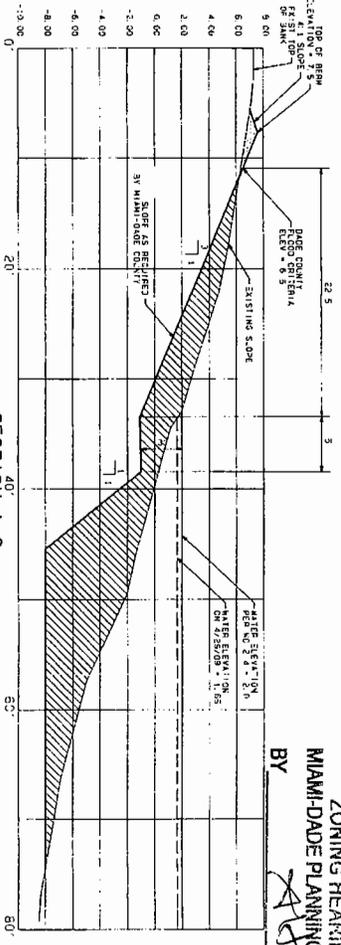
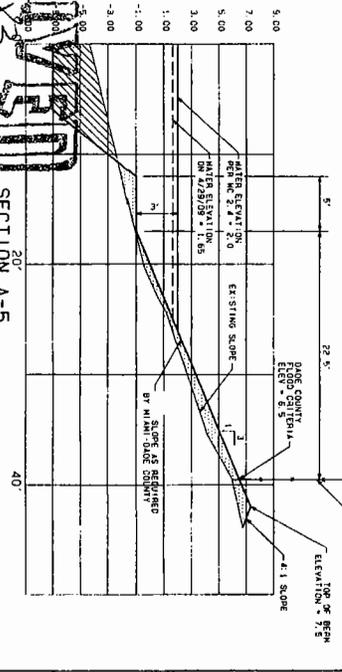
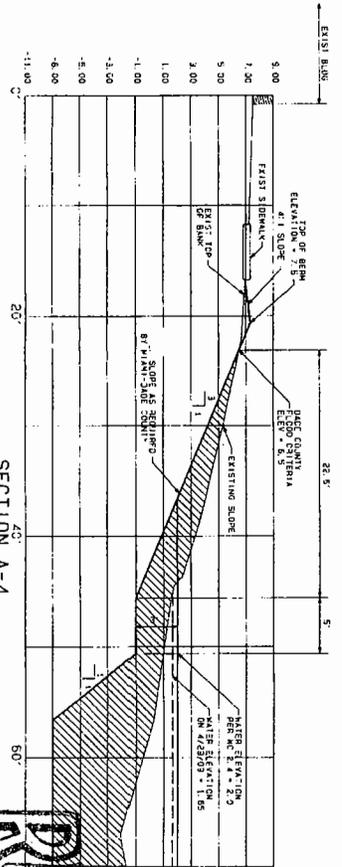
Renato Arana
 (Notary Public)



My commission expires: _____

Seal

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



LAKE SECTIONS

LEGEND
 CUT
 FILL

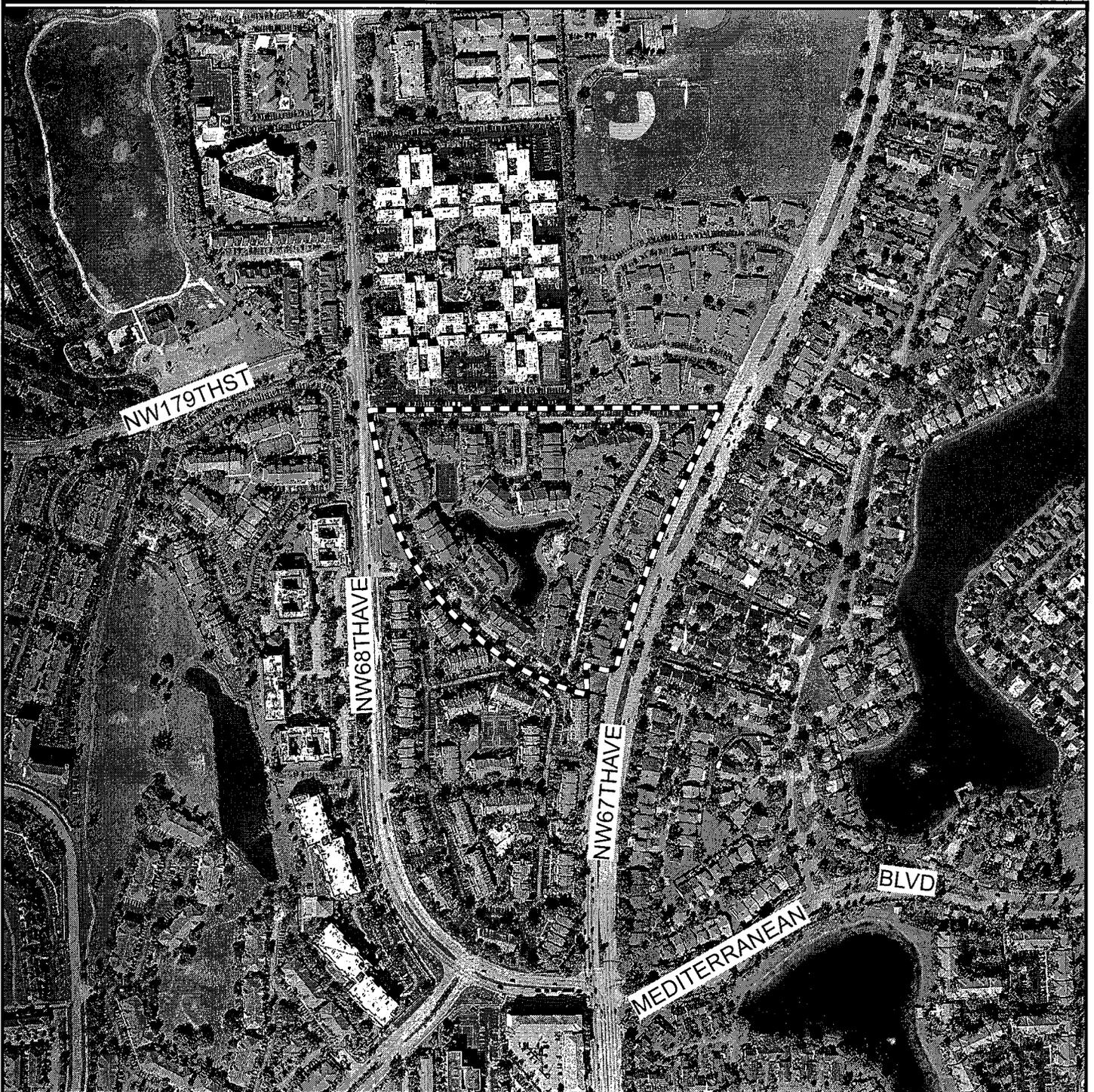
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *AVD*

RECEIVED
 FEB 27 2012

GLENEAGLES LLC
 EXISTING LAKE SECTIONS
 17700 NW 67TH AVENUE
 MIAMI LAKES, FLORIDA 33015

IDENTIFICATE OF AUTH #5529
 CIVIL
 LAND DEVELOPMENT
 TRAFFIC AND TRANSPORTATION
 8550 N. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
 TEL: 1-305-551-4542
 E-MAIL: vsm@vsneng.com

NO. 0012	PROJECT NO. 15108
NO. 0013	PROJECT NO. 15109
NO. 0014	PROJECT NO. 15110
NO. 0015	PROJECT NO. 15111
NO. 0016	PROJECT NO. 15112
NO. 0017	PROJECT NO. 15113
NO. 0018	PROJECT NO. 15114
NO. 0019	PROJECT NO. 15115
NO. 0020	PROJECT NO. 15116
NO. 0021	PROJECT NO. 15117
NO. 0022	PROJECT NO. 15118
NO. 0023	PROJECT NO. 15119
NO. 0024	PROJECT NO. 15120
NO. 0025	PROJECT NO. 15121
NO. 0026	PROJECT NO. 15122
NO. 0027	PROJECT NO. 15123
NO. 0028	PROJECT NO. 15124
NO. 0029	PROJECT NO. 15125
NO. 0030	PROJECT NO. 15126
NO. 0031	PROJECT NO. 15127
NO. 0032	PROJECT NO. 15128
NO. 0033	PROJECT NO. 15129
NO. 0034	PROJECT NO. 15130
NO. 0035	PROJECT NO. 15131
NO. 0036	PROJECT NO. 15132
NO. 0037	PROJECT NO. 15133
NO. 0038	PROJECT NO. 15134
NO. 0039	PROJECT NO. 15135
NO. 0040	PROJECT NO. 15136
NO. 0041	PROJECT NO. 15137
NO. 0042	PROJECT NO. 15138
NO. 0043	PROJECT NO. 15139
NO. 0044	PROJECT NO. 15140
NO. 0045	PROJECT NO. 15141
NO. 0046	PROJECT NO. 15142
NO. 0047	PROJECT NO. 15143
NO. 0048	PROJECT NO. 15144
NO. 0049	PROJECT NO. 15145
NO. 0050	PROJECT NO. 15146
NO. 0051	PROJECT NO. 15147
NO. 0052	PROJECT NO. 15148
NO. 0053	PROJECT NO. 15149
NO. 0054	PROJECT NO. 15150
NO. 0055	PROJECT NO. 15151
NO. 0056	PROJECT NO. 15152
NO. 0057	PROJECT NO. 15153
NO. 0058	PROJECT NO. 15154
NO. 0059	PROJECT NO. 15155
NO. 0060	PROJECT NO. 15156
NO. 0061	PROJECT NO. 15157
NO. 0062	PROJECT NO. 15158
NO. 0063	PROJECT NO. 15159
NO. 0064	PROJECT NO. 15160
NO. 0065	PROJECT NO. 15161
NO. 0066	PROJECT NO. 15162
NO. 0067	PROJECT NO. 15163
NO. 0068	PROJECT NO. 15164
NO. 0069	PROJECT NO. 15165
NO. 0070	PROJECT NO. 15166
NO. 0071	PROJECT NO. 15167
NO. 0072	PROJECT NO. 15168
NO. 0073	PROJECT NO. 15169
NO. 0074	PROJECT NO. 15170
NO. 0075	PROJECT NO. 15171
NO. 0076	PROJECT NO. 15172
NO. 0077	PROJECT NO. 15173
NO. 0078	PROJECT NO. 15174
NO. 0079	PROJECT NO. 15175
NO. 0080	PROJECT NO. 15176
NO. 0081	PROJECT NO. 15177
NO. 0082	PROJECT NO. 15178
NO. 0083	PROJECT NO. 15179
NO. 0084	PROJECT NO. 15180
NO. 0085	PROJECT NO. 15181
NO. 0086	PROJECT NO. 15182
NO. 0087	PROJECT NO. 15183
NO. 0088	PROJECT NO. 15184
NO. 0089	PROJECT NO. 15185
NO. 0090	PROJECT NO. 15186
NO. 0091	PROJECT NO. 15187
NO. 0092	PROJECT NO. 15188
NO. 0093	PROJECT NO. 15189
NO. 0094	PROJECT NO. 15190
NO. 0095	PROJECT NO. 15191
NO. 0096	PROJECT NO. 15192
NO. 0097	PROJECT NO. 15193
NO. 0098	PROJECT NO. 15194
NO. 0099	PROJECT NO. 15195
NO. 0100	PROJECT NO. 15196



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000083



Section: 11/12 Township: 52 Range: 40
 Applicant: GLENAGLES, LLC
 Zoning Board: C5
 Commission District: 13
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, July 26, 2011

REVISION	DATE	BY
		20

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 5**

PH: Z11-077 (12-06-CZ05-1)

June 28, 2012

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	Miami Gardens Commons, LLC
Summary of Requests	The applicant is seeking a zone change to BU-2 and to permit less classroom space, outdoor recreation space and stacking spaces than required. Additionally, the applicant is seeking to waive the required 5' high masonry wall and permit one (1) tenant two (2) wall signs, where one sign per tenant is permitted.
Location	5901 Miami Gardens Drive, Miami-Dade County, Florida.
Property Size	2.95 acres
Existing Zoning	IU-C
Existing Land Use	Office Building
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions of requests #1 - #4 and denial without prejudice of requests #5 and #6.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from IU-C (Controlled Industrial District) to BU-2 (Special Business District).
- (2) NON-USE VARIANCE to permit a classroom space of 17,158 sq. ft. (22,675 sq. ft. required).
- (3) NON-USE VARIANCE to permit an outdoor recreation space of 1,711.95 sq. ft. (200,550 sq. ft.).
- (4) NON-USE VARIANCE to permit zero (0) stacking spaces (5 stacking spaces required).
- (5) NON-USE VARIANCE of sign regulations to permit one (1) tenant with two (2) wall signs (1 wall sign per tenant permitted).
- (6) NON-USE VARIANCE to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs or its successor Department entitled "Miami Garden Commons," as prepared by Gutierrez & Lozano Architects and dated stamped received 3/21/12 consisting of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The subject property is an existing 3-story 72,682 sq. ft. multi-tenant office building.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-C; office building	Business and Office
North	RU-4L; multi-family residential	Medium Density Residential (13 to 25 du)
South	IU-C; commercial	Business and Office
East	IU-C; commercial and storage facility	Business and Office
West	IU-C; storage facility	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing office building located at 5901 Miami Gardens Drive. The surrounding area is characterized by commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will rezone the subject property to BU-2 and increase the visibility of tenants of the existing office building by increasing the number of signs. Additionally, approval would permit a private school with less classroom and outdoor recreational space and zero (0) auto stacking spaces for a private school. As such, the proposed school could result in additional traffic in the surrounding area and the proposed additional signage could result in visual clutter and have a negative visual impact on the surrounding area.

CDMP ANALYSIS:

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* The approval of the requests sought in this application will permit the applicant to rezone the property from IU-C to BU-2, provide less classroom and outdoor space than required for a private school and increase the number of wall signs on the existing office building. Staff opines that the requested BU-2, Special Business District, is **consistent** with the Business and Office designation of the subject property on the CDMP Land Use Plan map. Additionally, the proposed educational use is consistent with Land Use Element interpretative text for Institutions, Utilities and Communications which states that *neighborhood or community-serving institutional uses, cell towers and utilities including **schools**, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A.* Staff notes that **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states 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. Additionally staff notes that the existing office building will be utilized for the proposed educational use. The existing facility did not require a zoning hearing and was built as a matter of right and subject to the County's building permit process. Staff notes that submitted plans for this application depict the same building elevations, architectural elements, landscaping, buffering and parking areas as were previously approved although the floor plans have been modified to accommodate the proposed 907 students.

Further, the CDMP Land Use Element interpretative text for the Business and Office designation states that *in reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities.* Staff notes that memoranda submitted by the Departments of Public Works and Waste Management, the Environment Division of the Permitting, Environment and Regulatory Affairs, Miami-Dade Fire Rescue and Parks, Recreation and Open Spaces do not indicate any negative impact from the requested district boundary change. Therefore, staff opines that the proposed district boundary change and educational use are **consistent** with the Business and Office designation and the Land Use Element interpretative text for Institutions, Utilities and Communications and **compatible** with the surrounding area based on the that Land Use Element Policy LU-4A compatibility criteria.

ZONING ANALYSIS:

When request #1, District Boundary Change from IU-C to BU-2, is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **consistent** with the CDMP's LUP map Business and Office designation. The Environmental Division of the Permitting, Environment and Regulatory Affairs Department memorandum indicates that approval will not result in a reduction in the Level of Service (LOS) standards for potable water service, wastewater disposal, or stormwater management. Further, staff opines that said request would not have an unfavorable impact on the environmental and natural resources, or economy nor burden water, sewer solid waste disposal, recreation, education or public transportation facilities as evidenced by memoranda submitted by the Departments of Public Works and Waste Management; Parks, Recreation and Open Spaces; the Environmental Division of Permitting, Environment and Regulatory Affairs; and Miami-Dade Fire Rescue. Additionally, said departments indicate in their memoranda that they do not object to this application. As such, staff opines that the applicant's request for a zone change to BU-2 will not have a negative impact on the surrounding area. Staff notes that the existing office building and uses are allowed in the BU-2 zoning district. **Therefore, staff recommends approval of request #1 under Section 33-311 Standards for District Boundary Change.**

When requests #2, #3 and #4 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the requests to permit the subject property with less classroom and outdoor recreation space than required and zero (0) stacking spaces would be **compatible** with the area. In staff's opinion, requests #2, #3 and #4 maintain 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. Staff notes that the requested non-use variances are for a proposed private school which is allowed by right within the BU-2, Special Business District. The applicant has indicated in the letter of intent that the private school will be a post secondary

facility for college aged students. Staff notes that due to the size of the subject property, the proposed private college did not meet the main campus standards for private colleges and universities listed in Section 151.14 of the Zoning Code. Said Section of the Code states that private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established for high schools; therefore, the requested non-use variances are based on the private school standards for a high school educational facility as outlined in Section 151.18. Staff notes that the requests to permit less classroom and outdoor recreation space (requests #2 and #3) are based on the proposed total of 907 students. Staff opines said requests are minimal because the school offers its students convenient class schedules that allow for attendance at anytime during the day or evening. Therefore the number of students on campus will vary and may not reach the requested 907 students at any given time. Further, staff opines that request #4 to permit zero (0) stacking spaces, where five (5) are required will not impact the traffic circulation within the parking lot or negatively impact the adjacent roadways. Additionally, staff opines that modes of transportation utilized vary for college aged students from personal vehicle, mass transit and carpooling. In the event a student is dropped off at the location, the layout of the parking lot is designed with ample space to for other vehicles to maneuver around a stopped vehicle without impacting the circulation throughout the parking lot. **As such, staff recommends approval with conditions of requests #2, #3 and #4 under the Non-Use Variance (NUV) Standards.**

When analyzing request #5 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of this request would be **incompatible** with the surrounding area. The applicant is requesting to permit two (2) wall signs for one (1) tenant, where only one (1) wall sign per tenant is permitted. Staff notes that the tenant will occupy 13,012.44 sq. ft. on the first floor and 10,473.04 sq. ft. on the second floor. In the existing 3-story building there are currently only two tenants; on the first floor one tenant occupies 1,135.66 sq. ft. of space and on the second floor the other tenant occupies 1,154.91 sq. ft. and the third floor is currently unoccupied. Staff opines that since the additional tenant sign and all other signs as depicted on the submitted elevations comply with the Zoning Code regulations with regard to size and type allowed in the requested BU-2 zoning district and in the existing IU-C district; the requested additional sign for the tenant will not have a negative impact on the adjacent right-of-way and surrounding uses. **As such, staff recommends approval with conditions of request #5 under the Non-Use Variance (NUV) Standards.**

However, when request #5 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of this request would be out of character with the surrounding area. The applicant is requesting to permit two (2) wall signs for one (1) tenant, where only one (1) wall sign per tenant is permitted. In staff's opinion the request is incompatible with the surrounding area. Further, staff notes that in addition to the permitted one (1) wall sign per tenant, tenants of the existing office building are identified on an existing monument sign located along NW 183 Street (Miami Gardens Drive). Said monument sign faces east and west which aids in locating tenants in the existing office building by passersby traveling in either direction. Staff opines that the request is incompatible and would have a negative visual impact on the surrounding area. **As such, staff recommends denial without prejudice of request #5 under the Non-Use Variance (NUV) Standards.**

When analyzing request #6, to waive zoning regulations requiring a 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that the request is **incompatible**. Staff notes that the BU-2 zoning district requires a 5' high decorative masonry wall when abutting RU zoned properties; however, the existing IU-C zoning district does not

have the same requirement. Staff opines that the wall provides a buffer that can mitigate visual and noise impacts from the proposed educational use. **As such, staff recommends denial without prejudice of request #6 under the Non-Use Variance (NUV) Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing office building with only one (1) ingress/egress point along NW 183 Street (Miami Gardens Drive). There are 247 parking spaces for the proposed private school and existing office uses.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

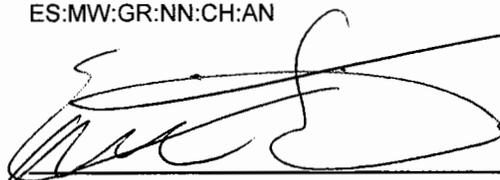
OTHER: N/A

RECOMMENDATION: Approval with conditions of requests #1 - #4 and denial without prejudice of requests #5 and #6.

CONDITIONS FOR APPROVAL: (for requests #1 - #4 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department of its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Miami Gardens Commons" as prepared by Gutierrez & Lorenzo Architects, dated stamped received, 03/21/2012 consisting of 6 sheets, except as herein modified to show the required 5' high masonry wall and removal of the additional tenant sign to show one sign per tenant.
3. That the use be established and maintained in accordance with the approved plan.
4. That at the time of Certificate of Use issuance and each subsequent renewal, the owner shall submit to the Permitting, Environment and Regulatory Affairs Department or successor Department a letter from the administrator of the school detailing the number of students that are currently enrolled in said facility.
5. That the enrollment of the private school be limited to 907 students.

ES:MW:GR:NN:CH:AN



Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County Department of
Sustainability, Planning, and Economic Enhancement
Permitting, Environment and Regulatory Affairs

NDW
GMR

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Permitting, Environment and Regulatory Affairs	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

Business and Office	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.</i></p>
----------------------------	--

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC

11-077

<p>Institutions, Utilities and Communications (Pg. I-53)</p>	<p>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan</p>
<p>Land Use Element Policy LU-4A (Pg. I-11)</p>	<p>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.</p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
---	--

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p>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.</p>								
<p>33-151.14. – Private colleges and universities (a)</p>	<p>Main campus requirements. Private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established herein for high school facilities. Above thirty (30) acres, in addition to said minimum standards, said facilities shall be subject to intensive review by the Department and the County Commission utilizing the study entitled "Physical Standards for Proposed Private Educational Facilities in Unincorporated Miami-Dade County," adopted pursuant to Resolution No. R-633-77.</p>								
<p>33-151.18. - Physical standards(a, c & e)</p>	<p>(a) Outdoor areas. Outdoor recreation/play areas shall be in accordance with the following minimum standards, calculated in terms of the proposed maximum number of children for attendance at the school at any one (1) time unless otherwise indicated.</p> <p style="text-align: center;"><i>Minimum Standards for Outdoor Recreation Playground/Play Areas</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="text-align: left; padding: 5px;">School categories</th> <th style="text-align: left; padding: 5px;">Required area</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><i>Day nursery/kindergarten and preschool and after-school care</i></td> <td style="padding: 5px;"><i>45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time</i></td> </tr> <tr> <td style="padding: 5px;"><i>Elementary school (grades 1—6)</i></td> <td style="padding: 5px;"><i>500 square feet per student for the first 30 students; thereafter, 300 square feet per student</i></td> </tr> <tr> <td style="padding: 5px;">Junior and senior high school (grades 7—12)</td> <td style="padding: 5px;">800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student</td> </tr> </tbody> </table> <p>(c) Auto stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, shall be provided for a minimum of two (2) automobiles for schools with twenty (20) to forty (40) children; schools with forty (40) to sixty (60) [children] shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.</p> <p>(e) Classroom size. All spaces shall be calculated on the effective net area usable for instruction or general care of the group to be housed. This space shall not include kitchen areas, bathrooms, hallways, teachers' conference rooms, storage areas, or any other interior space that is not used for instruction, play or other similar activities. The minimum classroom space shall be determined by multiplying the maximum proposed number of pupils for attendance at any one (1) time by the minimum square footages, (1) through (4) below. Where a private educational facility is nongraded, calculations shall be based on the age level that corresponds to the grade level in the public school system. Where a school includes more than one (1) of the following categories, each category shall be individually computed:</p> <p>(1) Day nursery and kindergarten, preschool and afterschool care, 35 square feet per pupil.</p> <p>(2) Elementary (grades 1—6), 30 square feet per pupil.</p> <p>(3) Junior high and senior high (grades 7—12), 25 square feet per pupil.</p> <p>(4) Baby-sitting service, 22 square feet of room area per child.</p>	School categories	Required area	<i>Day nursery/kindergarten and preschool and after-school care</i>	<i>45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time</i>	<i>Elementary school (grades 1—6)</i>	<i>500 square feet per student for the first 30 students; thereafter, 300 square feet per student</i>	Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student
School categories	Required area								
<i>Day nursery/kindergarten and preschool and after-school care</i>	<i>45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time</i>								
<i>Elementary school (grades 1—6)</i>	<i>500 square feet per student for the first 30 students; thereafter, 300 square feet per student</i>								
Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student								

1. MIAMI GARDENS COMMONS, LLC
(Applicant)

12-6-CZ5-1 (11-077)
Area 05/District 01
Hearing Date: 06/28/12

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

None

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.

Memorandum



Date: July 20, 2011

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

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

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

Subject: C-05 #Z2011000077
Miami Gardens Commons, LLC
5901 Miami Gardens Drive
District Boundary Change from IU-C to BU-2 and to Waive the Required
5' High Masonry Wall where a Business Lot Abuts a Residentially Zoned
Property from the Rear Property Line
(IU-C) (2.95 Acres)
12-52-40

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

The proposed District Boundary Zone change from IU-C to BU-2 will not affect the existing stormwater management system. However, any change to the existing stormwater management system will require a modification to the previously approved SFWMD ERP 13-02936-P-02.

Wetlands

Although the subject property is not located within a designated wetland basin, it does contain jurisdictional wetlands as defined by Section 24-5 of the Code. However, DERM Class IV Wetland Permit FW02-112 was issued for this property for the clearing and filling of 2.48 acres of jurisdictional wetlands for commercial purposes. The permit expired on June 26, 2009.

Therefore, DERM has no objection to the scheduling of this zoning application provided that no impacts occur beyond what was permitted on this site. Any additional work in jurisdictional wetlands will require a new DERM Class IV Wetland Permit.

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.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. Furthermore, approval for best management practices to control any potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district 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.

Tree Preservation

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

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

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

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review.

Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI GARDENS COMMONS, LLC

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

16-SEP-11

Memorandum



Date: August 11, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *M.N.* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000077: Miami Gardens Commons, LLC

Application Name: Miami Gardens Commons, LLC

Project Location: The site is located at 5901 Miami Gardens Dr., Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from IU-C to BU-2. A non-use variance is requested to waive the requirement for a 5' high concrete masonry wall where the rear property line abuts residential property.

Impact and demand: The letter of intent specifies that the purpose of the district boundary change is for retail and office uses in an existing building. Therefore, it is assumed residential uses will not be included as a potential use. 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

Memorandum



Date: 27-JUL-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department
Subject: Z2011000077

Fire Prevention Unit:

APPROVAL

No objection to site plan date stamped July 6, 2011.

Service Impact/Demand

Development for the above Z2011000077
located at 5901 MIAMI GARDENS DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0098 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>48,455</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>24,227</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 17.85 alarms-annually.
The estimated average travel time is: 7:15 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 51 - Honey Hill - 4775 NW 199 Street Rescue

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 6, 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: 15-MAY-12

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

MIAMI GARDENS COMMONS, LLC

5901 MIAMI GARDENS DR, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000077

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC; 3020120540040,3020120540030,3020120540330 No open cases. BNC: No bss cases open/closed.

Miami Gardens Commons

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

REPORTER NAME:

Memorandum



Date: May 11, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2011000077

Zoning Inspector: Frankie Rodriguez
Inspection date: May 11, 2012
Location: 5901 N.W. 183 St. (Miami Gardens Dr.)

The subject property has a three story office/retail building which is only occupied by three tenants all of which have been issued their Certificates of Use.

The landscape at the rear (north) property line of the subject property where the applicant is requesting the 5' high masonry wall to be waived as required where a business lot abuts a residentially zoned property is well maintained with green area with shrubs and trees. The abutting residential property has a chain link fence at the share rear property line of the subject property with a 6' well maintained ficus hedge with Queen palm trees.

No unauthorized uses were observed. Most of the vacant units will have to be built out to suit since the interior space is just a shell.

RECEIVED
211-077
JUL 06 2011

DISCLOSURE OF INTEREST*

RECEIVED

MIAMI-DADE COUNTY
PROCESS # 211-077
DATE MAR 21 2012
BY: DAH

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: MIAMI BACDENS COMMUNIT, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Fernando Sanchez</u>	<u>100%</u>
<u>18300 NW 62nd Ave #300</u>	
<u>Miracle, FL 33015</u>	

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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

NAME OF PURCHASER: _____

MIAMI-DADE COUNTY
PLANNING AND ZONING DEPARTMENT OFFICE (if applicable)

Percentage of Interest

DATE: MAR 21 2012

BY: DAH

RECEIVED
31-077
JUL 16 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Date of contract: _____

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

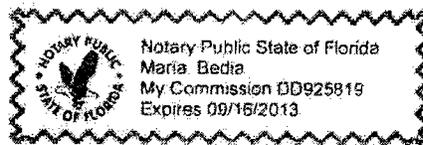
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 24 day of May, 20 11. Affiant is personally know to me or has produced Know to me as identification.

Maria Bedia
(Notary Public)

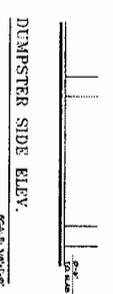
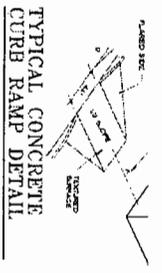


My commission expires: 9/16/13

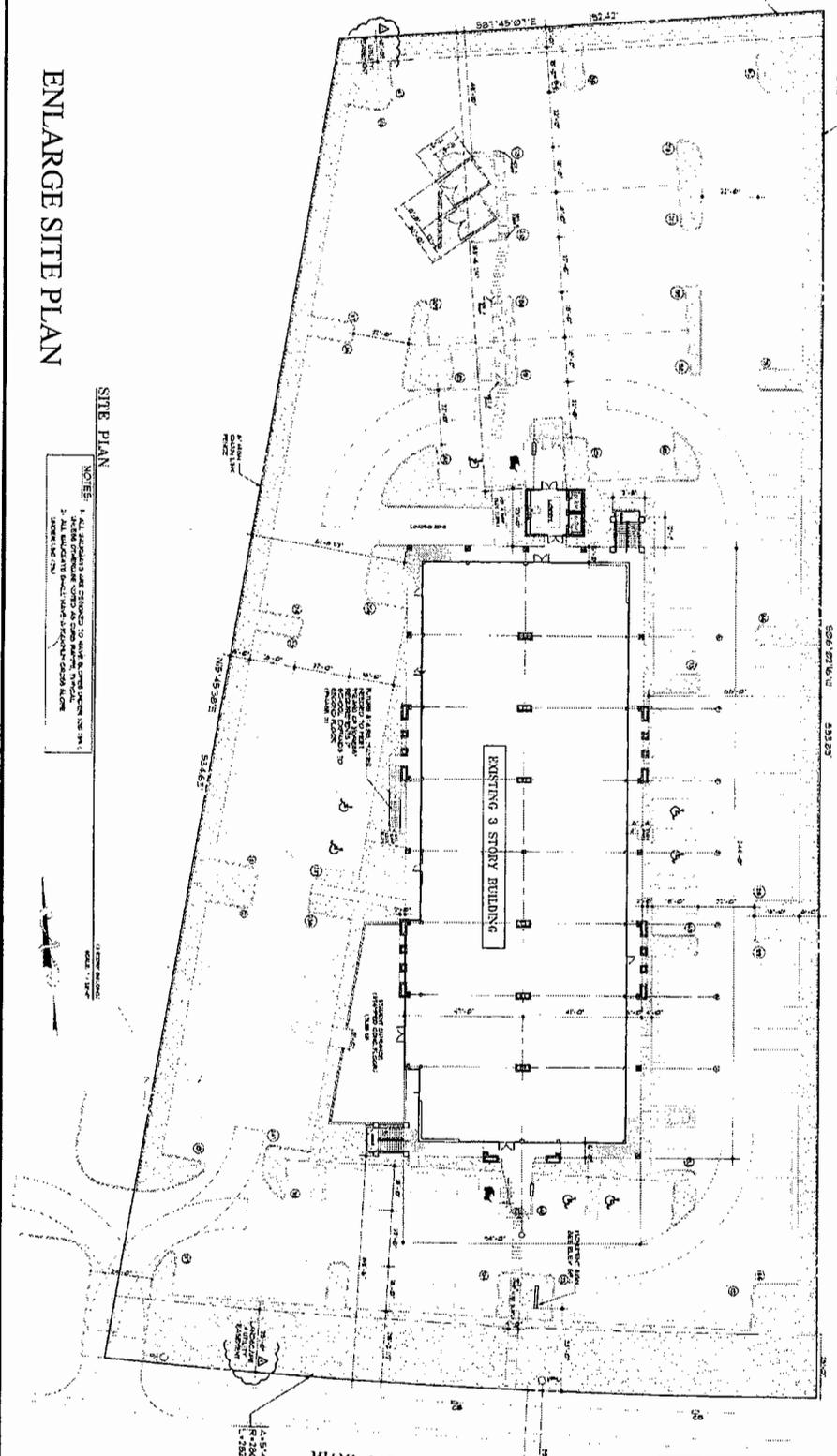
Seal

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

MIAMI
BICYCLE RACK
SCALE: 1/8" = 1'-0"



OUTDOOR AREAS
 1. 1/2" = 1'-0"
 2. 1/4" = 1'-0"
 3. 1/8" = 1'-0"
 4. 1/16" = 1'-0"
 5. 1/32" = 1'-0"
 6. 1/64" = 1'-0"
 7. 1/128" = 1'-0"
 8. 1/256" = 1'-0"
 9. 1/512" = 1'-0"
 10. 1/1024" = 1'-0"



ENLARGE SITE PLAN

NOTES:
 1. ALL DIMENSIONS AND DISTANCES TO BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL BUILDINGS SHALL BE CONSTRUCTED TO MEET ALL CITY AND COUNTY REQUIREMENTS.
 3. ALL UTILITIES SHALL BE LOCATED AND DEPTH AS SHOWN ON THE PLAN.
 4. ALL UTILITIES SHALL BE DEPT. APPROVED AND LOCATED AS SHOWN ON THE PLAN.
 5. ALL UTILITIES SHALL BE DEPT. APPROVED AND LOCATED AS SHOWN ON THE PLAN.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE CURB RAMP	1	LINEAR FT.	10.00	10.00
2	MONUMENT SIGN	1	SQ. FT.	150.00	150.00
3	DUMPSTER SIDE ELEV.	1	SQ. FT.	100.00	100.00
4	BICYCLE RACK	1	UNIT	50.00	50.00
5	PAVING	1	SQ. YD.	10.00	10.00
6	LANDSCAPING	1	SQ. YD.	10.00	10.00
7	UTILITIES	1	LINEAR FT.	10.00	10.00
8	CONCRETE	1	CY	100.00	100.00
9	STEEL	1	TON	1000.00	1000.00
10	WOOD	1	CU YD	100.00	100.00
11	ASPHALT	1	SQ. YD.	10.00	10.00
12	PAINT	1	GAL	10.00	10.00
13	LABOR	1	HOUR	10.00	10.00
14	EQUIPMENT	1	UNIT	100.00	100.00
15	PERMITS	1	SET	100.00	100.00
16	INSURANCE	1	MONTH	100.00	100.00
17	TRAVEL	1	MILE	1.00	1.00
18	PHONE	1	MINUTE	0.10	0.10
19	POSTAGE	1	UNIT	1.00	1.00
20	PROFIT	1	PERCENT	10.00	10.00
21	TOTAL				1500.00

PROPERTY	OWNER	ADDRESS	CITY	STATE	ZIP
MIAMI GARDENS DR.	MIAMI GARDENS COMMONS	5901 MIAMI GARDENS DRIVE	MIAMI	FL	33157

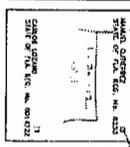
LEGAL DESCRIPTION
 PART OF LOT 1, BLOCK 1, MIAMI GARDENS COMMONS, PHASE 1, MIAMI GARDENS DRIVE, MIAMI, FL.

RECEIVED
 MAR 21 2012



GUTIERREZ & LOZANO ARCHITECTS
 5901 MIAMI GARDENS DRIVE
 MIAMI, FL 33157
 (305) 551-5854

NO.	DESCRIPTION	DATE
1	APPROVALS	03/21/12
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	

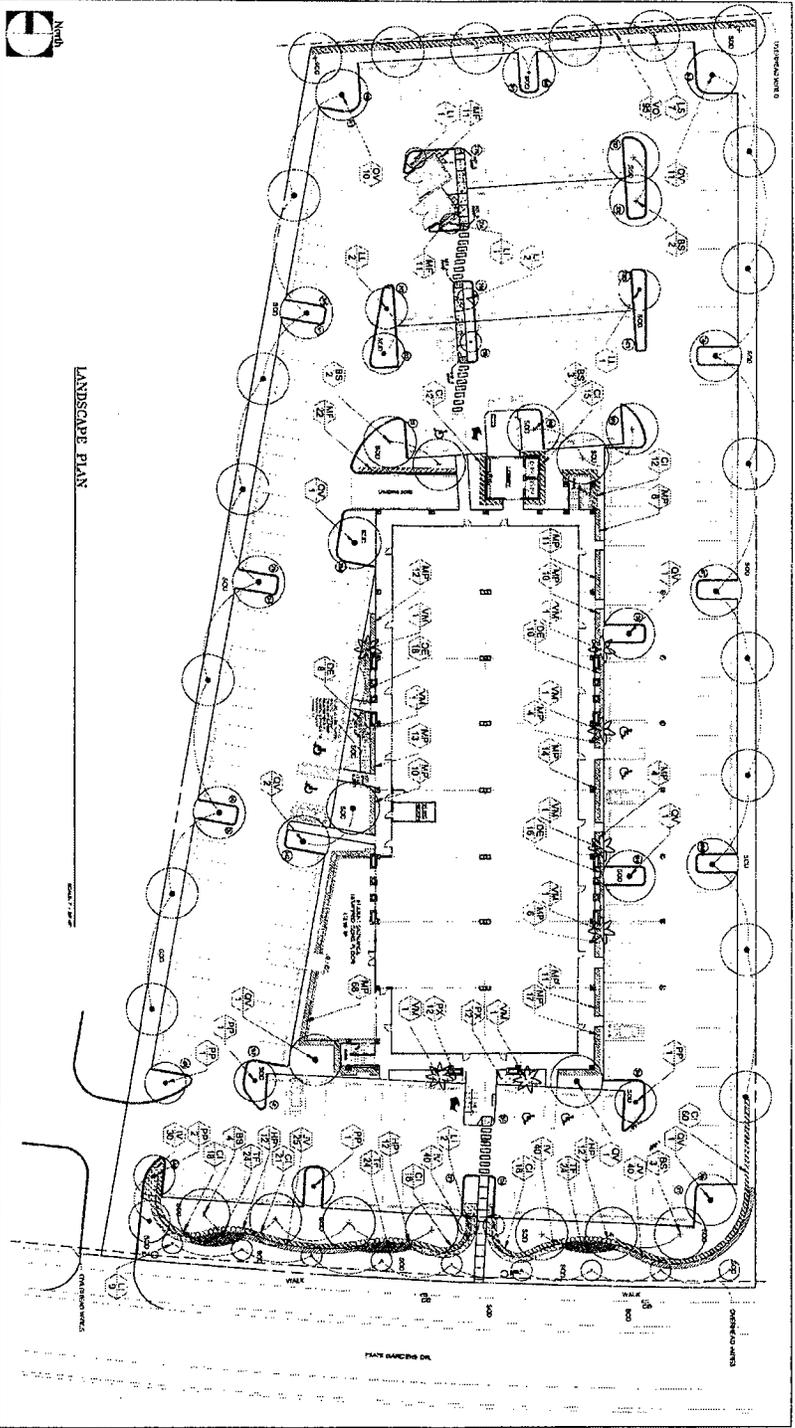


PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS
 5901 MIAMI GARDENS DRIVE
 MIAMI, MIAMI DADE COUNTY, FL.

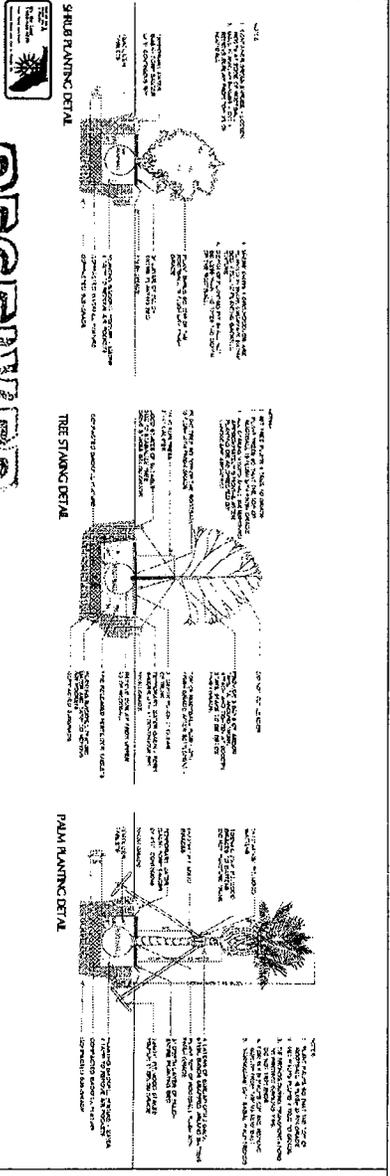
NO.	DESCRIPTION	DATE
1	APPROVALS	03/21/12
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____



LANDSCAPE PLAN



NOTE: ALL BOTANICAL SPECIES SHALL BE REGIONAL PRODUCE.

Plant List (for all proposed plants)

Sp#	Quantity	Plant Name	Native	Code	Height (feet)	Spreading (feet)	Spreading (feet)	Spreading (feet)
1	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
2	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
3	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
4	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
5	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
6	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
7	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
8	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
9	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
10	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
11	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
12	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
13	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
14	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
15	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
16	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
17	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
18	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
19	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
20	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
21	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
22	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
23	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
24	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
25	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
26	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
27	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
28	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
29	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
30	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
31	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
32	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
33	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
34	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
35	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
36	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
37	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
38	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
39	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
40	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
41	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
42	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
43	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
44	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
45	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
46	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
47	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
48	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
49	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
50	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
51	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
52	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
53	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
54	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
55	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
56	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
57	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
58	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
59	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
60	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
61	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
62	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
63	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
64	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
65	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
66	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
67	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
68	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
69	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
70	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
71	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
72	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
73	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
74	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
75	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
76	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
77	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
78	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
79	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
80	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
81	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
82	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
83	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
84	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
85	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
86	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
87	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
88	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
89	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
90	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
91	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
92	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
93	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
94	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
95	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
96	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
97	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
98	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
99	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'
100	1	Shrub	Yes	10' x 5'	10'	5'	5'	5'

REGENT
MAR 21 2012

KENNETH ROY, A.S.A.
Landscape Architect
1001 N.W. 10th Street
Miami, FL 33136

GO

GUTIERREZ & LOZANO ARCHITECTS
1001 N.W. 10th Street
Miami, FL 33136

PROPOSER: PRIVATE SCHOOL/EDUCATIONAL FACILITY AT
MIAMI GARDEN COMMONS

AT: 5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL

SHEET TITLE: LANDSCAPE PLAN

DATE: 03/21/12

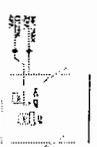
SCALE: 1" = 10'

DATE: 03/21/12

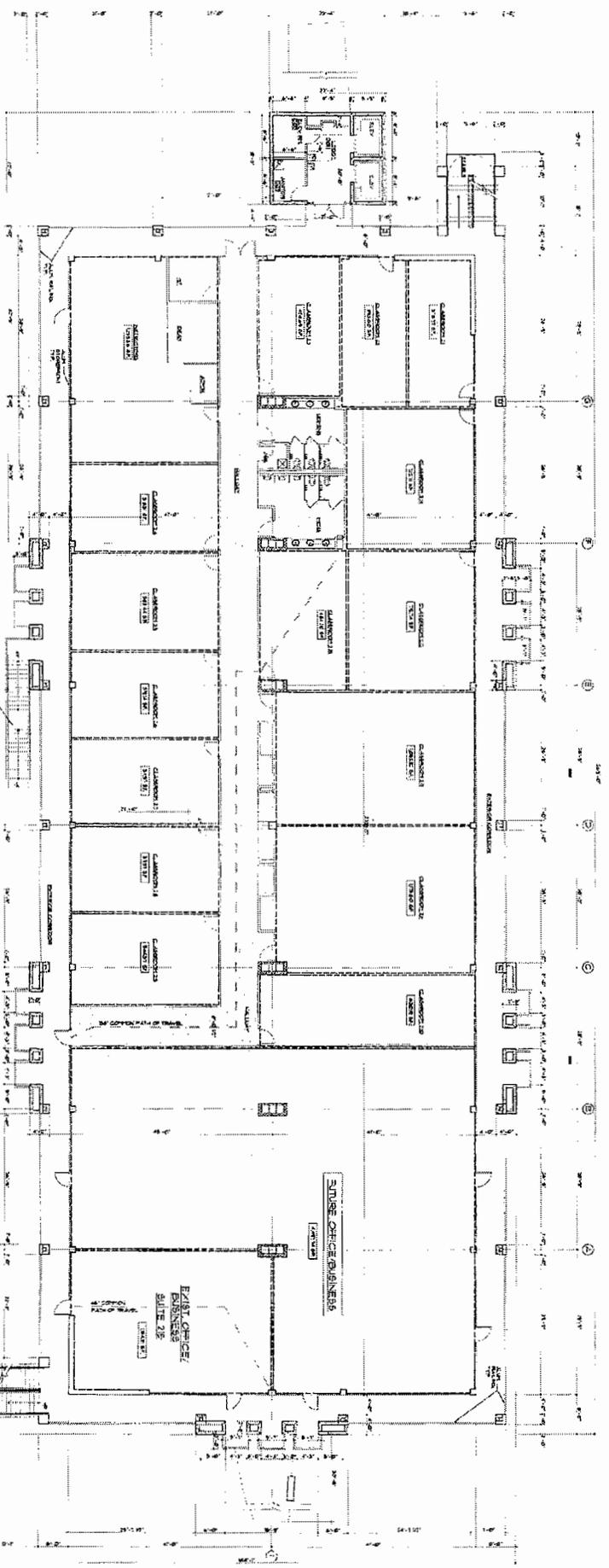
DATE: 03/21/12

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY



H.C. DRINKING FOUNTAIN



SECOND FLOOR AREA CALCULATIONS Δ Δ

ADDITIONAL AREA	ADDITIONAL AREA	ADDITIONAL AREA	ADDITIONAL AREA
DESCRIPTION	AREA	DESCRIPTION	AREA
CLASSROOM 1	100.00	CLASSROOM 1	100.00
CLASSROOM 2	100.00	CLASSROOM 2	100.00
CLASSROOM 3	100.00	CLASSROOM 3	100.00
CLASSROOM 4	100.00	CLASSROOM 4	100.00
CLASSROOM 5	100.00	CLASSROOM 5	100.00
CLASSROOM 6	100.00	CLASSROOM 6	100.00
CLASSROOM 7	100.00	CLASSROOM 7	100.00
CLASSROOM 8	100.00	CLASSROOM 8	100.00
CLASSROOM 9	100.00	CLASSROOM 9	100.00
CLASSROOM 10	100.00	CLASSROOM 10	100.00
CLASSROOM 11	100.00	CLASSROOM 11	100.00
CLASSROOM 12	100.00	CLASSROOM 12	100.00
CLASSROOM 13	100.00	CLASSROOM 13	100.00
CLASSROOM 14	100.00	CLASSROOM 14	100.00
CLASSROOM 15	100.00	CLASSROOM 15	100.00
CLASSROOM 16	100.00	CLASSROOM 16	100.00
CLASSROOM 17	100.00	CLASSROOM 17	100.00
CLASSROOM 18	100.00	CLASSROOM 18	100.00
CLASSROOM 19	100.00	CLASSROOM 19	100.00
CLASSROOM 20	100.00	CLASSROOM 20	100.00
CLASSROOM 21	100.00	CLASSROOM 21	100.00
CLASSROOM 22	100.00	CLASSROOM 22	100.00
CLASSROOM 23	100.00	CLASSROOM 23	100.00
CLASSROOM 24	100.00	CLASSROOM 24	100.00
CLASSROOM 25	100.00	CLASSROOM 25	100.00
CLASSROOM 26	100.00	CLASSROOM 26	100.00
CLASSROOM 27	100.00	CLASSROOM 27	100.00
CLASSROOM 28	100.00	CLASSROOM 28	100.00
CLASSROOM 29	100.00	CLASSROOM 29	100.00
CLASSROOM 30	100.00	CLASSROOM 30	100.00
CLASSROOM 31	100.00	CLASSROOM 31	100.00
CLASSROOM 32	100.00	CLASSROOM 32	100.00
CLASSROOM 33	100.00	CLASSROOM 33	100.00
CLASSROOM 34	100.00	CLASSROOM 34	100.00
CLASSROOM 35	100.00	CLASSROOM 35	100.00
CLASSROOM 36	100.00	CLASSROOM 36	100.00
CLASSROOM 37	100.00	CLASSROOM 37	100.00
CLASSROOM 38	100.00	CLASSROOM 38	100.00
CLASSROOM 39	100.00	CLASSROOM 39	100.00
CLASSROOM 40	100.00	CLASSROOM 40	100.00
CLASSROOM 41	100.00	CLASSROOM 41	100.00
CLASSROOM 42	100.00	CLASSROOM 42	100.00
CLASSROOM 43	100.00	CLASSROOM 43	100.00
CLASSROOM 44	100.00	CLASSROOM 44	100.00
CLASSROOM 45	100.00	CLASSROOM 45	100.00
CLASSROOM 46	100.00	CLASSROOM 46	100.00
CLASSROOM 47	100.00	CLASSROOM 47	100.00
CLASSROOM 48	100.00	CLASSROOM 48	100.00
CLASSROOM 49	100.00	CLASSROOM 49	100.00
CLASSROOM 50	100.00	CLASSROOM 50	100.00
CLASSROOM 51	100.00	CLASSROOM 51	100.00
CLASSROOM 52	100.00	CLASSROOM 52	100.00
CLASSROOM 53	100.00	CLASSROOM 53	100.00
CLASSROOM 54	100.00	CLASSROOM 54	100.00
CLASSROOM 55	100.00	CLASSROOM 55	100.00
CLASSROOM 56	100.00	CLASSROOM 56	100.00
CLASSROOM 57	100.00	CLASSROOM 57	100.00
CLASSROOM 58	100.00	CLASSROOM 58	100.00
CLASSROOM 59	100.00	CLASSROOM 59	100.00
CLASSROOM 60	100.00	CLASSROOM 60	100.00
CLASSROOM 61	100.00	CLASSROOM 61	100.00
CLASSROOM 62	100.00	CLASSROOM 62	100.00
CLASSROOM 63	100.00	CLASSROOM 63	100.00
CLASSROOM 64	100.00	CLASSROOM 64	100.00
CLASSROOM 65	100.00	CLASSROOM 65	100.00
CLASSROOM 66	100.00	CLASSROOM 66	100.00
CLASSROOM 67	100.00	CLASSROOM 67	100.00
CLASSROOM 68	100.00	CLASSROOM 68	100.00
CLASSROOM 69	100.00	CLASSROOM 69	100.00
CLASSROOM 70	100.00	CLASSROOM 70	100.00
CLASSROOM 71	100.00	CLASSROOM 71	100.00
CLASSROOM 72	100.00	CLASSROOM 72	100.00
CLASSROOM 73	100.00	CLASSROOM 73	100.00
CLASSROOM 74	100.00	CLASSROOM 74	100.00
CLASSROOM 75	100.00	CLASSROOM 75	100.00
CLASSROOM 76	100.00	CLASSROOM 76	100.00
CLASSROOM 77	100.00	CLASSROOM 77	100.00
CLASSROOM 78	100.00	CLASSROOM 78	100.00
CLASSROOM 79	100.00	CLASSROOM 79	100.00
CLASSROOM 80	100.00	CLASSROOM 80	100.00
CLASSROOM 81	100.00	CLASSROOM 81	100.00
CLASSROOM 82	100.00	CLASSROOM 82	100.00
CLASSROOM 83	100.00	CLASSROOM 83	100.00
CLASSROOM 84	100.00	CLASSROOM 84	100.00
CLASSROOM 85	100.00	CLASSROOM 85	100.00
CLASSROOM 86	100.00	CLASSROOM 86	100.00
CLASSROOM 87	100.00	CLASSROOM 87	100.00
CLASSROOM 88	100.00	CLASSROOM 88	100.00
CLASSROOM 89	100.00	CLASSROOM 89	100.00
CLASSROOM 90	100.00	CLASSROOM 90	100.00
CLASSROOM 91	100.00	CLASSROOM 91	100.00
CLASSROOM 92	100.00	CLASSROOM 92	100.00
CLASSROOM 93	100.00	CLASSROOM 93	100.00
CLASSROOM 94	100.00	CLASSROOM 94	100.00
CLASSROOM 95	100.00	CLASSROOM 95	100.00
CLASSROOM 96	100.00	CLASSROOM 96	100.00
CLASSROOM 97	100.00	CLASSROOM 97	100.00
CLASSROOM 98	100.00	CLASSROOM 98	100.00
CLASSROOM 99	100.00	CLASSROOM 99	100.00
CLASSROOM 100	100.00	CLASSROOM 100	100.00

RECEIVED
MAR 21 2012

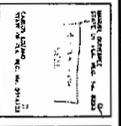
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

2ND FLOOR PLAN (PHASE II) Δ



GUTIERREZ & LOZANO ARCHITECTS
3001 MIAMI GARDENS DRIVE, SUITE 200
MIAMI, FL 33133
TEL: 305.551.1000
WWW.GUTIERREZ-LOZANO.COM

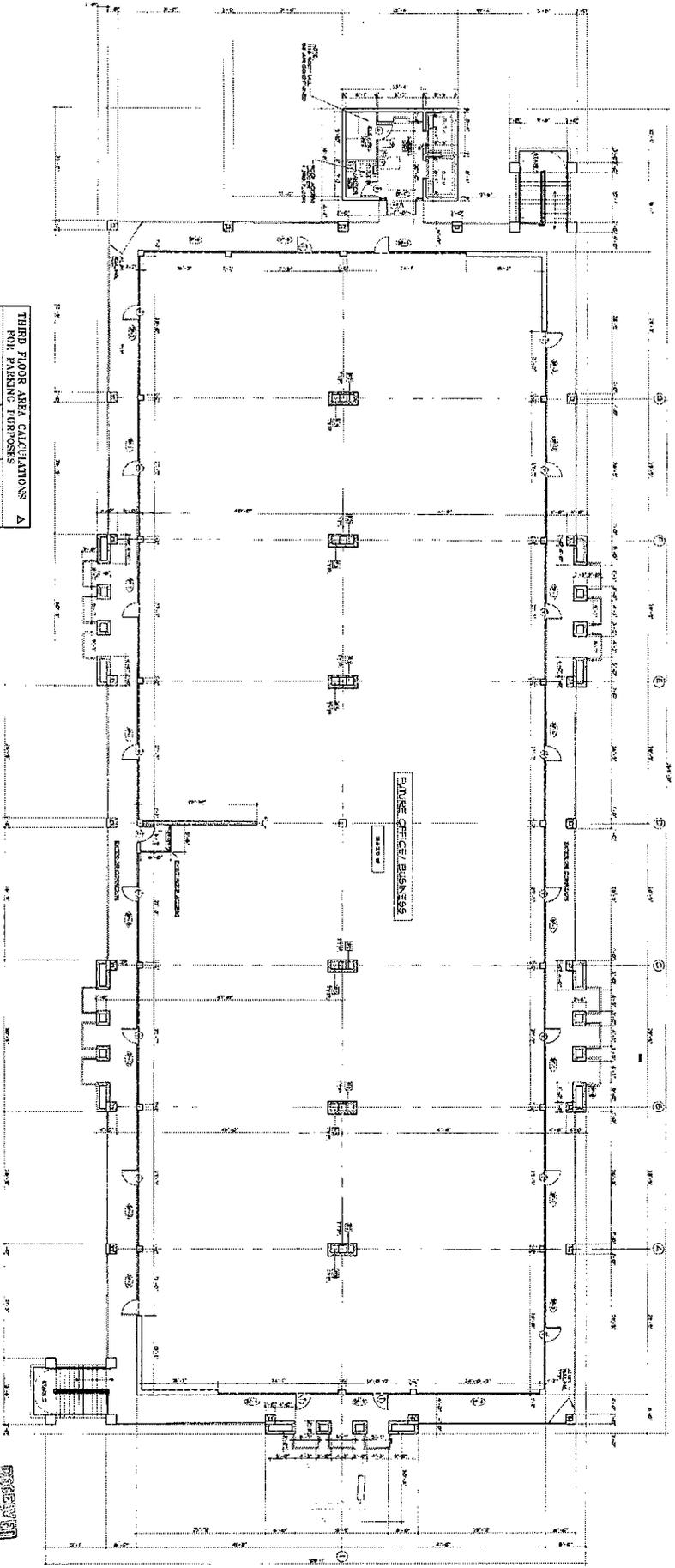
DATE	DESCRIPTION
12/12/11	ISSUED FOR PERMIT
01/10/12	REVISION 1
02/01/12	REVISION 2
02/15/12	REVISION 3
03/01/12	REVISION 4



PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT
MIAMI GARDEN COMMONS
5001 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL

SHEET TITLE:	NO. OF SHEETS
2ND FLOOR PLAN (PHASE II) Δ	1 OF 1

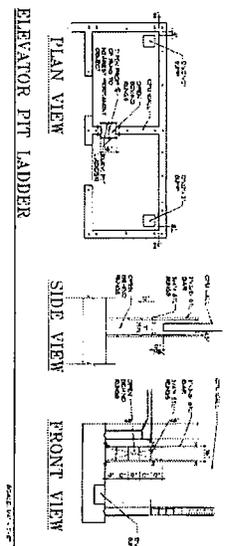
JOB No.:	DATE:
MIAMI GARDEN COMMONS	03/01/12
SHEET:	SCALE:
A-112	AS SHOWN
OF:	



THIRD FLOOR AREA CALCULATIONS

DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA
OFFICE	10,000	
RECEPTION	500	
CONFERENCE	1,000	
RESTROOMS	200	
STAIRS	1,000	
ELEVATOR	100	
TOTAL	12,800	

3RD FLOOR PLAN



ELEVATOR PIT LADDER

RESERVED
 MAR 2 1 2012

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



GUTIERREZ & LOZANO ARCHITECTS
 5901 MIAMI GARDENS DRIVE
 MIAMI, FL 33141

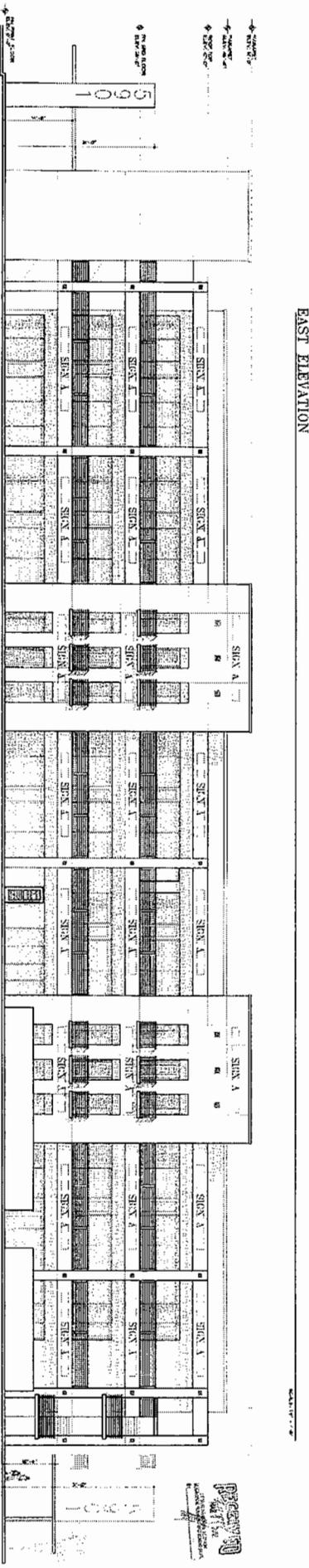
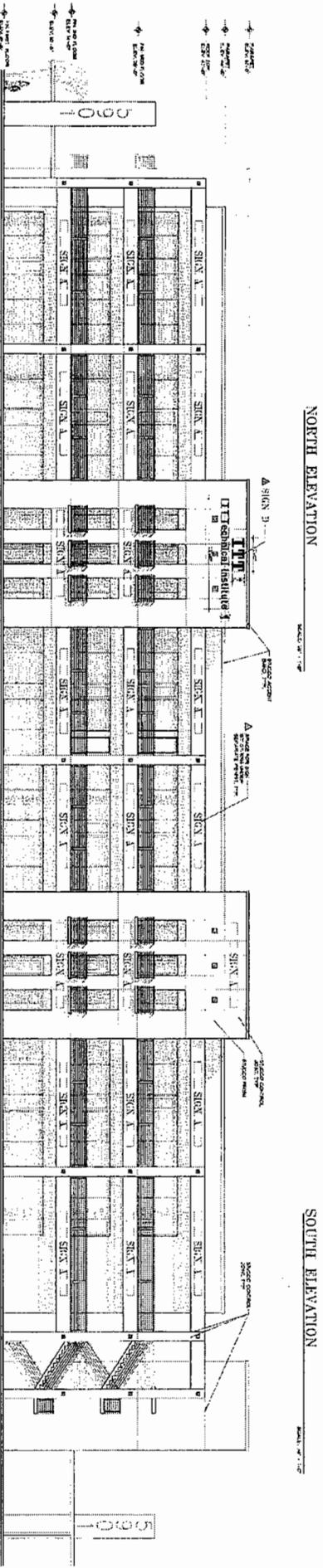
PROFESSIONAL SEAL AND SIGNATURE OF ARCHITECT

DATE OF ISSUE: 03/01/12

PROJECT: PARKVIEW SENIOR/RECREATIONAL FACILITY #17
 MIAMI GARDEN COMMONS
 5901 MIAMI GARDENS DRIVE
 MIAMI, MIAMI DADE COUNTY, FL

SHEET TITLE: 3RD FLOOR PLAN

ION No.:
 DATE: 03/01/12
 SHEET: A-1.3



RECEIVED
MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



GUTIERREZ & LOZANO ARCHITECTS
1100 S.W. 15th Ave., Suite 200
Miami, FL 33135
Tel: 305.371.1100
Fax: 305.371.1101
www.gutierrezlozano.com

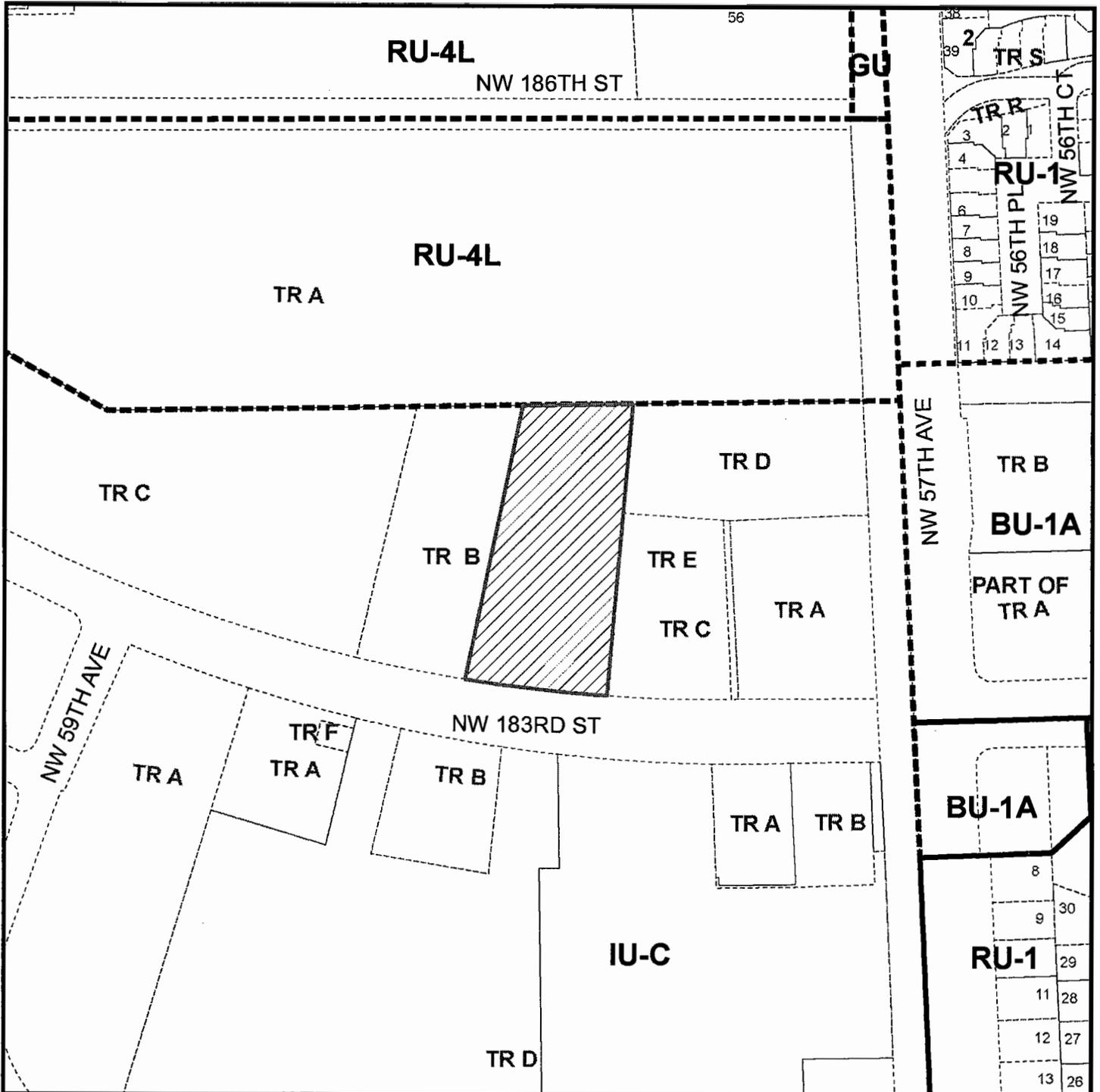
DATE	DESCRIPTION

PROJECT NAME	MIAMI GARDEN COMMONS
CLIENT	MIAMI GARDEN COMMONS
ADDRESS	5901 MIAMI GARDENS DRIVE, MIAMI, FL

PROPOSED PRIVATE SCHOOL/FUNCTIONAL FACILITY AND MIAMI GARDEN COMMONS
5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL

SHEET TITLE	
DATE	
BY	
CHECKED	

JOB NO.	
DATE	
SHEET	A-1.4
OF	



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2011000077

Section: 12 Township: 52 Range: 40
 Applicant: MIAMI GARDENS COMMONS, LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000077



Section: 12 Township: 52 Range: 40
 Applicant: MIAMI GARDENS COMMONS, LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY
		28

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 5**

PH: Z12-002 (12-6-CZ5-2)

June 28, 2012

Item No. 2

Recommendation Summary	
Commission District	12
Applicants	Global Tower Assets & Antonio Franco, Trustee
Summary of Requests	The applicants are seeking to permit a 100' high wireless supported facility on a substandard sized lot and setback less than required from the property line.
Location	Southeast corner of NW 14 Street and NW 132 Avenue, Miami-Dade County, Florida.
Property Size	0.16-acre
Existing Zoning	GU, Interim District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Open Land Subarea 2 <i>(see attached Zoning Recommendation Addendum)</i> Outside the Urban Development Boundary (UDB).
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(18) Special Exceptions, Unusual Uses and New uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) **UNUSUAL USE** to permit a 100 foot high Wireless Supported Service Facility and ancillary equipment.
- (2) **NON-USE VARIANCE** to permit a parcel of land with a lot frontage of 52.06' (200' required) and a lot area of 0.16 acre (5 acres required)
- (3) **NON-USE VARIANCE** to permit a Wireless Supported Service Facility tower setback 27 ft from the (west) property line, setback 25 ft from the (east) property line, and 24'-4" from the (south) property line (111.11 ft required for each side).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Tower" as prepared by Robert Jerry Lara, architect, dated stamped received 2/10/12 for a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan submitted by the applicants depicts a proposed 100' high monopole antenna and ancillary equipment structure on the substandard sized parcel with adequate landscaping and parking areas.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; vacant	Open Land
North	GU; vacant	Open Land
South	GU; vacant	Open Land
East	GU; vacant	Open Land
West	BU-2; vacant	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is a part of a small pocket of land containing both vacant and industrial parcels that are located outside the Urban Development Boundary (UDB). However, this pocket is surrounded by properties that are inside the UDB. The property located to the northeast of the subject property contains an existing industrial operation and is also located outside the UDB. However, the property located to the northwest of the subject property is inside the UDB and contains a warehouse facility.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional wireless coverage in this area of the County. However, approval of the 100' high antenna structure could have a negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located at the southeast corner of NW 14 Street and NW 132 Avenue. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Open Land Subarea 2**. Additionally, said property is immediately east of and outside the UDB, which runs north to south along NW 132 Avenue in this area of the County. The CDMP Land Use Element (LUE) interpretative text for the Open Land Subarea 2 category states that *limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and **communications facilities**, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture may be considered for approval in this area.* Further, said LUE interpretative text for Institutions and Utilities category, states that *neighborhood or community-serving institutional uses, **cell towers** and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas.*

Therefore, staff opines that approval of the proposed wireless tower use would be **consistent** with the CDMP Land Use Element interpretative text for Institutions and Utilities and the CDMP Open Land Subarea 2 designation on the LUP map.

ZONING ANALYSIS:

When request #1 is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff acknowledges that the Environmental Management Division of PERA, MDFR, and the departments of Public Works and Waste Management and Miami-Dade Aviation, do not have any objections to this application. The memoranda submitted for this application by the aforementioned Departments indicate that the approval with conditions of this application will not impact the Level of Service (LOS) standards for an initial development order as it pertains to water or environmental services, traffic or interference with aviation activities in this area. Further, staff opines that approval of the proposed wireless facility and ancillary uses will not create any additional hazards that will impact MDFRD services in the area. Staff notes that the applicants have provided information to show that the approval of the wireless facility will cure signal interference problems in this area and expand the area in which the applicants will be able to provide improved outdoor and indoor cellular service. Additionally, the applicants have provided additional information to satisfy the requirements of Section 33-311(A)(3), and specifically, the information to permit independent verification of factual data relied upon by the applicants to indicate the signal interference problems in the area. The Information Technology Department (ITD) has reviewed the information and confirmed that the information provided by the applicants meets these requirements.

Additionally, when considering the necessity for and reasonableness of such use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, staff opines that approval of the facility as indicated in the submitted plans is **compatible** with the surrounding area, which is primarily made up of industrial and rockmining uses. Staff notes that the proposed 100' high wireless facility will be located southeast of an existing warehouse and southwest of an industrial facility. Further, the subject parcel is located in the Rockmining Overlay Zoning Area (ROZA) as defined in Section 33-420 of the Code. Said zoning district allows rockmining and ancillary uses without height restrictions. As such, staff is of the opinion that the proposed 100' high wireless facility and ancillary equipment will be **compatible** with the permitted uses in the surrounding ROZA and the existing industrial uses. **Staff therefore recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

When requests #2 and #3 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that approval of these requests would maintain 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 appearance of the community. Staff opines that the approval of request #2, to allow the parcel with less lot frontage and lot area than allowed by the Code and request #3, to allow said 100' wireless facility to be setback 27' from the side street (west), 25' from the interior side (east) and 24'-4" from the rear (south) property lines, where 111.11' is required for each side, would be **compatible** with prior approvals in the area, the surrounding uses, and the uses allowed in the ROZA. Staff notes that there was a similar approval of lot frontage and area granted on a parcel of land within a third of a mile of the subject property. For example, pursuant to Resolution #4-ZAB-155-92, a property to the southeast of the subject property located at 12841 NW 13 Street, was approved to allow a parcel of land for a plant nursery with 150' lot frontage (200' required) and a lot area of 1.05 acres where 5 acres is required. Further, staff opines that although the proposed wireless facility will encroach into the setback areas on three (3) sides at approximately 78% more than allowed by the Code, the applicants have submitted additional

information to indicate that the proposed tower is designed in a manner that, in the event of structural failure, the antennae will fall or bend onto itself so that it will remain wholly contained within the property and therefore will not create a hazard that will be detrimental to passersby on the abutting roadway to the west or the abutting properties located to the east and to the south. Further, although the proposed 100' high wireless facility and ancillary uses are substantially taller than the surrounding uses, staff notes that permitted uses in the ROZA are not subject to height restrictions and therefore the proposed structure will not be out of character with the uses that could be permitted in this area. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) Non-Use Variances.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate an access gate from NW 132 Avenue to the proposed facility for service vehicles.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

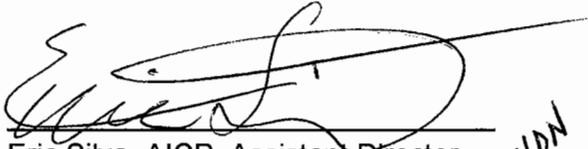
Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Tower" as prepared by Robert Jerry Lara, architect, dated stamped received 2/10/12 for a total of 5 sheets.
3. That the applicants submit to the Permitting, Environment and Regulatory Affairs Department or its successor 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.
4. That the applicants obtain a Certificate of Use for the wireless supported service facility from the Permitting, Environment and Regulatory Affairs Department or its successor Department upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the use be established and maintained in accordance with the approved plan.
6. That the wireless supported service facility be designed and maintained to allow co-location of other telecommunication service operators.

7. That the wireless supported service facility comply with all FAA and FCC lighting requirements.

ES:MW:GR:NN:AN:CH



Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County Sustainability,
Planning and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

NDN
GMR

ZONING RECOMMENDATION ADDENDUM

*Global Tower Assets and Antonio Franco, Trustee
PH: Z12-002*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Environmental Division (PERA)</i>	<i>No objection*</i>
<i>Public Works and Solid Waste</i>	<i>No objection</i>
<i>Parks, Recreation and Open Space</i>	<i>No objection</i>
<i>Miami-Dade Aviation Department</i>	<i>No objection*</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Open Land (page I-61)</p>	<p><i>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 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.</i></p> <p><i>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 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.</i></p> <p><i>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 six 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.</i></p>
<p>Open Land Subarea 2 (Northwest Wellfield) (Page I-63)</p>	<p><i>This Open Land subarea is bounded on the north by the Miami Canal, on the east by the Tumpike Extension, on the west by the Dade-Broward Levee, and on the south by NW 25 Street between the Tumpike Extension and NW 137 Avenue and by NW 12 Street and its hypothetical extension between NW 137 Avenue and the Dade-Broward Levee. Limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture may be considered for approval in this area,</i></p>

ZONING RECOMMENDATION ADDENDUM

*Global Tower Assets and Antonio Franco, Trustee
PH: Z12-002*

	<p><i>in keeping with the Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85) and Chapters 24 and 33 of the Miami-Dade County Code, and wetland protection requirements. Uses that could compromise groundwater quality shall not occur in this area. In furtherance of Board of County Commissioners Resolution R-1098-88, the creation of a State Protection Area in this subarea is also supported.</i></p>
<p>Institutions, Utilities and Communications (Pg. I-53)</p>	<p><i>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the 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.</i></p> <p><i>(a) Hear application for and grant or deny unusual uses for Wireless Supported Service Facilities, which by the regulations are only permitted upon approval after public hearing; provided the applied for use, 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 use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, provided that:</i></p> <p style="margin-left: 40px;"><i>i. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:</i></p> <p style="margin-left: 80px;"><i>a. signal interference problems; or</i></p> <p style="margin-left: 80px;"><i>b. the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility</i></p>
---	---

ZONING RECOMMENDATION ADDENDUM

Global Tower Assets and Antonio Franco, Trustee
PH: Z12-002

	<p><i>ii. The applicant shall provide information to permit independent verification of factual data relied upon by the applicant to establish 3(a)(i) above, including, but not limited to the following:</i></p> <ul style="list-style-type: none"> <i>a. the purpose for the proposed Wireless Supported Service Facility; and</i> <i>b. the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility:</i> <ul style="list-style-type: none"> <i>i. site name or other reference;</i> <i>ii. facility latitude and longitude;</i> <i>iii. site elevation;</i> <i>iv. for each antenna at each of the included facilities:</i> <ul style="list-style-type: none"> <i>1. height of antenna radiation center;</i> <i>2. antenna type and manufacturer;</i> <i>3. maximum effective radiated output power, including the maximum total power radiated from all channels;</i> <i>4. azimuth of main antenna lobe; and</i> <i>5. beam tilt and null-fill of each antenna.</i> <p><i>(c). a complete up- and down-link power budget for the proposed Wireless Supported Service Facility, including any differences that may exist with the power budgets of the adjacent facilities, to ensure that all of the gain and loss factors used by the applicant are included in a verification analysis.</i></p> <p><i>(d). complete descriptions of methodology, formulas, data presented in appropriate parameter data units (e.g., Erlangs, Watts, dBm, ft.), existing traffic studies and trend analyses if the proposed facility is intended to cure a lack of capacity, and any other information necessary for an independent engineer to verify statements concerning signal interference or lack of capacity or coverage; and</i></p> <p><i>(e). identification of any equipment that differs from industry standards.</i></p> <p><i>iii. that the applicant shall reimburse the department for fees charged to the department for independent verification of factual data relied upon by the applicant, as required pursuant to paragraph 3 a ii above.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

**2. GLOBAL TOWER ASSETS &
ANTONIO FRANCO, TRUSTEE**
(Applicant)

12-6-CZ5-2 (12-002)
Area 05/District 12
Hearing Date: 06/28/12

Property Owner (if different from applicant) **Global Tower Assets & Antonio TRU.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

None

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.

Memorandum

Date: March 20, 2012

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs 

Subject: C-05 #Z2012000002-1st Revision
Global Tower Assets
Southeast Corner of N.W. 14th Street and N.W. 132nd Avenue
Non-Use Variance of Lot Size and Area Requirements, Non-Use
Variance Setback Requirements and Unusual Use to Permit a
Wireless Support Facility
(GU) (.16 Acres)
35-53-39

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Northwest Wellfield protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Section 24-43(10) of the Code requires that the Director shall issue his written approval only if, among other requirements, the requested land use is not one or more of the following Miami-Dade County zoning classifications: BU-3, IU-1, IU-2, IU-3 or IU-C, and is a land use contained in Table E-1 therein. Table E-1 includes the proposed use in this application, however, be advised that the aforementioned section of the Code only allows emergency electrical power by liquid propane (LP) or natural gas.

Flood Protection

The application site lies within a Special Flood Hazard Zone with a base flood elevation of 8 ft NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The County flood criterion for this site is 7.5 ft NGVD. The proposed structure as depicted in the zoning submittal is substantial improvement as defined in Section 11C of the Code. Non-residential structures with proposed substantial improvements within Special Flood Hazard Zone areas elevations must be above the base flood elevation and 4 inches above the crown of road and County Flood Criteria. Based on the site plan submitted the proposed finish floor elevations is 8.542 ft which does comply with the Code.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

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

Stormwater Management

This proposed development is located within the North Trail Basin where 28.6% of the total project area shall be set aside as surface water management (SWM) area, or applicant may submit cut and fill engineering calculations to show that a reduced SWM area is in conformance with the North Trail Basin requirements.

Since the total project area is less than 4.5 acres, the applicant may opt to pay a financial contribution into the Stormwater Compensation Trust Fund in lieu of providing set aside areas for surface Water Management. An Environmental Resources Permit from the South Florida Water Management District (SWMD) shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans.

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 for this proposed development order.

Wetlands

The subject property is located within the Transitional Northeast Everglades Basin, and is a jurisdictional wetland as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will be required before any work can be done in wetlands on the subject property.

A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources.

The applicant is advised to contact the Wetlands Resources Section (305-372-6585) 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 SWMD (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 Class IV Wetland Permit. Any non wetland tree resources on the site will require a Miami-Dade County Tree Removal/Relocation Permit prior to removal or relocation.

Enforcement History

The subject properties have the following enforcement records for violations of the Code.

FRANCO/MACHADO (BARRINGER HOLDINGS & JOSE A. FRANCO, file FW96-121).

On October 1, 1996 a Notice of Violation (NOV) was issued for clearing and filling a wetlands without a Class IV permit. On September 9, 2009, a NOV and Orders to Cease and Desist were issued jointly to Antonio J. Franco/Barringer Holdings, LLC and Jose A. Franco for additional Code violations including improper storage of solid waste and industrial uses within a wellfield not served by sanitary sewer. A Final Notice Prior to Court Action was issued on December 17, 2009 for failure to comply with the NOV. On June 10, 2010, a Consent Agreement was entered into with the Department to resolve the violation on site. The industrial uses have been abandoned and the wetlands have been satisfactorily restored, but the case remains open due to outstanding settlement cost in the amount of \$10,000.00.

The applicant is advised to contact the Enforcement Section if additional information is required.

Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: GLOBAL TOWER ASSETS & ANTONIO FRANCO, TRUSTEE

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

03-FEB-12

Memorandum



Date: April 30, 2012

To: Jack Osterholt, Director
Sustainability, Planning & Economic Enhancement Department

From: José A. Ramos, R.A., Director, Aviation Planning Division
Aviation Department

Subject: Global Tower Assets & Antonio Franco, Trustee (PH: 12-002)
MDAD DN-12-3-1024

A handwritten signature in black ink, appearing to read "JRamos", written over the "From:" field of the memorandum.

As requested by the Sustainability, Planning & Economic Enhancement Department, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for an unusual use to permit a wireless support facility at the southeast corner of NW 14 Street and NW 132 Avenue in Miami-Dade County, Florida.

Based upon the information provided, MDAD determined that a wireless support facility at this location at an elevation of 100 feet above ground level conforms to the Code of Miami-Dade County, Chapter 33, Airport Zoning. **However, an FAA Airspace Determination is required to coordinate frequency activation and verify that no interference is caused to FAA facilities prior to beginning any transmission from the site.**

In addition, any cranes for this project at this location reaching or exceeding 200 feet AMSL (Above Mean Sea Level) must be filed with the Federal Aviation Administration (FAA) using Form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. The form is available through this office or through the FAA website: <https://oeaaa.faa.gov>. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the applicant may "e-file" online at <https://oeaaa.faa.gov>.

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in structure location/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires a separate notice to the FAA and MDAD.

Should you have any questions, please feel free to contact me at 305-876-8080.

JR/rb

Memorandum



Date: February 7, 2012

To: Jack Osterholt, Interim Director
Sustainability, Planning and economic Enhancement

From: Maria I. Nardi, Chief *M.I.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2012000002: GLOBAL TOWER ASSETS & ANTONIO FRANCO,
TRUSTEE

Application Name: GLOBAL TOWER ASSETS & ANTONIO FRANCO, TRUSTEE

Project Location: The site is located at SE Corner of NW 14 ST & NW 132 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting a non-use variances and a special exception to permit a cell tower.

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, Parks Property Management Supervisor

Memorandum



Date: 14-FEB-12

To: , Director
Department of Sustainability, Planning and Economic Enhancement

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2012000002

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2012000002
located at *SE CRN OF NW 14 ST&NW132AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1200 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:24 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 58 - Tamiami - 12700 SW 6 Street
Rescue, ALS Engine

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact calculations.

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

DATE: 17-JAN-12

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

GLOBAL TOWER ASSETS &
ANTONIO FRANCO, TRUSTEE

*SE CRN OF NW 14
ST&NW132AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000002

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No open cases

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

REPORTER NAME:

NCS Chris Albury

Memorandum



Date: May 24, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Department of Regulatory and Economic Resources

From: James Byers, Zoning Permitting Division Chief
Department of Regulatory and Economic Resources

Subject: Z2012000002

Property was inspected by Ralph Edwards. Inspector observed a vacant lot with no unauthorized use and no violations.

RECEIVED
212-002
JAN - 4 2012

DISCLOSURE OF INTEREST*

LIMITED LIABILITY COMPANY

ZONING HEARINGS SECTION

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].

PLANNING AND ZONING DEPT

LIMITED LIABILITY COMPANY

GLOBAL TOWER ASSETS, LLC

CORPORATION NAME:

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Global Tower, LLC (sole member)	
PUBLIC TRADER	

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 ANTONIO FRANCO TRUST

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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
_____	_____
_____	_____
_____	_____
_____	_____

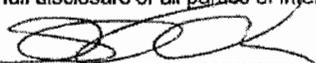
Date of contract: _____

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

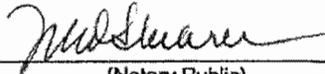
_____	_____
_____	_____
_____	_____
_____	_____

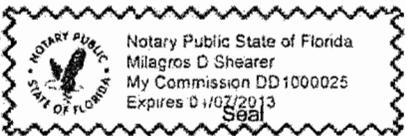
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: 
(Applicant)

Sworn to and subscribed before me this 2nd day of Dec, 2011. Affiant is personally known to me or has produced _____ as identification.


(Notary Public) **Milagros D. Shearer**



My commission expires: _____

*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*

LIMITED LIABILITY COMPANY

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].

LIMITED LIABILITY COMPANY
~~CORPORATION~~ NAME:

GLOBAL TOWER ASSETS, LLC

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

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

TRUST/ESTATE NAME ANTONIO FRANCO TRUST

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Maria C Franco</u>	<u>100%</u>
<u>73800 SW 707 Ave</u>	_____
<u>Honolulu Fla 33031</u>	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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

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: _____
(Applicant)

Sworn to and subscribed before me this 19 day of December, 2011. Affiant is personally know to me or has produced _____ as identification.

Marilyn Somodevilla
(Notary Public)

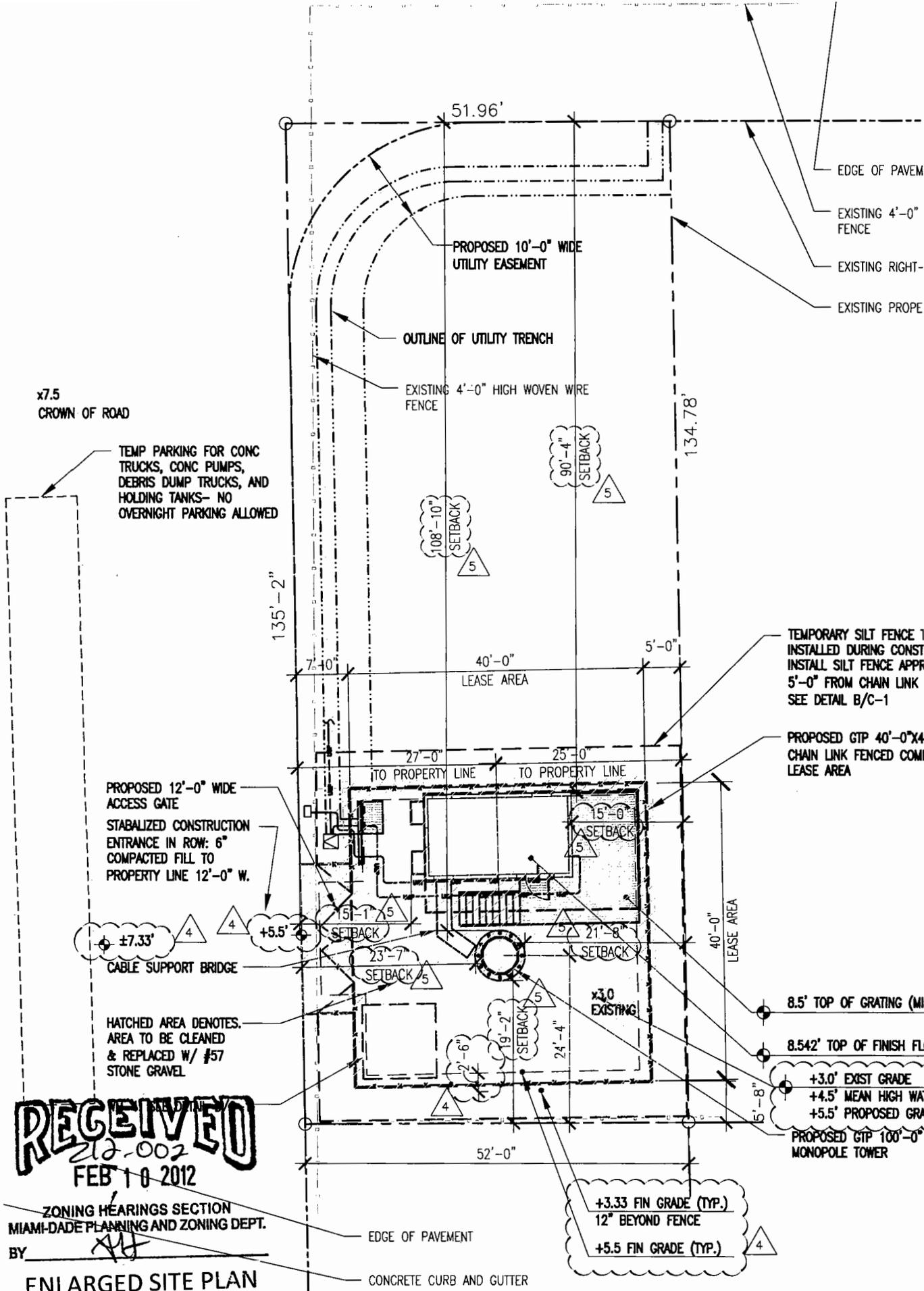


MARILYN SOMODEVILLA
MY COMMISSION # EE 116532
EXPIRES: September 13, 2015
Bonded Thru Budget Notary Services

My commission expires: _____

Seal

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



x7.5
CROWN OF ROAD

TEMP PARKING FOR CONC TRUCKS, CONC PUMPS, DEBRIS DUMP TRUCKS, AND HOLDING TANKS- NO OVERNIGHT PARKING ALLOWED

PROPOSED 12'-0" WIDE ACCESS GATE
STABILIZED CONSTRUCTION ENTRANCE IN ROW: 6" COMPACTED FILL TO PROPERTY LINE 12'-0" W.

HATCHED AREA DENOTES AREA TO BE CLEANED & REPLACED W/ #57 STONE GRAVEL

TEMPORARY SILT FENCE 1 INSTALLED DURING CONST
INSTALL SILT FENCE APPR 5'-0" FROM CHAIN LINK
SEE DETAIL B/C-1

PROPOSED GTP 40'-0"X4 CHAIN LINK FENCED COMI LEASE AREA

8.5' TOP OF GRATING (MIL)
8.542' TOP OF FINISH FLI
+3.0' EXIST GRADE
+4.5' MEAN HIGH WAT
+5.5' PROPOSED GRA
PROPOSED GTP 100'-0" MONOPOLE TOWER

+3.33 FIN GRADE (TYP.)
12" BEYOND FENCE
+5.5 FIN GRADE (TYP.)

RECEIVED
212-002
FEB 10 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

ENLARGED SITE PLAN

A
A-1

SITE PLAN

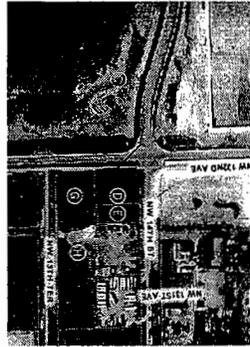
SCALE: 3/32"=1'-0" (BASED ON 22X34 PAPER SIZE)
SCALE: 3/64"=1'-0" (BASED ON 11X17 PAPER SIZE)

TRUE NORTH



LEGAL DESCRIPTION

(OFFICIAL RECORDS BOOK 22692 PAGE 4472)
 LOTS 7 THROUGH 12, BLOCK 20, OF WESTERN
 MIAMI SECTION C, ACCORDING TO THE MAP OR
 AS RECORDED IN PLAT BOOK 27, AT PAGE 34,
 OF THE PUBLIC RECORDS OF MIAMI-DADE
 COUNTY, FLORIDA.



PROPERTY LOCATION:

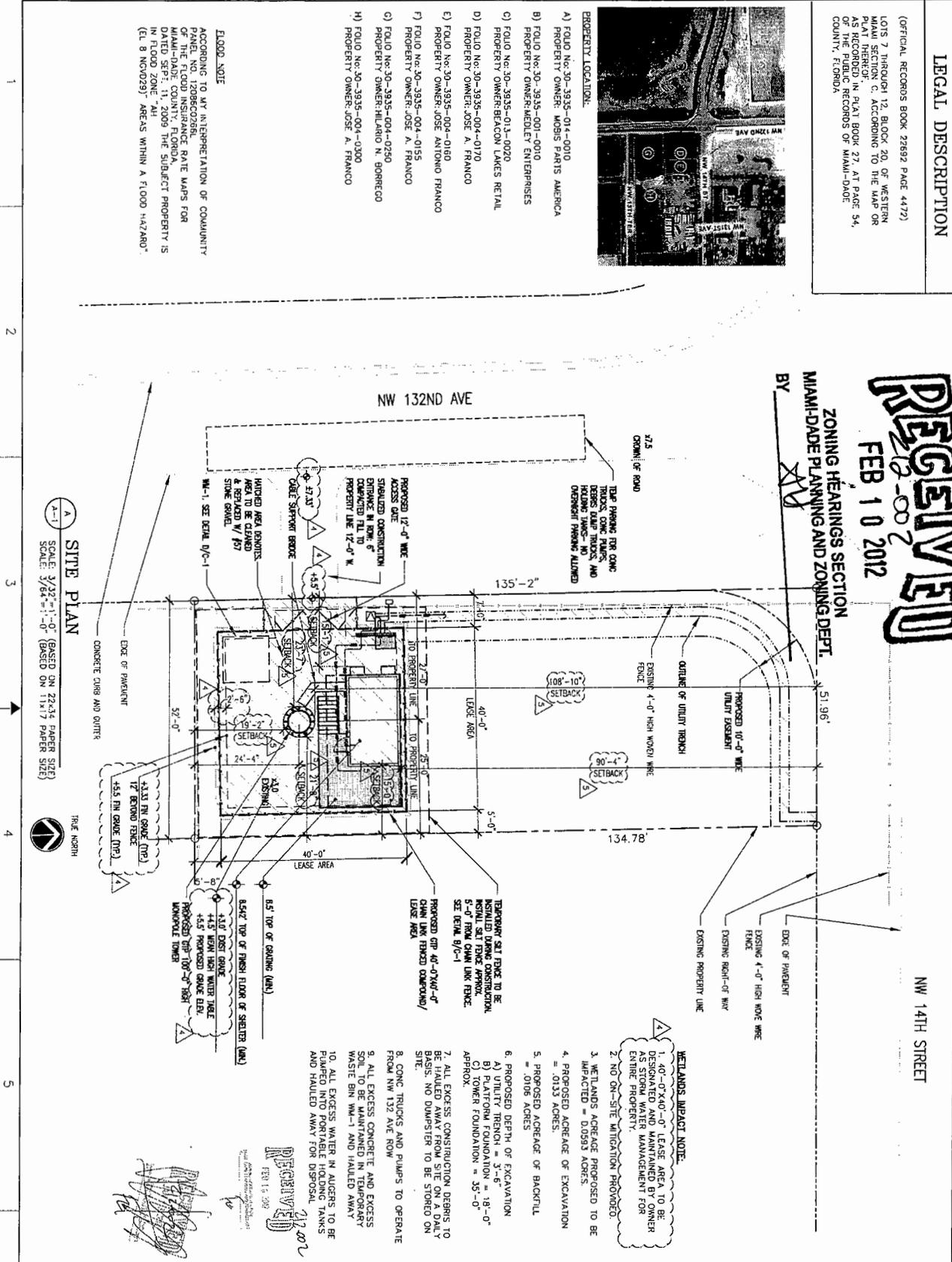
- A) FOLIO No. 30-3935-014-010
PROPERTY OWNER: MORIS PARTS AMERICA
- B) FOLIO No. 30-3935-001-0010
PROPERTY OWNER: MEDLEY ENTERPRISES
- C) FOLIO No. 30-3935-013-0020
PROPERTY OWNER: BEACON LAKES RETAIL
- D) FOLIO No. 30-3935-004-0170
PROPERTY OWNER: JOSE A. FRANCO
- E) FOLIO No. 30-3935-004-0180
PROPERTY OWNER: JOSE ANTONIO FRANCO
- F) FOLIO No. 30-3935-004-0155
PROPERTY OWNER: JOSE A. FRANCO
- G) FOLIO No. 30-3935-004-0250
PROPERTY OWNER: HILARIO N. BORRERO
- H) FOLIO No. 30-3935-004-0300
PROPERTY OWNER: JOSE A. FRANCO

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY
 PANEL NO. 2086-CORRECTED
 MIAMI-DADE COUNTY, FLORIDA,
 DATED SEP. 11, 2009 THE SUBJECT PROPERTY IS
 IN FLOOD ZONE "AH"
 (FL. B NOV029) AREAS WITHIN A FLOOD HAZARD.

RECEIVED
 FEB 10 2012

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



A-1 SITE PLAN
 SCALE: 3/64" = 1'-0" (BASED ON 22x34 PAPER SIZE)
 SCALE: 3/64" = 1'-0" (BASED ON 11x17 PAPER SIZE)

WETLANDS IMPACT NOTE:
 1. 10'-0" x 30'-0" LEASE AREA TO BE DESIGNATED AND MAINTAINED BY OWNER AS STORM WATER MANAGEMENT FOR ENTIRE PROPERTY.
 2. NO ON-SITE WETLAND PROVIDED.
 3. WETLANDS ACREAGE PROPOSED TO BE IMPACTED = 0.0593 ACRES.
 4. PROPOSED ACREAGE OF EXCAVATION = 0.0133 ACRES.
 5. PROPOSED ACREAGE OF BACKFILL = 0.0106 ACRES.
 6. PROPOSED DEPTH OF EXCAVATION
 A) UTILITY TRENCH = 3'-6"
 B) PLATFORM FOUNDATION = 18'-0"
 C) TOWER FOUNDATION = 35'-0" APPROX.
 7. ALL EXCESS CONSTRUCTION DEBRIS TO BE HAULED AWAY FROM SITE ON A DAILY BASIS; NO DUMPSTER TO BE STORED ON SITE.
 8. CONC. TRUCKS AND PUMPS TO OPERATE FROM NW 132 AVE ROW
 9. ALL EXCESS CONCRETE AND EXCESS SOIL TO BE MAINTAINED IN TEMPORARY WASTE BIN W/ #1 AND HAULED AWAY
 10. ALL EXCESS WATER IN AUGERS TO BE PUMPED INTO PORTABLE HOLDING TANKS & HAULED AWAY FOR DISPOSAL

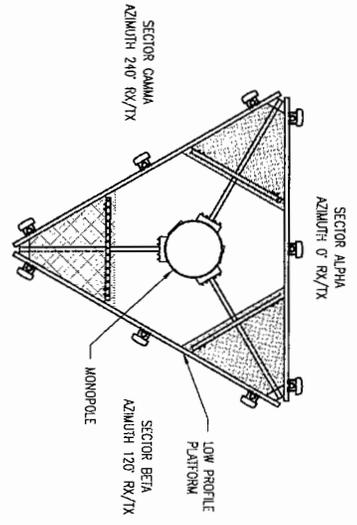
RECEIVED
 FEB 15 2012

<p>MORRISON HERSHFIELD 140 South University Drive, Suite 216, Tallahassee, FL 32310 Tel: 904.577.4655 Fax: 904.577.4656 www.morrisonhershfield.com</p>	<p>Client: 750 HWY 90 CORNER E AND STATE 300 BOCA RATON, FL 33487</p>	<p>Project: GHFN/FRANCO FL-5660 13190 NW 14 ST. MIAMI, FL 33182</p>	<p>Drawing Title: SITE PLAN</p>	<p>Scale: As Shown 7/1000030</p>	<p>Project No.: 71000030</p>
<p>Design: 09/02/10</p>	<p>Drawn By: RL</p>	<p>Checked By: RL</p>	<p>Client Approval:</p>	<p>Scale: As Shown 7/1000030</p>	<p>Project No.: 71000030</p>
<p>Date: 09/02/10</p>	<p>Drawn By: RL</p>	<p>Checked By: RL</p>	<p>Client Approval:</p>	<p>Scale: As Shown 7/1000030</p>	<p>Project No.: 71000030</p>
<p>Drawn By: RL</p>	<p>Checked By: RL</p>	<p>Client Approval:</p>	<p>Scale: As Shown 7/1000030</p>	<p>Project No.: 71000030</p>	<p>Project No.: 71000030</p>

LINE/ANTENNA NOTES

1. SEE DRAWING A-3 FOR SITE LAYOUT.
2. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL CONCRETE SHALL BE 3000 PSI. ALL REINFORCING SHALL BE #4. ALL REINFORCING SHALL BE 5/8" DIA. FOR BEARING TOP CONNECTIONS WITH THROUS EXCLUDED FROM THE PLATE. ALL EXPOSED FASTENERS, NUTS AND WASHERS SHALL BE GALVANIZED OTHERWISE NOTED. CONCRETE EXCAVATION AND/OR SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED. ALL ANCHORS AND CONCRETE SHALL BE STAINLESS STEEL.
3. THE CONTRACTOR SHALL DESIGN ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
4. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. COMPASSOR SHALL VERIFY NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
5. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
6. HORIZONTAL REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES BEFORE GROUND CONNECTIONS.
7. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SWAMP GROUS. ALL BRIDS TO BE A MIN. OF 8' SPANS.
8. FOR GROUNDING TO BUILDING FRAME & WOOD FRAME GROUND BARS, USE A TWO-BOLT HOLE NEAR DRILLED CONNECTOR SUCH AS T&E 30007 OR APPROVED EQUAL.
9. FOR ALL EXTERNAL GROUND CONNECTIONS, CABLES & CONDUITS, APPLY A TWO-BOLT HOLE NEAR DRILLED CONNECTOR SUCH AS T&E 30007 OR APPROVED EQUAL.
10. REMOVE ALL SURROUNDING SURFACES THAT HAVE BEEN DAMAGED BY MECHANICALS WITH CABLES. PAINT.
11. STAY ALL CONDUIT CONNECTIONS FROM MODULAR BUILDING WITH A STRONG STAY AND ALL CONDUIT CONNECTIONS SHALL BE RESPONSIBLE FOR PROTECTING AND SUPPORTING WITH THREE (3) TYPICAL SPLIT TESTS (ANTENNA RETURN LOSS TEST) THIS TEST SHALL BE PERFORMED TO THE SPECIFICATIONS AND PROCEDURES OUTLINED BY THE AIR ROAD FREQUENTLY THRU ENGINEER THIS TEST SHALL BE PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SITE.
12. THE COAXIAL ANTENNA CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPORTING WITH THREE (3) TYPICAL SPLIT TESTS (ANTENNA RETURN LOSS TEST) THIS TEST SHALL BE PERFORMED TO THE SPECIFICATIONS AND PROCEDURES OUTLINED BY THE AIR ROAD FREQUENTLY THRU ENGINEER THIS TEST SHALL BE PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SITE.
13. THE COAXIAL ANTENNA CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPORTING WITH THREE (3) TYPICAL SPLIT TESTS (ANTENNA RETURN LOSS TEST) THIS TEST SHALL BE PERFORMED TO THE SPECIFICATIONS AND PROCEDURES OUTLINED BY THE AIR ROAD FREQUENTLY THRU ENGINEER THIS TEST SHALL BE PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SITE.
14. WIPER WIPER WILL BE USED TO SEAL ALL CONNECTIONS.
15. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE WILL BE 1/2" DIA. AND SHALL NOT EXCEED 6'-0".
16. ALL COAXIAL CABLE WILL BE GROUNDING FROM TO EXTERIOR THE EQUIPMENT SHELTER AND AS SPECIFIED IN THE ELECTRICAL DRAWINGS.
17. ALL MAIN TRANSMISSION CABLE WILL BE TREATED AT AN INERT EQUIPMENT SHELTER AND AS SPECIFIED IN THE ELECTRICAL DRAWINGS.
18. ALL COAXIAL CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT THE POINTS OF ATTACHMENT WITH HARDWARE SPECIFIED IN THE COAXIAL CABLE DRAWING DETAILS.
19. ANTENNA CABLE LENGTHS HAVE BEEN DETERMINED BASED ON THESE PLANS. CABLE LENGTHS LISTED ARE APPROXIMATE AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ACTUAL CABLE LENGTHS BEFORE CONDUCTOR MUST FIELD VERIFY ANTENNA CABLE LENGTHS PRIOR TO ORDER.
20. ALL MAIN CABLES WILL BE COLOR CODED AT THE LOCATIONS: A) AT ANTENNA POINT TO JUMPER; B) FROM TO EXTERIOR WIRE CABLE ENTRY POINT; C) EQUIP. SHELTER WALL; D) INTERIOR SIDE OF WIRE CABLE ENTRY POINT; E) EQUIP. SHELTER WALL; F) INTERIOR SIDE OF SHELTER.
21. ALL MAIN CABLES WILL BE COLOR CODED AT THE LOCATIONS: A) AT ANTENNA POINT TO JUMPER; B) FROM TO EXTERIOR WIRE CABLE ENTRY POINT; C) EQUIP. SHELTER WALL; D) INTERIOR SIDE OF WIRE CABLE ENTRY POINT; E) EQUIP. SHELTER WALL; F) INTERIOR SIDE OF SHELTER.

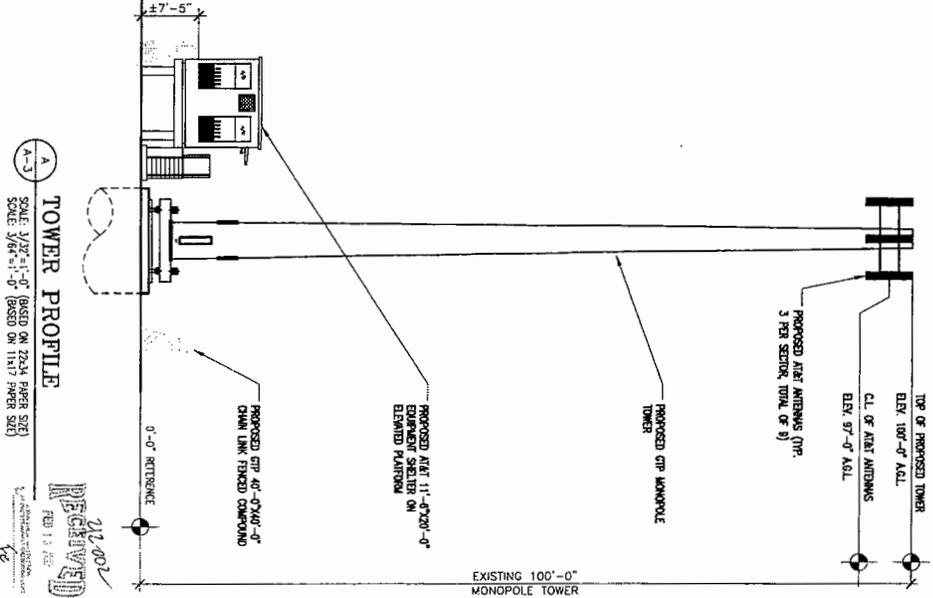
RECEIVED
 FEB 10 2012
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY



(A-3) ANTENNA MOUNT DETAIL
 SCALE: 1/2" = 1'-0"

ANTENNAS SPECIFICATIONS

ANTENNA SECTOR	AZIMUTH IN DEGREES	D-TILT			ANTENNA		CABLES			
		E. B.	H. B.	T. B.	WAVE	QTY	REINFORCEMENT	LENGTH	SIZE	QTY
SECTOR ALPHA	0°	0	0	0	KATHREIN B00-10722K	3	97°-0"	±115'	7/8"	9
SECTOR BETA	120°	0	0	0	KATHREIN B00-10722K	3	97°-0"	±115'	7/8"	9
SECTOR GAMMA	240°	0	0	0	KATHREIN B00-10722K	3	97°-0"	±115'	7/8"	9



(A-3) TOWER PROFILE
 SCALE: 1/4" = 1'-0" (BASED ON 1710 30007 SHEET 3/01)

NOTE #1: NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL TOWER / ANTENNA ANALYSIS REPORT (SIGNED AND SEALED) PROVIDED BY OTHERS UNDER SEPARATE COVER. CONTRACTOR PRIOR TO CONSTRUCTION SHALL REVIEW THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT BY AIAI AND NOTIFY IF REQUIRED ALL APPLICABLE NUMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORT FROM TO INSTALLATION OF ANTENNAS AND COAX.

NOTE #2: CONTRACTOR SHALL PROVIDE PROPER RING MOUNT, ALL JOINTING PRESS, ALL ATTACHMENT PLATES AND BRIS. REQUIRED FOR PROPER AND COMPLETE INSTALLATION-SHIELD SHEET DRAWINGS FOR APPROVAL-COORD ANTENNA ATTACHMENT W/ TOWER ANALYSIS REPORT

NOTE #3: VERIFY RISE OF SHEET INFORMATION AND COORDINATE IN FIELD WITH AIAI REPRESENTATIVE PRIOR TO ANTENNA INSTALLATION

No.	Date	Action
1	09/20/10	ISSUED FOR CLIENT REVIEW
2	09/29/10	REVISION FOR CLIENT REVIEW
3	11/29/10	ISSUED FOR PERMIT
4	02/09/11	REVISION FOR COMMENTS
5	02/24/11	ISSUED FOR COMMENTS
6	02/28/11	WATER CONTROL COMMENTS
7	03/11/11	LANDSCAPE

MORRISON HENSHFIELD
 Two South University Drive, Suite 205,
 Ft. Lauderdale, FL 33324
 Tel: 561-544-4477
 State of Florida CDR 0005888
 www.morrisonhenshfield.com

GTP
 GROUP TECHNOLOGICAL PARTNERS

Client: 780 MARK OF COMMERCE ROAD SUITE 300
 BOCA RATON, FL 33487
 Project: GHEN/FRANCO
 EL 5660 SF
 MAINT. FL 33182

Drawing Title: TOWER PROFILE & ANTENNA ORIENTATION

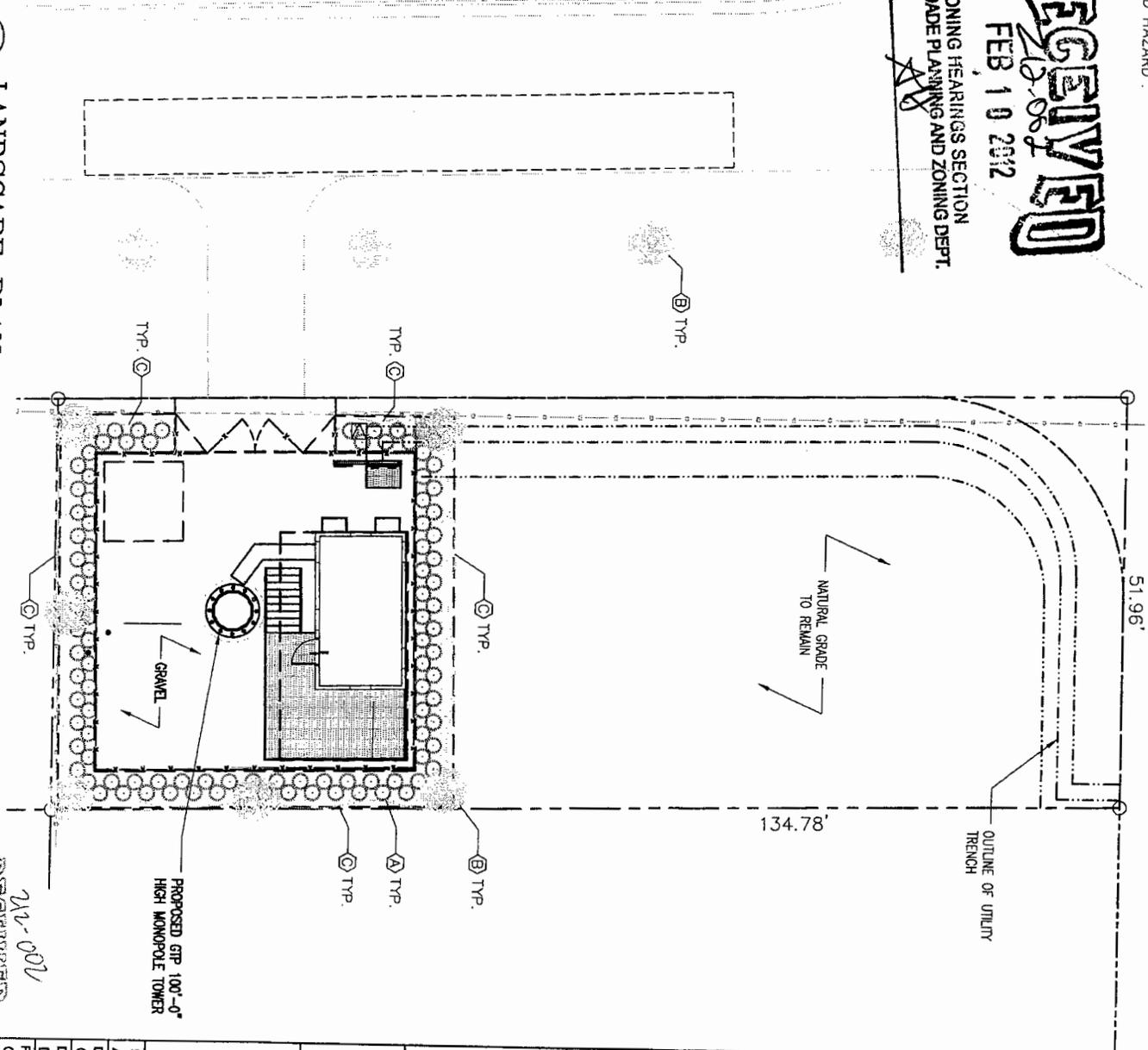
Scale: As Shown
 Project No: 17100030
 Date: 09/20/10
 Drawn By: JMS
 Checkd By: JMS
 P.I. Number: 0
 Client Approval: A-3

2096C0266L
 ID INSURANCE RATE MAPS FOR
 COUNTY, FLORIDA,
 11, 2009 THE SUBJECT PROPERTY IS
 NE "AH
 9)" AREAS WITHIN A FLOOD HAZARD."

RECEIVED
 FEB 10 2012

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

RED PROVIDED	
2	76%
A	0
2	76%
2	0
3	0
3	12
	100
	100



LANDSCAPE PLAN
 SCALE: 1"=10'-0" (BASED ON 22x34 PAPER SIZE)
 SCALE: 1"=20'-0" (BASED ON 11x17 PAPER SIZE)



RECEIVED
 FEB 10 2012

ROBERT JERRY LARA
 REGISTERED ARCHITECT
 STATE OF FLORIDA
 AR99824

No.	Date	Action
6		
5	01/11/12	LANDSCAPE
4	05/20/11	WATER CONTROL COMMENTS
3	03/24/11	DEM COMMENTS
2	02/09/11	RESUBMITTED PER COMMENTS
1	11/29/10	RESUBMITTED PER COMMENTS
0	09/29/10	ISSUED FOR PERMIT
B	09/20/10	RESUBMITTED FOR CLIENT REVIEW
A	09/02/10	ISSUED FOR CLIENT REVIEW

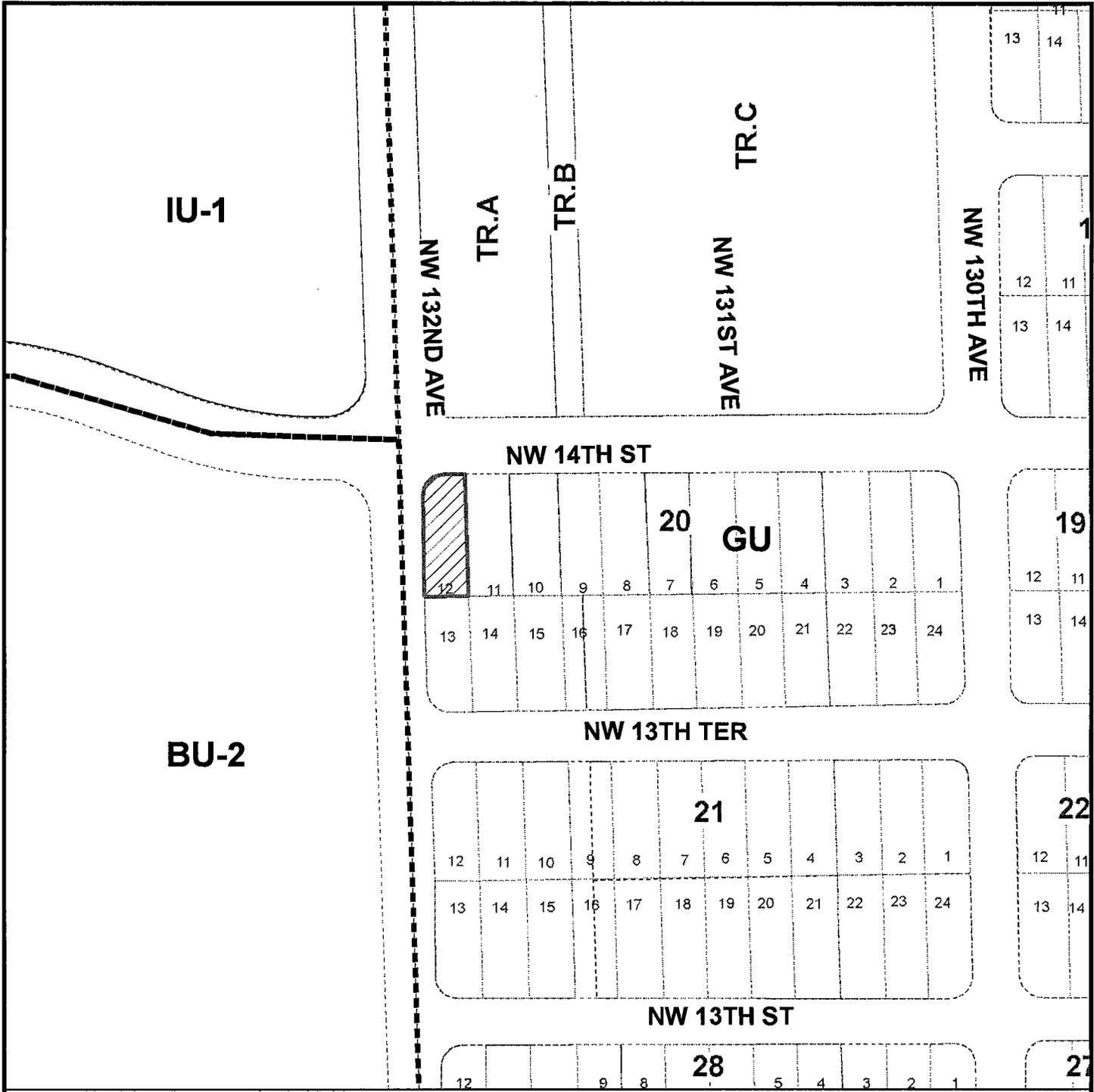
MORRISON HERSHFIELD
 Two South University Drive, Suite 245,
 Plantation, FL 33324
 Tel: 954.577.4655 Fax: 954.577.4656
 State of Florida CO# 00008508
 www.morrisonhershfield.com



750 PARK OF CONCERNCE BLDG SUITE 300
 BOCA RATON, FL 33487
 Project: GHFN/FRANCO
 FL-5660
 13190 NW 14 ST.
 MIAMI, FL 33182

LANDSCAPE PLAN

Scale:	As Shown	Project No.	7100030
Designer:	CF	Date:	01/11/12
Drawn By:	DML	Checked By:	RL
PA Reviewer:	CF	Client Approval	
Issue No.	5	Drawing No.	L-1



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z201200002



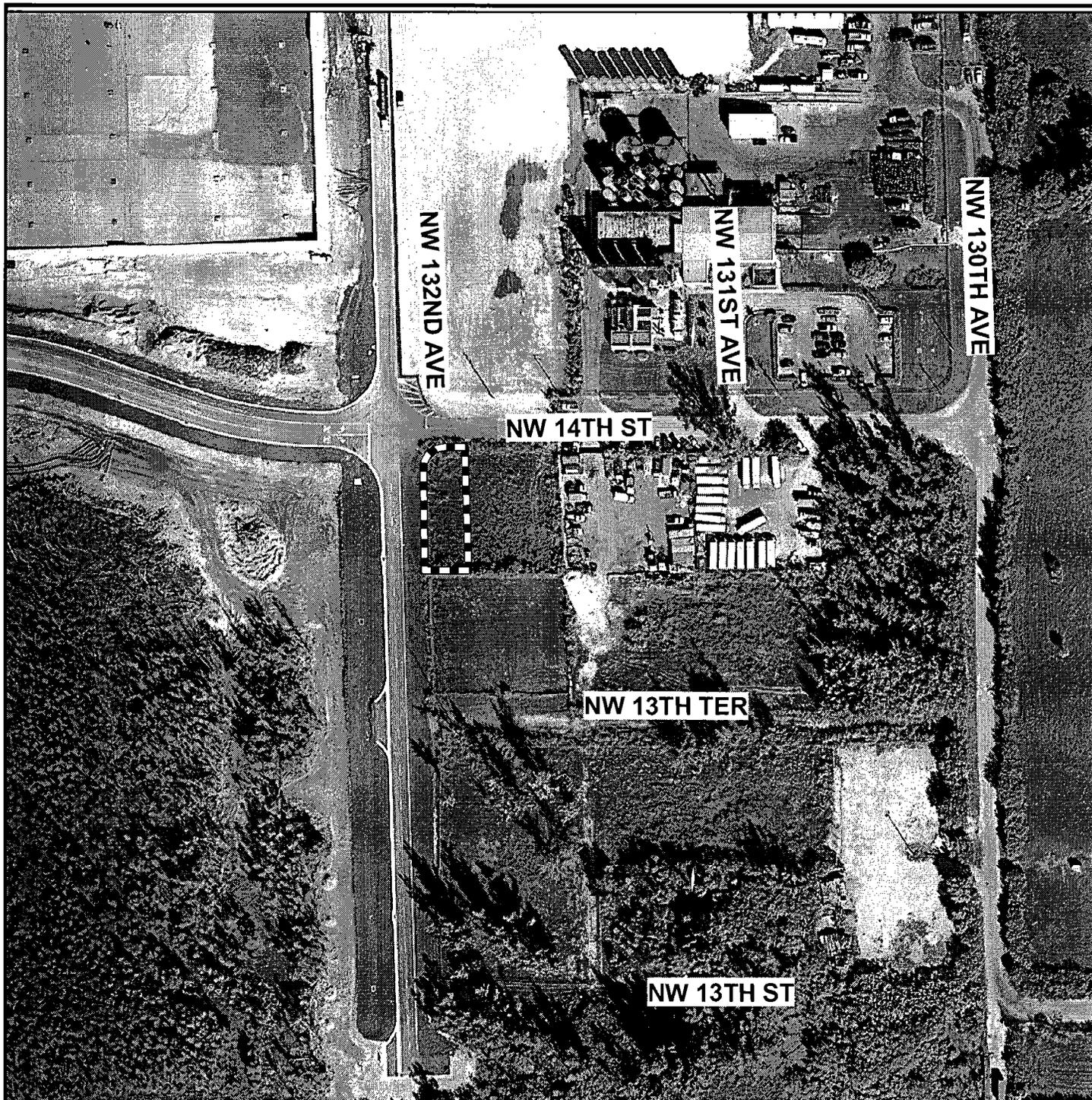
Section: 35 Township: 53 Range: 39
 Applicant: GLOBAL TOWER ASSETS & ANTONIO FRANCO, TRUSTEE
 Zoning Board: C5
 Commission District: 12
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend
 Subject Property Case



SKETCH CREATED ON: Wednesday, January 18, 2012

REVISION	DATE	BY
		29

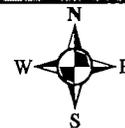


MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z201200002



Section: 35 Township: 53 Range: 39

Applicant: GLOBAL TOWER ASSETS & ANTONIO FRANCO, TRUSTEE

Zoning Board: C5

Commission District: 12

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

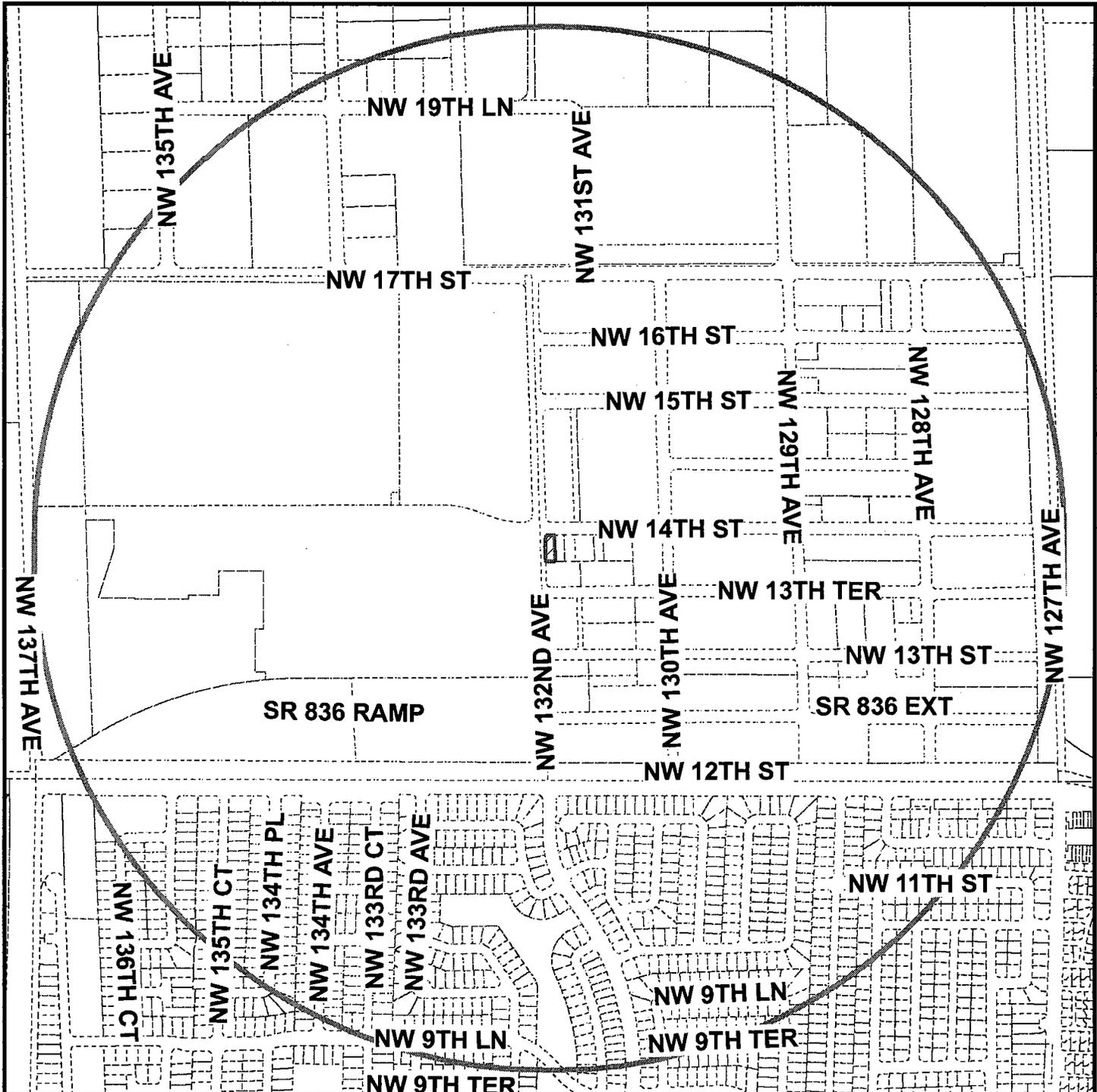


Subject Property



SKETCH CREATED ON: Wednesday, January 18, 2012

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2012000002
 RADIUS: 2640

Section: 35 Township: 53 Range: 39
 Applicant: GLOBAL TOWER ASSETS & ANTONIO FRANCO, TRUSTEE
 Zoning Board: C5
 Commission District: 12
 Drafter ID: JEFFER GURDIAN
 Scale: NTS



Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, January 18, 2012

REVISION	DATE	BY