

FINAL AGENDA

11-5-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 5
LAWTON CHILES MIDDLE SCHOOL
8190 NW 197 Street, Miami
Thursday, December 12, 2013 at 7:00 p.m.

CURRENT

1. 13-12-CZ5-1 MIAMI LAKES STORAGE LOT LLC 13-59 12-52-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF WEDNESDAY, DECEMBER 12, 2013

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

1. MIAMI LAKES STORAGE LOT, LLC 13-12-CZ5-1 (13-59)

**12-52-40
Area 5/Dist. 1**

- (1) MODIFICATION of Condition #2 of Resolution #CZAB5-7-01 passed and adopted by Community Zoning Appeals Board #5, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Potamkin Auto Storage Lot" as prepared by Fortin, Leaby, Skiles, Inc., Consulting Engineers, Surveyors & Mappers, dated 6/28/01 and consisting of 3 sheets.

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Development Potamkin Get Ready Lot" as prepared by Gustavo J. Carbonell, P.A., consisting of 12 sheets, "Potamkin Hyunday Parking Lot" as prepared by Consulting Engineering & Science, Inc., consisting of 2 sheets, all plans dated stamped received August 16, 2013.

- (2) MODIFICATION of Paragraphs #1 & #2 of a Declaration Of Restrictions Recorded in ORB 19996, PG 2382-2390, and reading as follows:

From: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Potamkin Auto Storage Lot" as prepared by Fortin, Leaby, Skiles, Inc., Consulting Engineers, Surveyors & Mappers, dated 6/28/01 and consisting of 3 sheets.

To: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Development Potamkin Get Ready Lot" as prepared by Gustavo J. Carbonell, P.A., consisting of 12 sheets, "Potamkin Hyunday Parking Lot" as prepared by Consulting Engineering & Science, Inc., consisting of 2 sheets, all plans dated stamped received August 16, 2013.

From: "2. That said property shall be used solely for new vehicle storage.

To: "2. That said property shall be used solely for new vehicle storage, executive office building, pre-delivery building and car wash.

The purpose of requests #1 & #2 is to allow the applicant to submit plans showing the inclusion of an office building, pre-delivery building and car wash to the existing car storage lot.

- (3) NON-USE VARIANCE to permit a total of 18 parking spaces (210 parking spaces required).
- (4) NON-USE VARIANCE to permit a lawn area of 11,869 sq. ft. (3,957 sq. ft. maximum permitted).
- (5) NON-USE VARIANCE requiring all uses to be conducted within completely enclosed buildings; to waive same to permit the open car wash.

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

LOCATION: Lying South of NW 171 Street and approximately 516' West of NW 57 Avenue, MIAMI-DADE COUNTY, FLORIDA.

Size of property: 2.25 Acres

Department of Regulatory and Economic Resources

Recommendation:

Approval with conditions, subject to the acceptance of the modified covenant.

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 for challenge or appeal.



**Miami-Dade County Department of Regulatory And Economic Resources
Staff Report to Community Council No. 5**

PH: Z13-059(13-12-CZ5-1)

December 12, 2013

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	Miami Lakes Storage Lot, LLC
Summary of Requests	The applicant is seeking to modify a condition of a previously approved resolution along with paragraphs of a covenant in order to submit revised site plans for the existing auto storage facility. This will allow the applicant to permit the site with offices, a pre-delivery building and carwash along with the auto storage use. The applicant also seeks to permit the site with less parking than required and a variance of the lawn area requirement.
Location	Lying South of NW 171 Street and approximately 516' West of SW 57 Avenue, Miami-Dade County, Florida.
Property Size	2.25 acres
Existing Zoning	BU-3
Existing Land Use	Storage lot
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(A)(4)(b) Non-Use Variances From Other Than Airport Regulations Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions, subject to the acceptance of the modified covenant.

REQUESTS:

1. Modification of Condition #2 of Resolution #CZAB5-7-01 passed and adopted by Community Zoning Appeals Board #5, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Potamkin Auto Storage Lot" as prepared by Fortin, Leaby, Skiles, Inc., Consulting Engineers, Surveyors & Mappers, dated 6/28/01 and consisting of 3 sheets."

To: "2. That in the approval of the plan, the same the same be substantially in accordance with that submitted for the hearing entitled "Proposed Development Potamkin Get Ready Lot" as prepared by Gustavo J. Carbonell, P.A., consisting of 12 sheets, "Potamkin Hyundai (sic) Parking Lot" as prepared by Consulting Engineering & Science, Inc., consisting of 2 sheets, all plans dated stamped received August 16, 2013."

2. Modification of Paragraphs #1 & #2 of a Declaration Of Restrictions recorded in ORB 19996, PG 2382-2390, and reading as follows:

From: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Potamkin Auto Storage Lot" as prepared by Fortin, Leaby, Skiles, Inc., Consulting Engineers, Surveyors & Mappers, dated 6/28/01 and consisting of 3 sheets.

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From: "2. That said property shall be used solely for new vehicle storage."

To: "2. That said property shall be used solely for new vehicle storage, executive office building, pre-delivery building and car wash."

The purpose of requests #1 and #2 is to allow the applicant to submit plans showing the inclusion of an office building, pre-delivery building and car wash to the existing car storage lot.

- 3. NON-USE VARIANCE to permit a total of 18 parking spaces (210 parking spaces required).
- 4. NON-USE VARIANCE to permit a lawn area of 11,869 sq. ft. (3,957 sq. ft. max. permitted).
- 5. NON-USE VARIANCE requiring all uses to be conducted within completely enclosed buildings; to waive same to permit an open car wash.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The subject site is an existing 2.25-acre parcel that was approved pursuant to Resolution #CZAB5-7-01, to permit an auto storage facility with ancillary non-use variances to allow outdoor storage without the required screening.

The applicant now seeks to permit the facility with the addition of two (2) buildings for executive offices and a pre-delivery car preparation building along with a car wash. The applicant seeks to allow said uses as ancillary uses only to the storage facility and to the car sales lot which is located on a separate parcel to the south and to permit the facility with less parking than permitted under the BU-3 zoning regulations.

<u>NEIGHBORHOOD CHARATERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-3; auto storage lot	Business and Office
North	BU-2; retail/wholesale store	Business and Office
South	BU-2; auto dealerships	Business and Office
East	BU-2; retail store	Business and Office
West	BU-2; auto storage lot	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing auto storage facility located south of NW 171 Street and approximately west of SW 57 Avenue. The surrounding area is characterized by commercial retail uses as well as automobile dealership and auto storage uses.

SUMMARY OF THE IMPACTS:

Approval of this application will provide the applicant with additional off-site office and vehicle preparation areas away from the automobile sales area for the dealership it serves. However, the proposed buildings could have a visual impact on the surrounding area and could create additional traffic impact on this roadway.

CDMP ANALYSIS:

The subject property is designated as **Business and Office** on the Adopted 2015-2025 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.* Staff notes that pursuant to Resolution #CZAB5-7-01, the subject property was approved for a zone change to BU-3, Liberal Business District and approval of a site plan for the commercial development with ancillary variances to the BU-3 regulations, including a variance to allow outdoor storage. The BU-3 zoning district permits all the uses allowed in the BU-1, Neighborhood Business District, BU-1A, Limited Business District, and BU-2, Special Business District along with mechanical garages, and new and used car lots, among other things. Staff notes that among the uses allowed in the BU-1 district are office buildings. The applicant now seeks to modify the previously approved site plan to permit an executive office building in conjunction with the outdoor auto storage facility along with facilities for the preparation of the automobiles for sale. Staff opines that the proposed office and vehicle preparation building are ancillary to the previously approved vehicle storage facility and therefore, are **consistent** with the uses permitted in areas designated Business and Office on the Comprehensive Development Master Plan (CDMP) LUP map.

ZONING ANALYSIS:

When requests #1 and #2, to permit the modification of a condition of a previously approved Resolution, and restrictions of a covenant proffered and accepted with said resolution are analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of these requests would be **compatible** with the surrounding area. Staff notes that pursuant to Resolution CZAB5-7-01, the subject property was approved with conditions to allow the existing outdoor automobile storage lot with ancillary variances. The applicant now seeks to modify condition #2, of said resolution which restricted the development to a site plan and to modify the paragraphs #1 and #2 of the covenant that was proffered by the applicant at the time. Paragraph #1 reiterated the restriction of the aforementioned site plan and paragraph #2 restricted the use of the facility to new vehicle storage only, in order to submit a revised site plan depicting executive offices as well as a new car preparation building to include a car wash on the site. However, staff notes that the revised site plans do not meet all the requirements of the BU-3 zoning district regulations and as such, the applicant is requesting ancillary variances to the parking, back-out and lawn area requirements that are the subject of requests #3 and #4.

Although, approval of this application will intensify the uses on the subject parcel, staff is supportive of this application with conditions for the reasons that will be outlined below. Staff opines that the office uses and the car preparation facility are ancillary uses that are compatible with the uses allowed in the BU-3 zoning district. However, as a condition for approval, staff recommends that the subject site be restricted to staff only and that no automobile sales be conducted on the subject parcel. Staff notes that memoranda submitted with this application by the Platting and Traffic review Section and the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER) do not indicate that the approval of requests #1 and #2 would result in excessive traffic or provoke a nuisance that would be incompatible with the area concerned. Said memoranda indicate that the application respectively meets the traffic concurrency and level of service (LOS) standards for an initial development order. Staff also opines based on the memorandum from the Miami-Dade Fire Rescue Department (MDFRD) that approval of the application will not tend to create fire or other equally or greater dangerous hazard. However, staff notes that the MDFRD indicated in its memorandum that as a condition for approval, the applicant shall install the required entry features prior to permit approval for the facility.

Staff notes that the approval of requests #1 and #2 is contingent upon the approval of the non-use variances listed as requests #3 through #5. For the reasons that will be explained below, staff is supportive of these requests. Therefore, staff opines that the approval of the applicant's requests to modify the condition of the prior resolution (request #1), and the restrictions of the covenant proffered with said resolution (request #2), would not have a negative visual impact on the surrounding area and, therefore, would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, subject to the acceptance of the modified covenant, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7) Generalized Modification Standards.**

When requests #3 through #5 are analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards, staff opines that approval with conditions would be **compatible** with the surrounding area. Request #3 addresses the required number of parking spaces for the automobile storage, preparation and office facility. Staff notes that the majority of the site was previously approved for, and is currently being used for the storage of new cars for automobile dealerships within the surrounding area. However, the applicant is now proposing to add a 3,527 sq. ft. executive office building and a 3,790 sq. ft. pre-delivery vehicle preparation building along with a covered carwash area, resulting in the need for a total of 210 parking spaces. Staff opines that the 18 parking spaces being provided by the applicant for the new uses meets the requirements for those new uses only. As such, since the applicant is not proposing any other uses than the existing automobile storage along with the office and vehicle preparation uses, staff opines that the approval of the request to approve the facility with only 8.5% of the required parking spaces with the condition that only the vehicle storage, vehicle preparation and office uses be allowed on the site will not create vehicle spillage onto the abutting roadway, NW 171 Street. As such, with the aforementioned conditions, staff opines that approval of this request will not have a negative impact on traffic on the abutting roadways and will not be out of character with the surrounding area that is made up of commercial automobile dealerships and retail uses.

Additionally, staff opines that request #5, to waive the requirement that all uses be within an enclosed building as it pertains to the proposed outdoor carwash, is ancillary to the existing auto storage use. Staff previously opined that the proposed car preparation uses as a part of the automobile storage facility is **compatible** with the commercial automobile dealerships and retail

uses in the surrounding area. Therefore, staff opines that the approval of request #5, would not have a negative visual impact on the surrounding commercial use.

Similarly, staff is supportive of the applicant's request to vary the required lawn area for the automobile facility (request #4). Staff notes that although the lawn area is excessive, it is a part of the abundant landscaping being provided in the form of lot and street trees, which in staff's opinion will provide a visual enhancement to the surrounding area that is primarily made up of automobile car sales and storage lots and retail use which also have large parking areas. Therefore, staff opines that approval of this request will not be out of character with the surrounding area and will be **compatible** with same.

Based on the foregoing analysis of requests #3 through #5, staff opines that approval of said requests will maintain the basic intent and purpose of the existing BU-3 zoning district regulations and will be **compatible** with the surrounding commercial and retail uses. **As such, staff recommends approval with conditions of requests #3 through #5 under the Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing automobile storage facility with the proposed office and car preparation buildings along with the outdoor carwash. The plans depict the facility with two (2) ingress egress points along NW 171 Street which provides access to NW 57 Avenue located to the east of the property.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

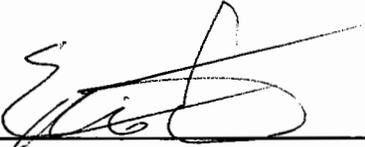
OTHER: N/A

RECOMMENDATION: Approval with conditions, subject to the acceptance of the modified covenant.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #CZAB5-7-01 remain in full force and effect, except as herein modified.
2. That all the Paragraphs of a Declaration of Restrictions recorded in ORB 19996, PG 2382-2390, remain in full force and effect, except as herein modified.
3. That public access to the site be restricted.
4. That no automobile sales be conducted on the site.
5. That the subject property shall not be used for any other uses than the proposed automobile storage, the car wash and vehicle preparation, and the office use.
6. That the applicant shall install the Knox pad lock or the Knox Key switch at the entry gates for Miami-Dade Fire Rescue Department access at the time of permitting.

ES:MW:NN:EJ:CH



Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NAN

ZONING RECOMMENDATION ADDENDUM

*Miami Lakes Auto Storage Lot, LLC.
Z13-059*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	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 (Pg. I-41)	<p><i>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>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>
Section 33-311(A)(7) Generalized Modification Standards.	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would</i></p>

ZONING RECOMMENDATION ADDENDUM

*Miami Lakes Auto Storage Lot, LLC.
Z13-059*

<p><i>not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
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1. MIAMI LAKES STORAGE LOT LLC
(Applicant)

13-12-CZ5-1 (13-059)
Area 05/District 01
Hearing Date: 12/12/13

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>
2001	Miami Lakes Automotive LLC	- Zone change from BU-2 to BU-3. - Special Exception to permit site plan approval for a comercial development.	C05	Approved with condition(s)

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.

Date: September 18, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources 

Subject: C-05 #Z2013000059-1st Revision
Miami Lakes Storage Lot, LLC
NW 171st Street West of NW 57th Avenue, East of NW 59th Avenue
Modification of a previous Resolution & Agreement to permit a
office building & pre-delivery building for a previous approved
commercial development.
(BU-3) (2.250 Acres)
12-52-40

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) 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.

Potable Water Service

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

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 Chapter 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.

The dumpster area shall not drain into the stormwater management system. This area shall be covered or sloped to drain toward a grassy area. See attached car wash requirements policy.

Wetlands

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

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

Tree Preservation

The subject property contains specimen-sized trees (trunk diameter 18 inches or greater). Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. The landscape plans submitted with this application (signed and sealed on August 7, 2013) provide for the preservation of the specimen-sized trees on the site, however non specimen-sized trees will be removed. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact the Tree Program at 305-372-6600, voice option #2, for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

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.

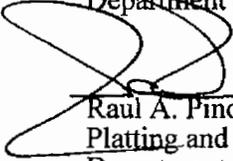
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 16, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2013000059
Name: Miami Lakes Storage Lot, LLC
Location: 5800 NW 171 Street
Section 12 Township 52 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A of Plat Book 158, Page 55.

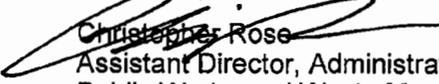
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: July 12, 2013

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From:  Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: 13_059
Miami Lakes Storage, LLC

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The applicant is requesting a modification of Resolution No. CZAB5-7-01 and a non-use variance to permit a car wash facility and executive offices in relation to an outdoor motor vehicle storage facility on the property. Establishment of a car wash facility and offices on the property will likely be considered development of commercial units per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum



Date: September 6, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

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

Subject: Z2013000059: MIAMI LAKES STORAGE LOT LLC
Revised Plans Submitted Dated Stamped Received 8/16/2013

Application Name: MIAMI LAKES STORAGE LOT LLC

Project Location: The site is located in that area lying south of NW 171 ST & approx. 516' west of SW 57 AVE, Miami-Dade County.

Proposed Development: The applicant is seeking approval for a modification of the existing site plan and a non-use variance for parking requirements.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply. We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: July 9, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: José A. Ramos, R.A., Division Director
Aviation Planning, Land-Use and Grants Division
Aviation Department

Subject: Zoning Hearing Application No. 13-059
Miami Lakes Storage Lot, LLC
MDAD DN-13-07-1177

A handwritten signature in black ink, appearing to be "J. Ramos", written over the "From:" field of the memorandum.

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Zoning Application No.13-059, Miami Lakes Storage Lot, LLC. The applicant is requesting a Modification of previous Resolution to modify the prior zoning approval Modification to permit construction of two buildings on the property, one building to be used as a car wash facility and the other to be used as the executive offices. Property approximate location lying south of NW 171 ST & approx. 516' west of SW 57 Avenue, Miami-Dade County, Florida. The size of the property is approximately 2.25 acres.

Based on our review of the information provided to us, MDAD does not object to the Modification of previous Resolution, provided there are no conflicts with applicable local, state and federal aviation regulations including Article XXXVIII of Chapter 33 of the Code of Miami-Dade County, Opa-locka Airport Zoning. The applicant is required to coordinate any construction cranes with this office, for any impacts to Opa-locka Executive Airport operations. In addition, any increase in the height of the structures the applicant must submit to our office for review.

In order for MDAD to review the project's construction cranes, certain required forms and information must be provided as prescribed on MDAD's webpage at the following location:

http://www.miami-airport.com/planning_forms_maps.asp

C: A Riaz
A Herrera
Zoning File

Memorandum



Date: 09-OCT-13
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2013000059

Fire Prevention Unit:

This memo supersedes MDR memorandum dated September 5, 2013.

CONDITIONAL APPROVAL:

- At time of permitting the plans shall provide the Knox pad Lock or Knox Key Switch at entry gates for Fire Department access.

Service Impact/Demand

Development for the above Z2013000059 located at Lying south of NW 171 ST & approx. 516' west of SW 57 AVE, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 0231 is proposed as the following:

N/A <u>residential</u>	dwelling units	N/A <u>industrial</u>	square feet
N/A <u>Office</u>	square feet	N/A <u>institutional</u>	square feet
7,317 <u>Retail</u>	square feet	N/A <u>nursing home/hospitals</u>	square feet

Based on this development information, estimated service impact is: 2.17 alarms-annually.
 The estimated average travel time is: 6:25 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 Aerial, Battalion 14

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received August 16, 2013. 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.

107

DATE: 20-NOV-13

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

MIAMI LAKES STORAGE LOT LLC

Lying south of NW 171 ST & approx.
516' west of SW 57 AVE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000059

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD COMPLIANCE
REGULATION CASES

BLDG SUPPORT: THERE ARE NO CURRENT OPENED OR CLOSED BUILDING SUPPORT
CASES

MIAMI LAKES STORAGE LOT, LLC

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

REPORTER NAME:

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].

LLC
CORPORATION NAME: MIAMI LAKES STORAGE LOT LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>BARRY FRIEDER 6200 NW 167 ST. MIAMI LAKES FL 33014</u>	<u>20</u>
<u>ALAN POTAMKIN, trustee of the 2001 AAA trust 6200 NW 167 St. MIAMI LAKE FL</u>	<u>40</u>
<u>Robert Potamkin, trustee of the P3 Irrevocable Trust 6200 NW 167 St. MIAMI LAKES, FL 33014</u>	<u>40</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 REFER TO ATTACH EXHIBIT "A"

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

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2013-05-19
JUN 19 2013
ZONING/PLANNING AND ZONING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: _____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where 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.

RECEIVED
 213-059
 JUN 18 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: _____

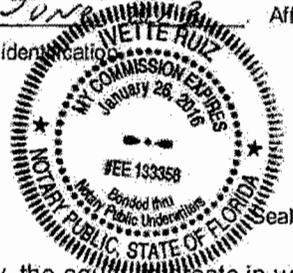
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: Andrea [Signature] vice Pres/manager Miami Lakes Forest LLC
(Applicant)

Sworn to and subscribed before me this 5 day of JUNE, 2013. Affiant is personally know to me or has produced _____ as identification.

[Signature]
 (Notary Public)



My commission expires: 01-26-2016

*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.

Exhibit "A"

Beneficiaries of the P3 Trust are:

- Adam Potamkin - 33.333%
- Andi L. Potamkin – 33.333%
- Cole F. Potamkin – 33.333%

Beneficiaries of 2001 A&A Trust are:

- Ayla Potamkin - 33.333%
- Alura Potamkin - 33.333%
- Alexander Potamkin – 33.333%

RECEIVED
Z13-059
JUN 18 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

N02°12'35"E (R)
N02°12'48"E 215.00'

EXIST. 6FT HIGH CHAIN LINK FENCE TO REMAIN

PARKING DATA:

60' CANAL RIGHT-OF-WAY

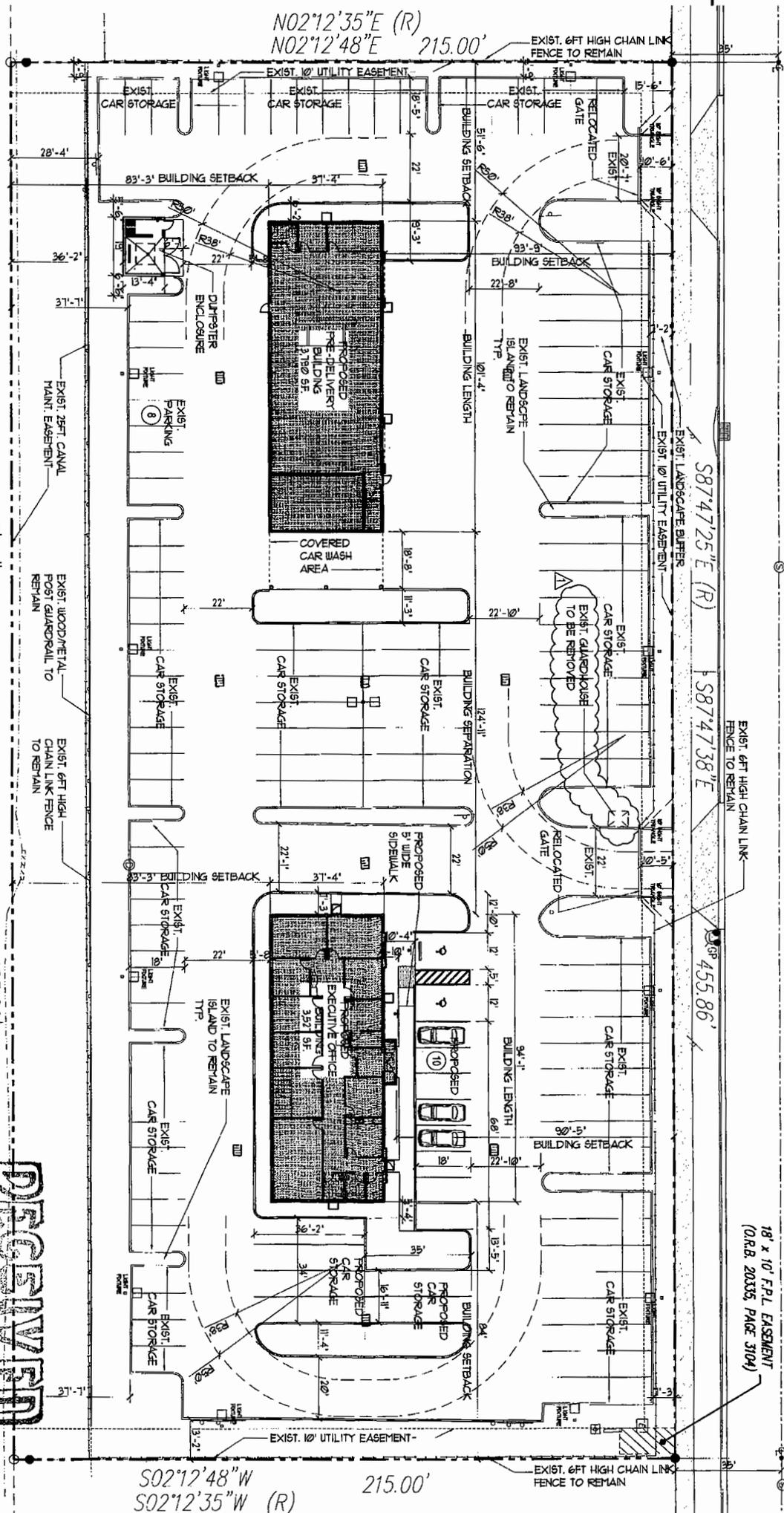
N87°47'38"W
N87°47'25"W (R)

455.86'

RECEIVED
2/15/2013

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

ENLARGED SITE PLAN



S02°12'48"W
S02°12'35"W (R) 215.00'

EXIST. 6FT HIGH CHAIN LINK FENCE TO REMAIN

N.W. 171st STREET

18' x 10' FPL EASEMENT
(O.R.B. 20335, PAGE 3104)

22

GENERAL NOTES

- ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR.
- THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS, CORNER AND ELEVATION DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED WITH EXISTING CURBS AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO RELOCATE OR REPLACE ALL SUCH UTILITIES.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT THE ACTUAL GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO STARTING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- REFERENCED SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- BOUNDARY AND PROPOSING DATA BASED UPON SURVEY PREPARED BY SCHEMPP-SPEARS & ASSOCIATES, INC. MIAMI, FLORIDA, DATED JUNE 25, 2012, LAST UPDATED NOVEMBER 15, 2012.

STRIPING AND SIGNAGE NOTES

- ALL STRIPING IN RIGHT-OF-WAY AND ALL ONE-WAY STOP SIGNS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- STOP SIGNS SHALL BE LOCATED WITHIN 7' CLEAR ROW FROM THE CURB.
- PROVIDE NECESSARY PAVEMENT MARKERS, AS REQUIRED BY CITY/COUNTY PUBLIC WORKS DEPARTMENT AND/OR FLORIDA DOT.

ADA COMPLIANCE NOTES

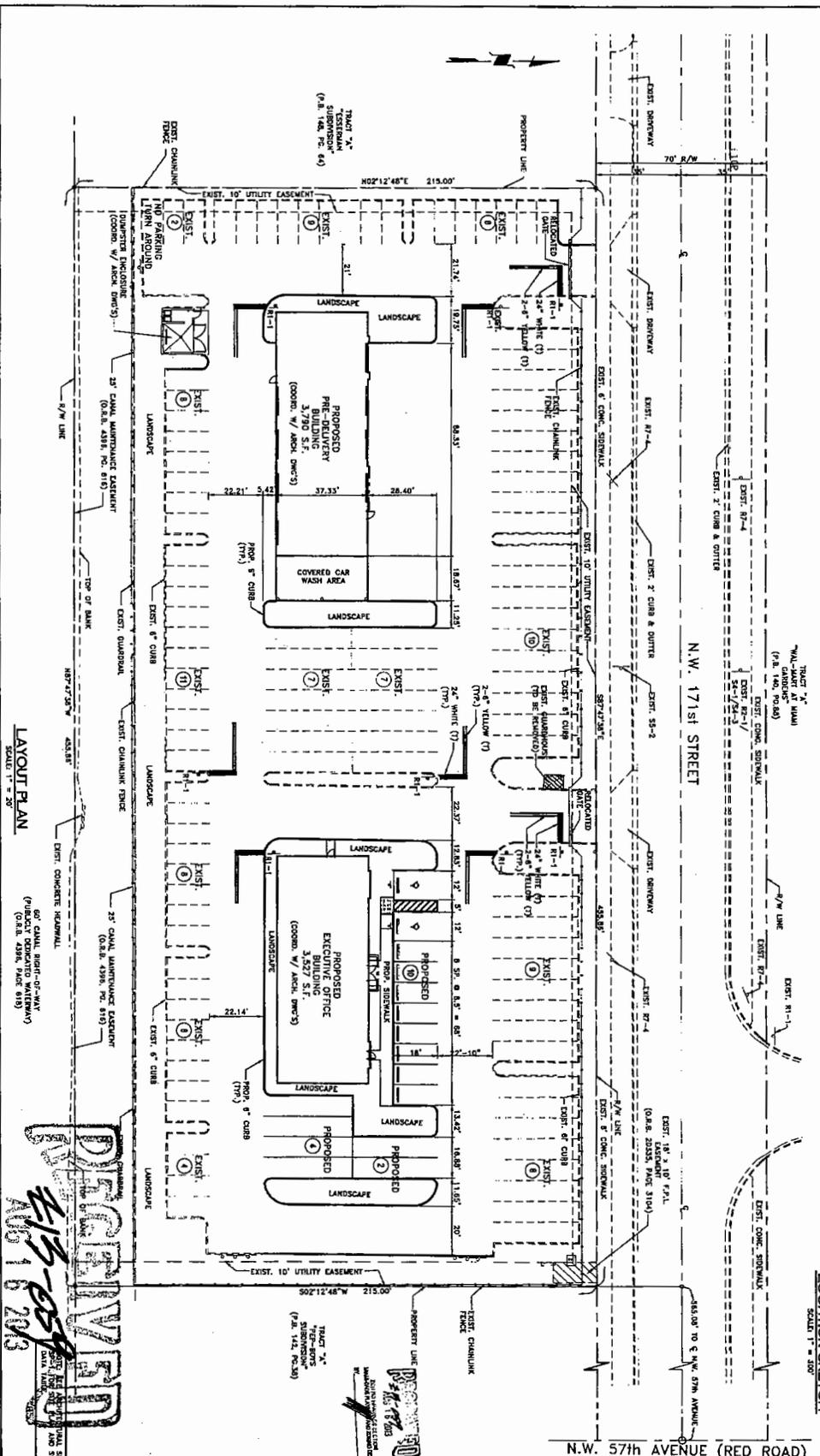
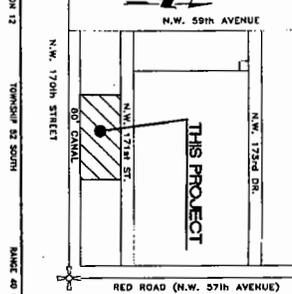
- THE SITE OF PROPOSING USE IS REQUIRED TO COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CONSTRUCTION OF BUILDINGS AND ELEMENTS OF PUBLIC ACCESSED STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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LEGAL DESCRIPTION

TRACT 12, POTAMKIN SUBDIVISION, AS RECORDED IN PLAT BOOK 158, AT PAGE 100, MIAMI-DADE COUNTY, FLORIDA, OF THE 1950'S.

SIGN LEGEND

- 81-1 30" x 36" STOP SIGN
- 81-2 12" x 18" STOP SIGN
- 81-3 12" x 18" STOP SIGN
- 81-4 12" x 18" STOP SIGN
- 81-5 12" x 18" STOP SIGN
- 81-6 12" x 18" STOP SIGN
- 81-7 12" x 18" STOP SIGN
- 81-8 12" x 18" STOP SIGN
- 81-9 12" x 18" STOP SIGN
- 81-10 12" x 18" STOP SIGN
- 81-11 12" x 18" STOP SIGN
- 81-12 12" x 18" STOP SIGN
- 81-13 12" x 18" STOP SIGN
- 81-14 12" x 18" STOP SIGN
- 81-15 12" x 18" STOP SIGN
- 81-16 12" x 18" STOP SIGN
- 81-17 12" x 18" STOP SIGN
- 81-18 12" x 18" STOP SIGN
- 81-19 12" x 18" STOP SIGN
- 81-20 12" x 18" STOP SIGN



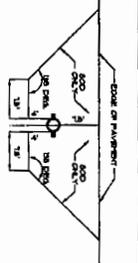
<p>SITE PLAN SUBMITTAL</p> <p>DATE: 09/15/13 PROJECT NO.: 1279 REVISIONS:</p>		<p>POTAMKIN HYUNDAI PARKING LOT 6600 N.W. 171st STREET MIAMI, FLORIDA</p>	
<p>DRAWN BY: S.D. CHECKED BY: M.H.O. DATE: 09/15/13 PROJECT NO.: 1279 REVISIONS:</p>	<p>DESIGNED BY: M.H.O. DATE: 09/15/13 PROJECT NO.: 1279 REVISIONS:</p>	<p>DESIGNED BY: M.H.O. DATE: 09/15/13 PROJECT NO.: 1279 REVISIONS:</p>	<p>DESIGNED BY: M.H.O. DATE: 09/15/13 PROJECT NO.: 1279 REVISIONS:</p>
<p>LAYOUT PLAN AND NOTES</p> <p>SCALE: AS SHOWN</p> <p>SHEET NUMBER: C-1</p>		<p>DESIGNED BY: M.H.O. DATE: 09/15/13 PROJECT NO.: 1279 REVISIONS:</p>	

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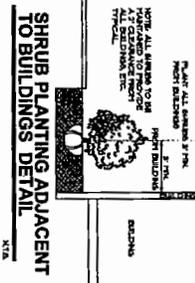
ZONING REGULATIONS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]

24

FERTILIZATION:
ONE COMPLETE YEAR LATER OF GENERAL FERTILIZATION SHALL BE REQUIRED FOR ALL PLANTINGS. FERTILIZATION SHALL BE PERFORMED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT. FERTILIZATION SHALL BE PERFORMED AT THE END OF THE GROWING SEASON. FERTILIZATION SHALL BE PERFORMED AT THE END OF THE GROWING SEASON. FERTILIZATION SHALL BE PERFORMED AT THE END OF THE GROWING SEASON.

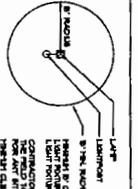


FIRE HYDRANT CLEAR ZONE DETAIL
N/A

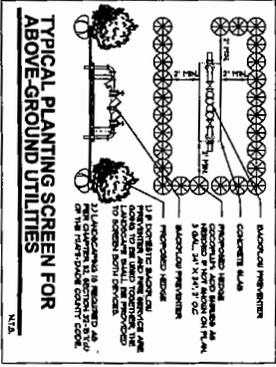
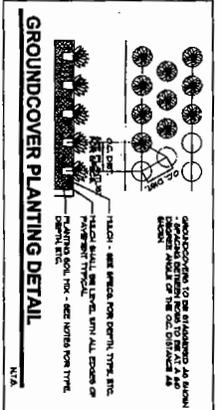


SHRUB PLANTING ADJACENT TO BUILDINGS DETAIL
N/A

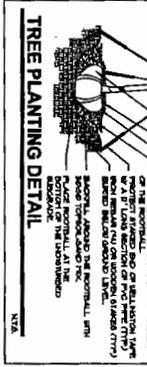
TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT
N/A



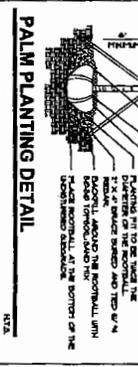
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES
N/A



TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES
N/A



TREE PLANTING DETAIL
N/A



PALM PLANTING DETAIL
N/A

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APR 16 2013

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

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FURNISHED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND AND PROTECT EXISTING UTILITIES, LIGHT FIXTURES, AND OTHER UTILITIES.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.

LANDSCAPE NOTES, DETAILS, ETC.

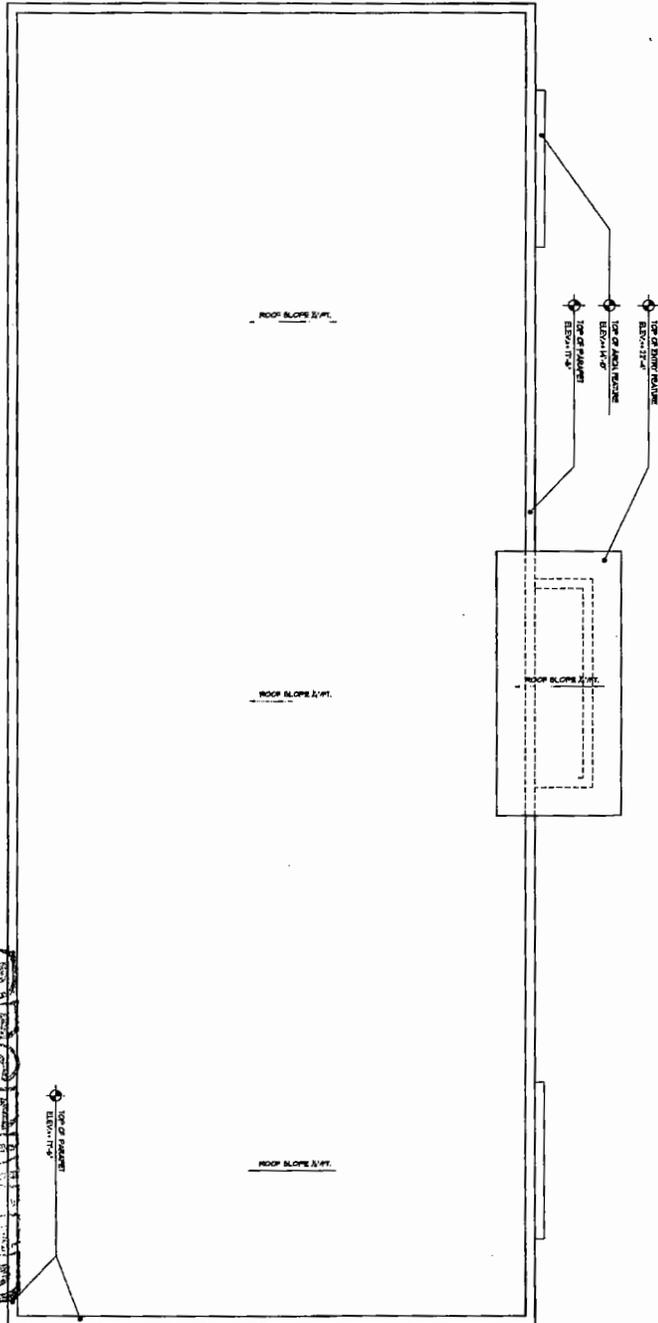
LANDSCAPE ARCHITECT'S REPORT IS REQUIRED FOR ANY TREE REMOVAL FROM THIS SITE. SEE TREE DIMENSION PLAN (TD-1) FOR EXISTING TREE STATUS AND DISPOSITION.

JFS Design Inc.
www.jfsdesign.com
jfsdesign@jfs.com

GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects

PROPOSED DEVELOPMENT:
POTAMKIN GET READY LOT
N.W. 171st STREET
MIAMI, FLORIDA

DATE: 03/11/13
DRAWN: A.J.C.
DATE: 11/28/2012
SCALE:
JOB NO.:
SHEET: 12-107
SHEETS:



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

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 105-058
 AUG 16 2013

RECEIVED
 AUG 16 2013

P:\000\103-1107 Potamkin Inwards Parking User\Preliminary\103-1107-A-1.dwg, 09/23/2013 12:33 PM

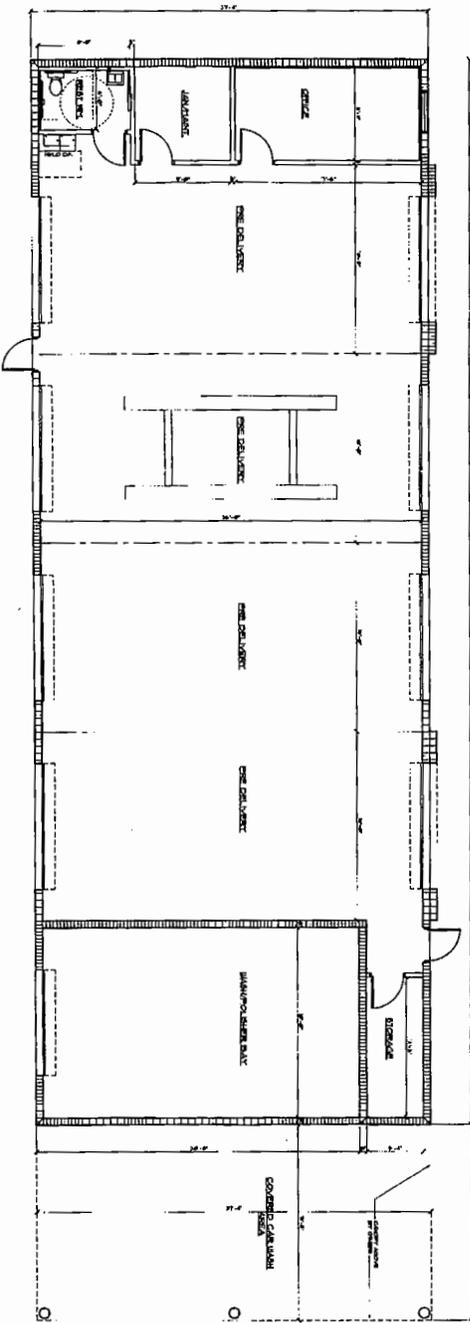
DATE	12-18-07
BY	AS NOTED
SCALE	AS NOTED
A-1.1	


 103-058
 AUG 16 2013

PROPOSED DEVELOPMENT:
POTAMKIN GET READY LOT
 N.W. 17th STREET
 MIAMI, FLORIDA


GUSTAVO J. CARBONELL, P.A.
 Architect and Planner
 1457 N.E. 4th AVE.
 Ft. Lauderdale, Florida, 33304
 (954) 462-8585
 Member American Institute of Architects

NO.	DATE	BY



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 413-059
 AUG 15 2013

ZONING HEARING
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

RECEIVED
 413-059
 AUG 15 2013

1301232 107 Potomkin Rynde Parking Lot/PreDelivery/1301232-107-A-2.dwg 07/17/2013 12:43:19 PM

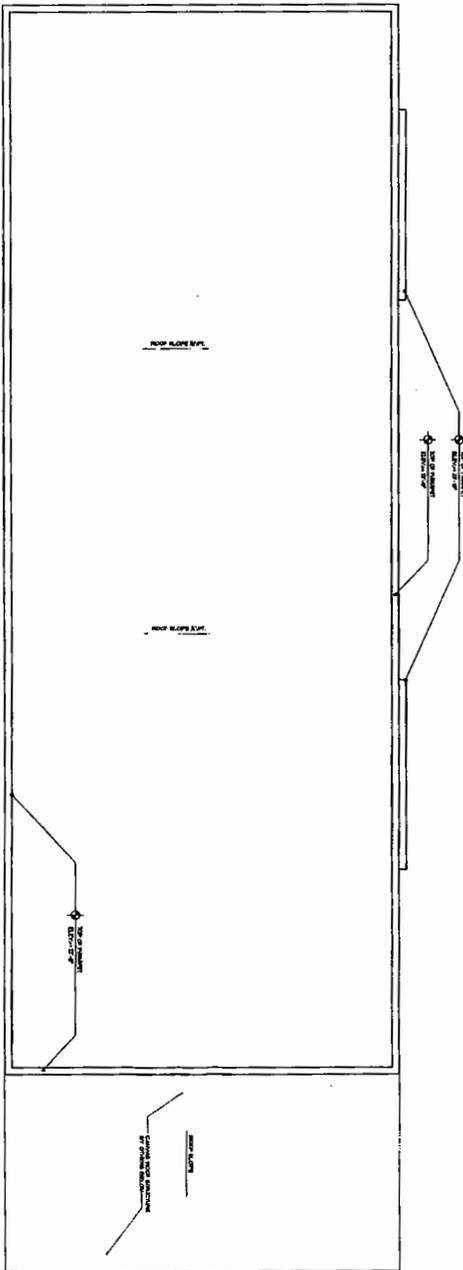
DATE	BY	DESCRIPTION
12-1-07	AS NOTED	
11/21/2012	AS NOTED	
11/21/2012	AS NOTED	
12-1-07	AS NOTED	

PROPOSED DEVELOPMENT:
POTAMKIN GET READY LOT
 N.W. 171st STREET
 MIAMI, FLORIDA

GUSTAVO J. CARBONELL, P.A.
 Architect and Planner
 1457 N.E. 4th AVE.
 Ft. Lauderdale, Florida, 33304
 (954) 482-8585
 Member American Institute of Architects

NO.	REVISION

1 ROOF PLAN (PRE-DELIVERY BUILDING) NORTH



RECEIVED
6-18-05
 AUG 16 2016

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

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 AUG 16 2016

1:\2012\12-307 Potamkin Roundabout Parking Lot\Plan\A-2.1.dwg, 6/13/2013 12:45:43 PM

DATE	12-30-11
SCALE	AS SHOWN
DRAWN	R.L.T.
DESIGN	G.J.C.
TITLE	11/21/2012
SCALE	AS NOTED
DR. NO.	13-107
SHEET	13-107
A-2.1	5 OF 5

SCALE: AS SHOWN

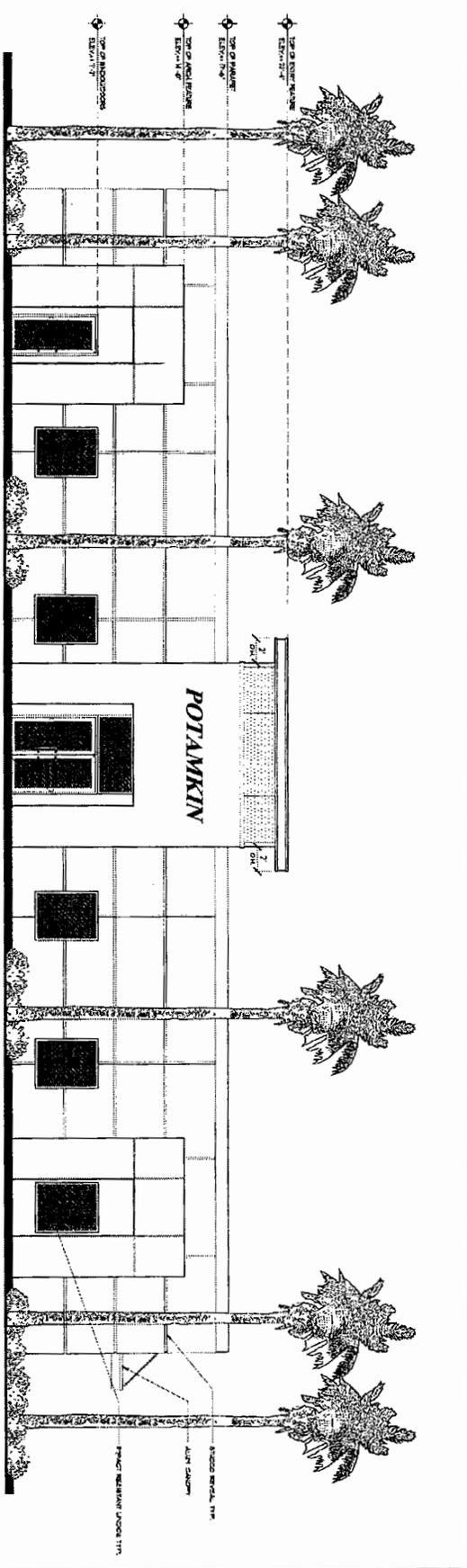
 6/13/11

**PROPOSED DEVELOPMENT:
 POTAMKIN GET READY LOT**
 N.W. 171st STREET
 MIAMI, FLORIDA

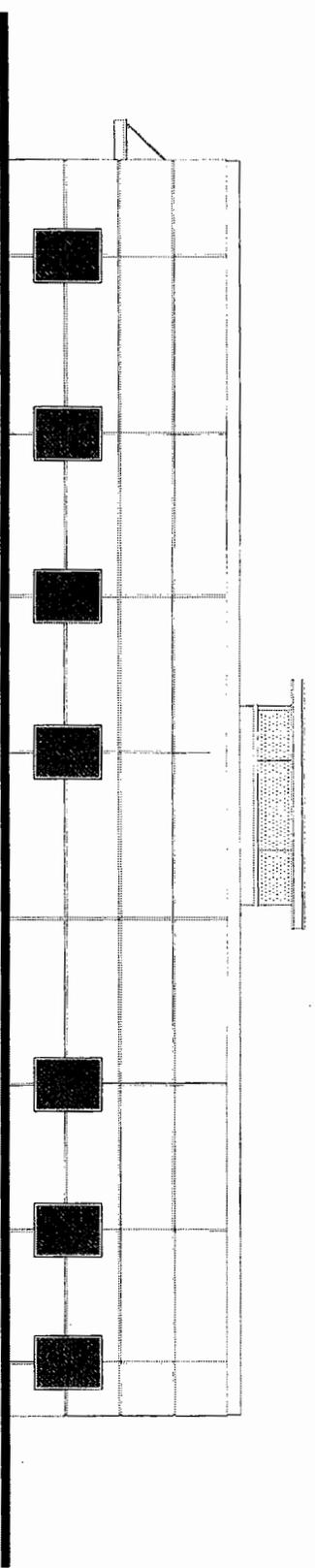
GUSTAVO J. CARBONELL, P.A.
 Architect and Planner
 1457 N.E. 4th AVE.
 Ft. Lauderdale, Florida, 33304
 (954) 462-6565
 Member American Institute of Architects

NO.	REVISION

32



1 NORTH ELEVATION (EXECUTIVE OFFICE BUILDING)



2 SOUTH ELEVATION (EXECUTIVE OFFICE BUILDING)

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APR 16 2013
 2:00 PM

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

15027A-107 Potamkin Executive Office Building Preliminary 107-A 3.dwg, 04/16/2013 12:54:33 PM

PROJECT	RE-1
CLIENT	G.A.C.
DATE	4/16/2013
SCALE	AS NOTED
DATE	12-07
DATE	12-07
DATE	12-07

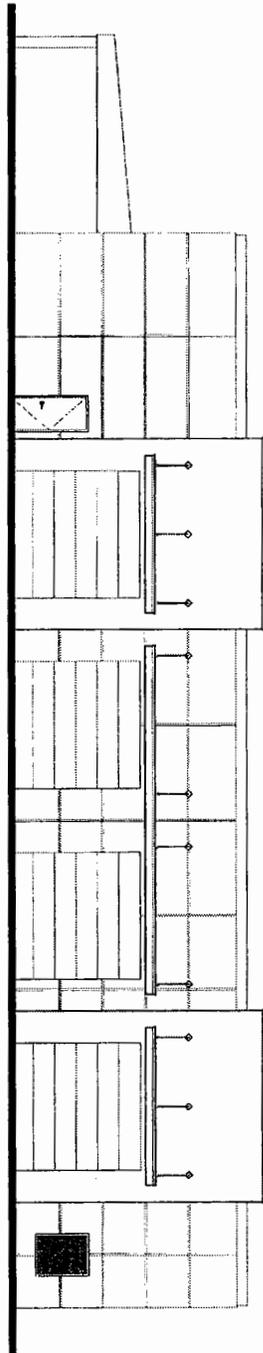


PROPOSED DEVELOPMENT:
POTAMKIN GET READY LOT
 N.W. 171st STREET
 MIAMI, FLORIDA

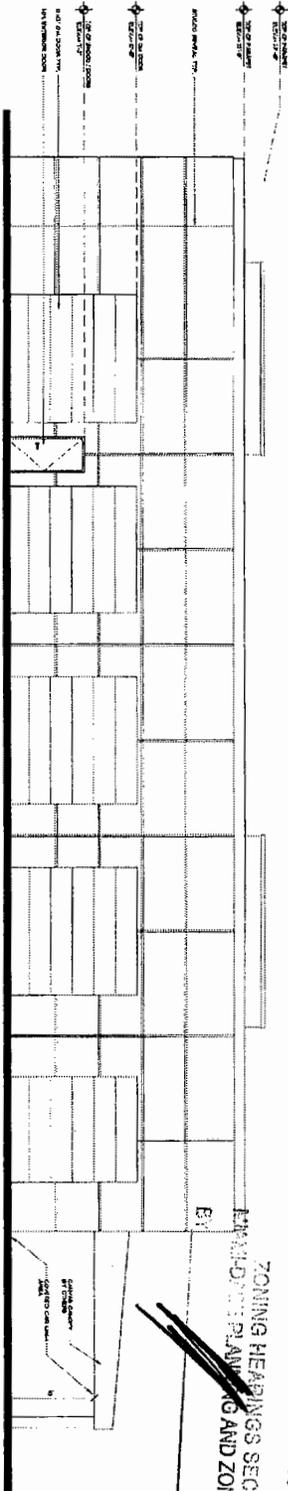
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 1457 N.E. 4th AVE.
 FL. Lauderdale, Florida, 33304
 (954) 462-6565
 Member American Institute of Architects

NO. 1714	STATE OF FLORIDA
1714	1714
1714	1714
1714	1714

1 NORTH ELEVATION (PRE-DELIVERY BUILDING)



2 SOUTH ELEVATION (PRE-DELIVERY BUILDING)



ZONING HEARINGS SECTION
 PLANNING AND ZONING DEPT.

RECEIVED
 AUG 16 2013



PROJECT	RE-T
DESIGNER	G.A.C.
DATE	11/21/2013
SCALE	AS NOTED
DATE	13-107
NO.	A-4

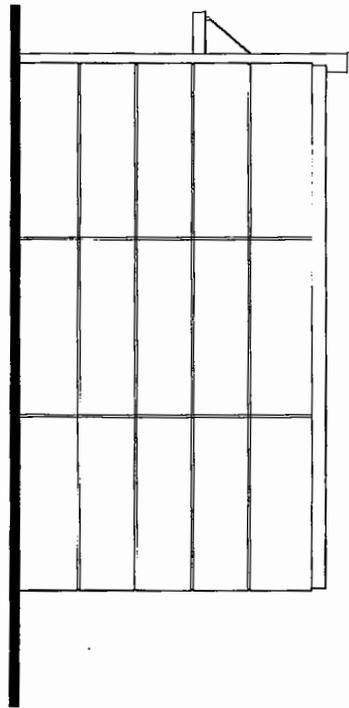


**PROPOSED DEVELOPMENT:
 POTAMKIN GET READY LOT**
 N.W. 171st STREET
 MIAMI, FLORIDA

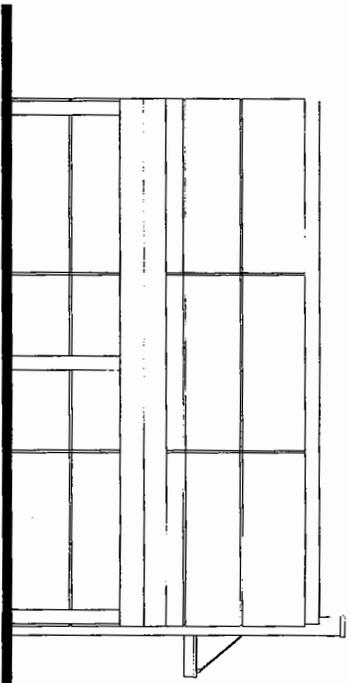
GUSTAVO J. CARBONELL, P.A.
 Architect and Planner
 1457 N.E. 4th AVE.
 Ft. Lauderdale, Florida, 33304
 (954) 462-6565
 Member American Institute of Architects

NO.	DATE	REVISION

F:\2012\12-107 Potamkin Group's Parking Lot\Preference\12-107-A-4.dwg, 6/13/2013 12:50 PM



1 WEST ELEVATION (PRE-DELIVERY BUILDING)



2 EAST ELEVATION (PRE-DELIVERY BUILDING)

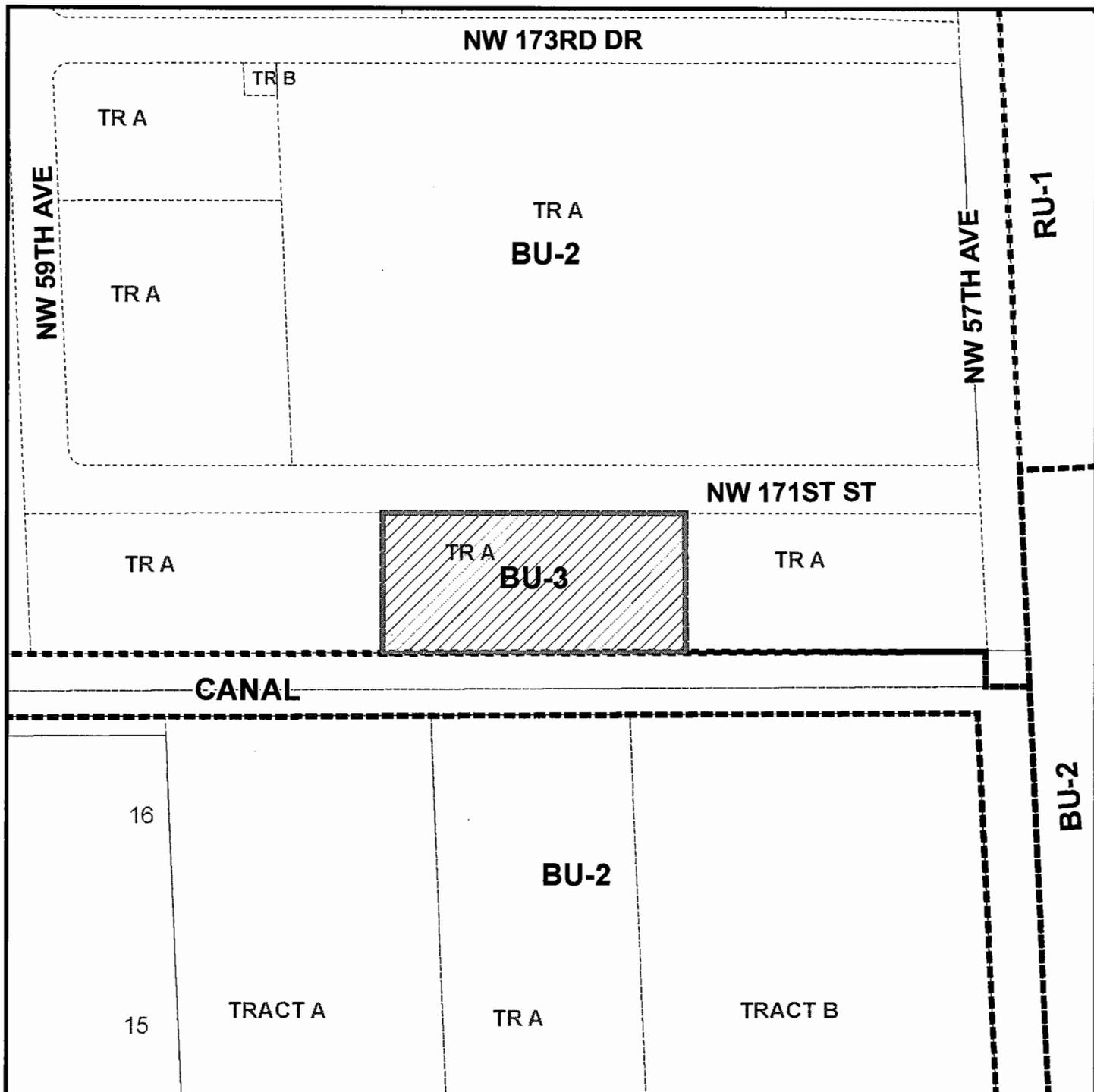
RECEIVED
 2/13-09

MIAMI-DADE COUNTY DEPT.
 BY 

RECEIVED
 2/13/09

DRAWING NO. A-4.1	DATE 12-10-07	SCALE AS NOTED	PROJECT G.L.C.	DRAWN R.S.T.	SCALE: AS SHOWN 	PROPOSED DEVELOPMENT: POTAMKIN GET READY LOT N.W. 171st STREET MIAMI, FLORIDA	 GUSTAVO J. CARBONELL, P.A. Architect and Planner 1457 N.E. 4th AVE. Ft. Lauderdale, Florida, 33304 (954) 482-8585 Member American Institute of Architects	SHEET NO. 01
	SHEET 12-10-07	PROJECT G.L.C.	DRAWN R.S.T.					

EX-201212-107 Potamkin Hyundai Parking Lot/Preliminary 12-10-07 - A-4.dwg 5/13/2013 1:28:31 PM



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2013000059



Section: 12 Township: 52 Range: 40
 Applicant: MIAMI LAKES STORAGE LOT LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

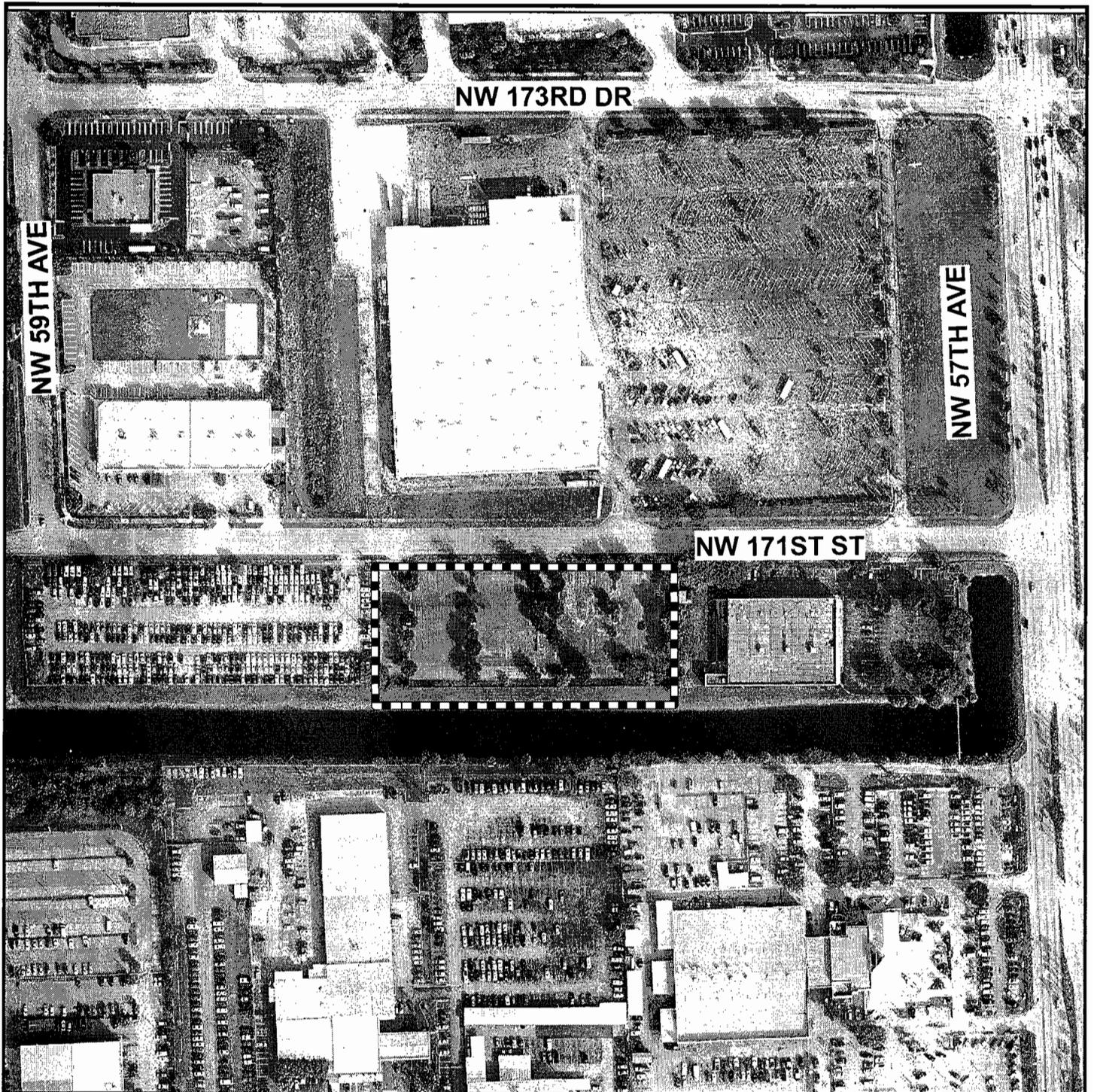
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, June 28, 2013

REVISION	DATE	BY
		37



MIAMI-DADE COUNTY
 AERIAL YEAR 2012

Process Number

Z201300059



Section: 12 Township: 52 Range: 40
 Applicant: MIAMI LAKES STORAGE LOT LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

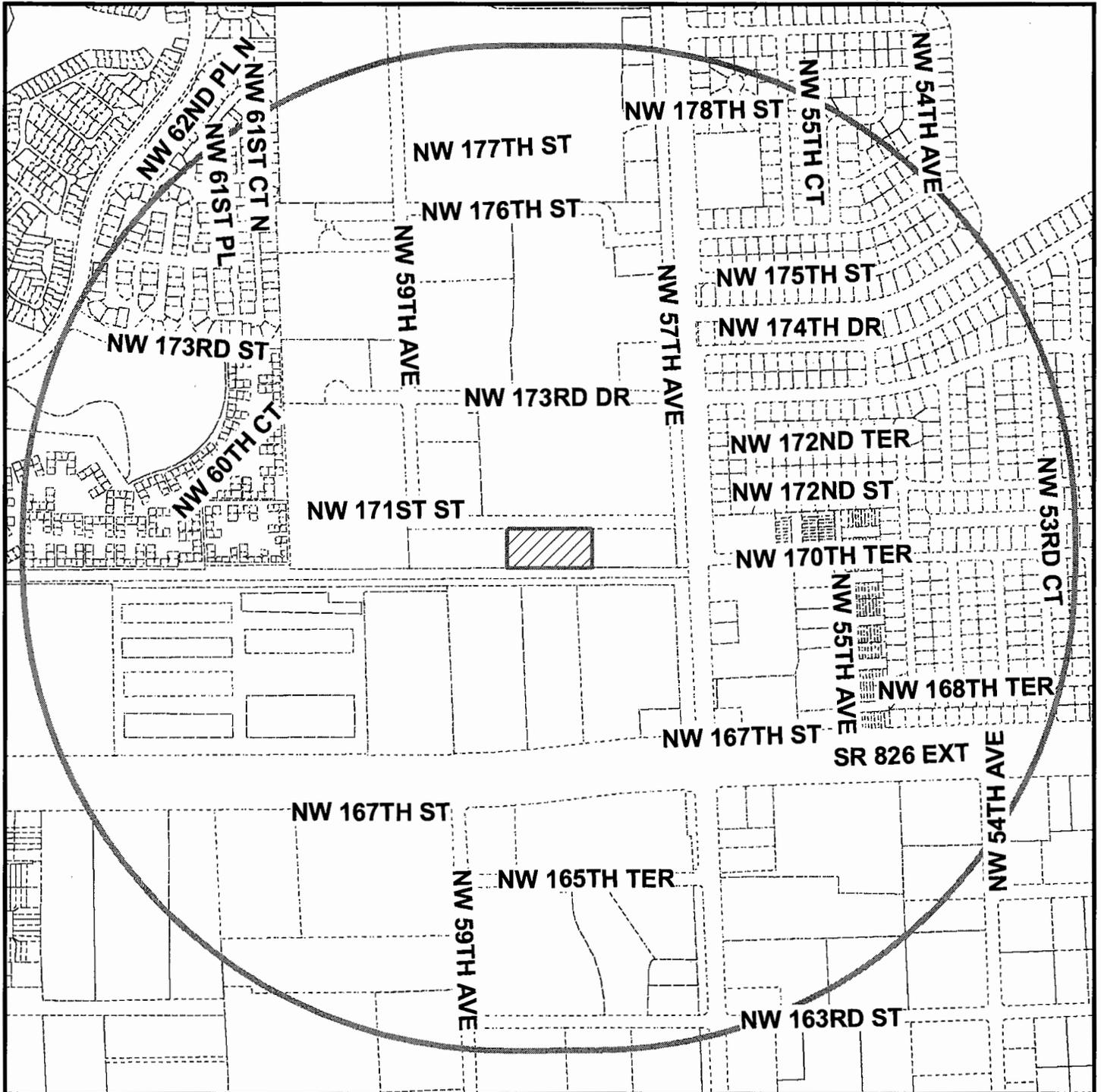
Legend

 Subject Property



SKETCH CREATED ON: Friday, June 28, 2013

REVISION	DATE	BY
		38



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2013000059
 RADIUS: 2640



Section: 12 Township: 52 Range: 40
 Applicant: MIAMI LAKES STORAGE LOT LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, June 27, 2013

REVISION	DATE	BY
		39

NW 173RD DR

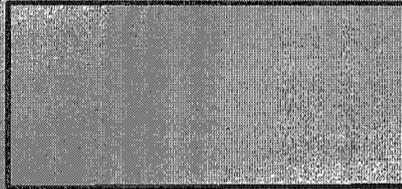
NW 59TH AVE

BUSINESS
AND OFFICE

NW 57TH AVE

(LDR) 2.5-6 DU/AC

NW 171ST ST



WATER

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2013000059



Legend

 Subject Property Case

Section: 12 Township: 52 Range: 40
Applicant: MIAMI LAKES STORAGE LOT LLC
Zoning Board: C5
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS



SKETCH CREATED ON: Friday, June 28, 2013

REVISION	DATE	BY