

FINAL AGENDA

9-17-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wednesday, October 24, 2012 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	12-4-CZ8-1	<u>BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC</u>	10-52	10-53-41	N
----	------------	---	-------	----------	---

CURRENT

1.	12-10-CZ8-1	<u>YAMISLEIDYS MOMPPELLER</u>	11-106	28-53-41	N
2.	12-10-CZ8-2	<u>RG PROPERTY HOLDINGS, LLC</u>	12-20	18-52-42	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, OCTOBER 24, 2012

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 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

Department of Regulatory and
Economic Resources
Recommendation:

Deferral.

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), 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 Department of Regulatory and Economic Resources
Staff Report to Community Council No. 8**

PH: Z10-052 (12-4-CZ8-1)

October 24, 2012

Item No. A

Recommendation Summary	
Commission District	2
Applicant	Bright Star Missionary Baptist Church, Inc.
Summary of Requests	The applicant is seeking approval to expand the existing religious facility use onto additional property; to allow said facility with reduced setbacks from the property lines; and to permit the facility with fewer parking spaces than required. Additionally, the applicant seeks to waive the requirement for a dissimilar land use buffer along property lines and to waive the requirement for a decorative wall between the BU and RU zoned portions of the subject property.
Location	8201 NW 22 Avenue, Miami-Dade County, Florida.
Property Size	0.34 acres
Existing Zoning	RU-1 and BU-2
Existing Land Use	Church
2015-2025 CDMP Land Use Designation	Business and Office Low Density Residential, 2.5 - 6 duu (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Inconsistent with the interpretative text 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 Variance standards (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice

This item was deferred indefinitely from the April 18, 2012, Community Zoning Appeals Board (CZAB) 8, meeting to allow the applicant to amend the application and to re-advertise if necessary. The applicant has submitted revised plans showing the addition of six (6) parking spaces on the site as well as the reduction in the size of the sanctuary building which resulted in a reduction of the lot coverage. Consequently, the application has been re-advertised to reflect these changes. Subsequently, the item was deferred from the September 12, 2012 meeting due to an inadvertent error in the advertisement.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) NON-USE VARIANCE to permit the proposed religious facility with a lot coverage of 41.9% (30% maximum permitted).
- (3) NON-USE VARIANCE of setback requirements to permit the proposed religious facility to setback varying from 0' to 20'-11" from the interior side (north) property line and setback 5' from the interior side (west) property line (50' required for each).
- (4) NON-USE VARIANCE to permit the proposed religious facility to setback 20' from the front (west) property line and setback 15' from the side street (south) property line (25' minimum required).

- (5) NON-USE VARIANCE of spacing requirements to permit the proposed religious facility to be spaced less than the required 75' from existing residential buildings to the north and east of the subject property.
- (6) NON-USE VARIANCE of zoning regulations to waive the required 5' wide dissimilar land use buffer including a 6' high wall, fence or hedge and buffer trees along the rear (east) and interior side (north) property lines.
- (7) NON-USE VARIANCE of landscaping requirements to permit five (5) street trees (nine (9) street trees required).
- (8) NON-USE VARIANCE of zoning regulations requiring a 5' high decorative masonry wall along the common property line of the business lot when it abuts RU zoned property (to waive same).
- (9) NON-USE VARIANCE to permit 6 parking spaces (35 parking spaces required).
- (10) NON-USE VARIANCE of zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe-site distance triangle within 10' of the edge of a driveway leading to a public right-of-way; to waive same to permit an existing 4' high wall within the safe-site distance triangle along the side street (NW 82 St.).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Bright Star M.B. Church" as prepared by A+S Architects, Planners P.A., sheets A.O dated stamped received June 18, 2012 and the remaining sheets dated stamped received May 1, 2012, for a total of five (5). Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The plans submitted depict the proposed two-story, 13,338 sq. ft. religious facility containing a sanctuary, fellowship hall, offices and ancillary facilities.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; vacant land BU-2: church	Low Density Residential (2.5 to 6 dua) Business and Office
North	RU-1; single-family residences BU-2: car wash	Low Density Residential (2.5 to 6 dua) Business and Office
South	RU-1; single-family residences BU-2: church	Low Density Residential (2.5 to 6 dua) Business and Office
East	RU-1: single-family residence	Low Density Residential (2.5 to 6 dua)
West	BU-3; auto repair shop	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The submitted plans depict the proposed two-story religious facility building at a maximum height of 33'. The surrounding area is made up of mainly single-story residences located to the east and partially to the north and south. To the west and partially to the north and south is a carwash facility and a similar religious facility.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to continue to provide the community with expanded religious services. However, the approval of the proposed expansion of the religious facility with encroachments into the setback areas on the subject property could have negative visual and noise impacts on the abutting residential uses. Additionally, the lack of adequate parking on the subject property could result in a spillage of parking onto the abutting right-of-way that could have a negative impact on traffic along NW 22 Avenue and NW 82 Street.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the west approximately 110' of the subject property for **Business and Office** use. The CDMP Land Use Element interpretative text for the Business and Office land use category provides for the accommodation of *the full range of sales and service activities*. Further, said Land Use Element interpretative text for Institutions, Utilities and Communications, states that **Neighborhood or community-serving institutional uses**, may be approved where compatible in all urban land use categories. The existing one-story, 1,777 square foot church is located on the portion of the property that is designated for Business and Office use and is zoned BU-2, Special Business District. This zoning district permits religious facilities such as the church. As such, the existing religious facility use is **compatible** with the uses allowed in the BU-2 zoning district and is **consistent** with the CDMP Business and Office LUP map designation.

The remaining eastern portion of the subject property, approximately 100' long, is designated for **Low Density Residential** use. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.*

The applicant now seeks approval to expand the religious facility use onto the portion of the subject parcel located to the east that is designated for Low Density Residential use. Additionally, the applicant also seeks the approval of variances to the setbacks for the religious facility which is classified as a public assemblage use in the Code (Section 33-17), and a variance of the parking regulations within the RU-1, Single-Family Residential zoning district, which result from the expansion of the religious facility use. The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services such as houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood*. The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which are *access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable*. Further, CDMP Land Use Element, **Policy LU-4D**

states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements **and buffer any potentially incompatible elements.***

Notwithstanding the reduction in the scale of the development, staff maintains that the proposed 33' high, two-story, 13,388 sq. ft. religious facility would be out of scale with the abutting single-story residential uses located to the north, east and south. Further, as explained further below, staff opines that the scale of the proposed development, when combined with the encroachment of the public assemblage uses and on-site parking that remains insufficient for the scale of the development, will have negative visual, noise and traffic impacts on the surrounding community. As such, staff opines that the proposed expansion of the religious facility uses onto the portion of the property designated for **Low Density Residential** use is **incompatible** with the area and therefore **inconsistent** with the CDMP Land Use Element interpretative text for the **Residential Communities** and CDMP Land Use Element **Policy LU-4D**, based on the criteria set forth in **Policy LU-4A**.

ZONING ANALYSIS:

The applicant has submitted revised plans showing a 1,612 sq. ft. reduction in the sanctuary building which results in a 1,556 sq. ft. reduction in the building footprint on the 0.34 net acre parcel and a reduction of the lot coverage for the proposed religious facility to 41.9% from the previously requested 51.6%. In addition, the revised plans show the addition of six (6) parking spaces where previously none was provided.

When request #1, to expand the existing religious facility onto additional property located to the east, is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, staff opines that the approval of this request would be **incompatible** with the surrounding residential uses. Based on memoranda from the Environmental Division of the Department of Regulatory and Economic Resources, Miami-Dade Fire Rescue Department (MDFRD) and the Public Works and Waste Management (PWWM) Department, staff notes that the proposed expansion would not cause undue or excessive burden on public facilities, tend to create a fire or other equally or greater dangerous hazards, when considering the necessity for and reasonableness of such applied for exception in relation to the present and future development of the area concerned. Notwithstanding the reduction in the scale of the development and the addition of six (6) parking spaces where thirty-five (35) is required, staff opines, that based on the submitted plans, the use and scale of the proposed development on the 0.34-acre site would be overly intensive. The revised plans still indicate encroachments of the building of public assemblage into the setback areas abutting properties under different ownership, as well as to the abutting roadways. Staff opines that the approval of the applied for exception could result in excessive noise or traffic and will have a negative visual impact on the area. Therefore, when considering the compatibility of the applied for exception with such area and its development, staff opines that approval of the proposed expansion would be **incompatible** with same. **Therefore, staff recommends denial without prejudice of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

When requests #2 through #5 are analyzed under the Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standards, staff opines that approval of these requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be

incompatible with same. Staff opines that although the applicant is proposing a reduction of the lot coverage from 51.6% to 41.9%, the applicant's request to develop the property at 1.39 times of the allowed lot coverage by the Code (request #2) is still evidence of the over intensive development of the subject property.

Requests #3 through #5 pertain to the physical setback encroachments of the proposed expansion of the religious facility, which is categorized as a building of public assemblage by the zoning code (Section 33-17). Request #3 pertains to the setback requirements from a property line under different ownership to the north and partially to the west; request #4 pertains to the setback of the religious facility from the right-of-way lines and request #5 pertains to the spacing from existing residential buildings to the north and east. Staff opines that the aforementioned requests are evidence that the proposed development is overly intensive for the 0.34-acre subject property and are not sufficiently spaced from the property lines or the existing surrounding residences. In staff's opinion, approval of these requests would create negative noise and visual impacts on the abutting residential developments to the north, east and south. Therefore staff opines that approval of these requests would affect the stability and appearance of the community and would be **incompatible** with same. **Staff therefore recommends denial without prejudice of requests #2 through #5 under Section 33-311(A)(4)(b), NUV Standards.**

When requests #6 through #8 are analyzed under Section 33-311(A)(4)(b), NUV Standards, staff opines that approval of requests to waive the dissimilar land use buffer (request #6); to permit less street trees than required (request #7); and the waiver of the decorative masonry wall between a BU and RU zoned lot (request #8), would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Said requests pertain to the visual buffering of the proposed religious facility development from the single-story, single-family residences located to the north and east and south. As previously noted, although the revised plans show a reduction in the scale of the proposed two-story development from 15,000 sq. ft. to 13,388 sq. ft. containing a sanctuary, fellowship hall, offices and other ancillary uses, staff maintains that the development is overly intensive and out of scale in comparison to the surrounding single-story, residential developments. Therefore, in staff's opinion, approval of requests #6 and #7, to waive the dissimilar landscape buffer along portions of the property line and permit a 44% reduction in the street trees required, would have a negative visual impact on the abutting residences and would be **incompatible** with the surrounding area.

Although, the decorative wall referred to in request #8 would be internal to the site and would not necessarily have a visual impact on the surrounding area, staff opines that this request is contingent on requests #1 through #5 being approved, which would allow the subject property to be developed as a single site. Staff has recommended denial without prejudice of requests #1 through #5. Therefore, staff also recommends that request #8 be denied without prejudice along with the contingent requests. **Based on the aforementioned, staff recommends denial without prejudice of request #6 through #8 under Section 33-311(A)(4)(b), NUV Standards.**

When requests #9 and #10 are analyzed under Section 33-311(A)(4)(b), NUV Standards, staff opines that approval of these requests would be **incompatible** with the area and would not protect the general welfare of the public, particularly as it affects the stability of the community. The previously mentioned reduction in the scale of the development has also resulted in a reduction in the number of parking spaces from 45 to 35 spaces. Although the applicant has

provided six (6) of the required parking spaces on site, staff opines that this remains insufficient to mitigate the 35 parking spaces required to accommodate the 3,485 sq. ft. sanctuary area within the facility. Staff opines that the six (6) parking spaces provided on-site by the applicant only amount to 17% of the required 35 parking spaces, and approval of this request would result in spillage of parking onto NW 22 Avenue and NW 82 Street which are the abutting roadways and could create a hazardous situation for pedestrians who would have to cross the six (6) lanes of traffic to attend events at the proposed religious facility.

Further, staff notes that the site plan submitted by the applicant indicates parking on adjacent parcels. The other parcels are not included as a part of this application and therefore cannot be considered or approved as a part of the site plan. Further, staff notes that the parcels on which the applicant proposed to locate additional parking across NW 22 Avenue are vacant parcels and would require a Use Variance or zone change to IU-1, Light Industrial Manufacturing District, since there are no buildings or principal uses located on said parcels. The applicant previously submitted recorded private parking agreements on the adjacent parcel to the north and on parcels across NW 22 Avenue, which staff does not recognize and note that they have not been reviewed by staff prior to recording. Further, staff opines that said agreements do not meet the requirements of Section 33-128(a) of the Code which states that the parking area in a BU district may be located on a BU or IU lot within 300' of the proposed use *provided such business or commercial use shall immediately terminate in the event such parking area therefore is not available and all those having any right, title or interest in and to such business or commercial use property site shall execute and place on the public records of this County a covenant approved by the Director that such business or commercial use shall cease and terminate upon the elimination of such parking area, and that no business or commercial use shall be made of such property until the required parking area is available and provided.* Therefore, the applicant cannot rely on the proposed spaces to meet his parking requirements.

In addition, staff has already opined that the proposed development of the site is overly intensive and the lack of adequate on-site parking could result in negative impact on traffic in the area. Staff further opines that the approval of request #10, to allow an over height wall within the safe sight distance triangle would create a potentially hazardous situation for pedestrian and vehicular traffic that would have a negative impact on the surrounding area. **Therefore, staff recommends denial without prejudice of requests #9 and #10 under Section 33-311(A)(4)(b), NUV Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property now has six (6) on-site parking spaces and is located at the intersection of NW 22 Avenue, a half-section line road and NW 82 Street.

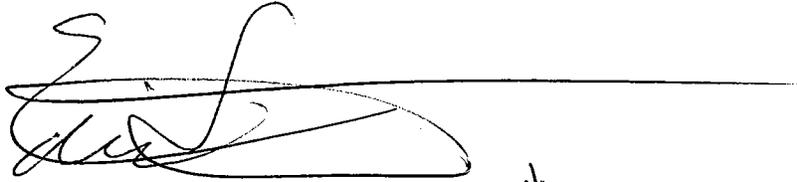
NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:AN:CH

A handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line. The signature is stylized and cursive.

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

NN

ZONING RECOMMENDATION ADDENDUM

*Bright Star Missionary Baptist Church, Inc.
Z10-052*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Environmental Division (Regulatory and Economic Resources)</i>	<i>No objection*</i>
<i>Public Works and Waste Management</i>	<i>No objection</i>
<i>Parks, Recreation and Open Spaces</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 comment</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<i>Business and Office (Page I-41)</i>	<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>
<i>Low Density (Pg. I-31)</i>	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
<i>Residential Communities (Pg. I-26)</i>	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.</i>
<i>Institutions, Utilities and Communications (Pg. I-53)</i>	<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</i>

ZONING RECOMMENDATION ADDENDUM

*Bright Star Missionary Baptist Church, Inc.
Z10-052*

	<i>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>
Policy LU-4A (Pg. I-11)	<i>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.</i>
Policy LU-4D (Pg. I-11)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	<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>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<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>
Buildings for public assemblage—In districts other than business or industrial. Sec. 33-17.	<i>All building or other structures or any part thereof, intended for public assemblage, wherein provisions are made for fifty (50) or more persons to assemble in one (1) room or such structure as an auditorium, church, club, hospital, sanitarium, school, theater, night club, amusement park structure and similar structures, excluding hotels, motels and apartments shall be located or placed only in business or industrial districts, as herein provided, and shall comply with the following:</i> <i>(1) No building for public assemblage shall be located closer than twenty-five (25) feet to any property line which abuts on a public highway or alley, or closer than fifty (50) feet of any property line abutting a lot under different ownership than that on which the structure is to be placed, or closer than seventy-five (75) feet to an existing residential building.</i>

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

APPLICANT'S NAME: **BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC**

A

REPRESENTATIVE: No applicant present at hearing

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-4-CZ8-1 (10-052)	September 12, 2012	CZAB8	12

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: October 24, 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

OTHER: Deferred by the Board, so that staff can correct an error in the Ad.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)	X		
COUNCILMAN		Patrick CURE	X		
COUNCILMAN		Arthemon JOHNSON	X		
COUNCIL WOMAN	S	Voncarol Yvette KINCHEN	X		
VICE CHAIRMAN	M	Fredericke Alan MORLEY	X		
CHAIRWOMAN		Joy J. DAVIS	X		
VOTE:			6	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **DAVID HOPE**

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP**

#2

APPLICANT'S NAME: **BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC.**

REPRESENTATIVE: Glenn Miller

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-4-CZ8-1 (10-052)	April 18, 2012	CZAB8	12

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: _____ W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS

OTHER: The applicant provided the board with a packet that included recorded parking agreements with surrounding businesses that staff never reviewed. The board expressed concern with the agreements because they did not specify the duration of the agreement nor the number of spaces. Additionally, the applicant wants to use a vacant lots for parking that is located across NW 22 Avenue. The proposed parking layout for these lots is shown on the site plan submitted with the application; however, none of the parcels were not a part of the original application and the parcels have multiple owners, including the County.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	M	Richard C. BROWN (C.A.)	X		
COUNCILMAN	S	Patrick CURE	X		
COUNCILMAN		Arthemon JOHNSON	X		
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
VICE CHAIRMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS	X		

VOTE: **4** **0**

EXHIBITS: YES NO

COUNTY ATTORNEY: DAVID HOPE

A. BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC
(Applicant)

12-4-CZ8-1 (10-052)
Area 08/District 02
Hearing Date: 10/24/12

Property Owner (if different from applicant) **Bright Star Missionary Baptist.**

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>
-------------	------------------	----------------	--------------	-----------------

No History

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

Memorandum

Date: January 17, 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-08 #Z2010000052-3rd Revision
Bright Star Missionary Baptist Church, Inc.
8201 N.W. 22nd Avenue
Special Exception to Permit a Church
(BU-2) (.34 Acres)
10-53-41

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

Potable Water Service

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

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

Wastewater Disposal

The closest public sanitary sewer is located approximately 416 feet from the subject property. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers. Therefore, connection of any proposed development to the public sanitary sewer system shall be required in accordance with Code requirements. All sewer lines shall be required to comply with exfiltration requirements as applied to wellfield protection areas.

Civil drawings for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Engineering Section of PERA.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the 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 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 alternative means of sewage disposal. Use of an alternative 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 must be provided for the 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 properties do 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 properties contain 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 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. 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 for additional information regarding 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 - Sustainability, Planning and Economic Enhancement

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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

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



Raul A Pino, P.L.S.

13-JAN-12

Memorandum



Date: 15-FEB-12
To: , Director
 Department of Sustainability, Planning and Economic Enhancement
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2010000052

Fire Prevention Unit:

No objection via case Z2010000052.

Service Impact/Demand

Development for the above Z2010000052 located at 8201 N.W. 22 AVENUE, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 0794 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>15,550</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: 10.43 alarms-annually. The estimated average travel time is: 5:28 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 7 - W. Little River - 9350 NW 22 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

Current service impact calculated based on site plan date stamped January 10, 2012.

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

DATE: 17-SEP-12
REVISION 2

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

BRIGHT STAR MISSIONARY
BAPTIST CHURCH, INC

8201 N.W. 22 AVENUE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000052

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: 3031100530570 No open cases, 3031100530580 No open cases, 3031100530590 No open cases. BNC: 3031100530570 - No bss cases open/closed. 3031100530580 - No bss cases open/closed. 3031100530590 - BSS case 20110141243-X opened on December 14, 2010. Notice of Violation issued for expired permit 2003031944. Civil Violation Notice P003111 issued on March 30, 2011 for non compliance. citation was appealed, hearing held on August 10, 2011, found guilty and given 30 days to comply with violation. Case remains open. BSS case A2004000680-X opened on November 12, 2003. Civil Violation Notice 639959 issued on November 12, 2003. Final Notice to lien/demand for payment issued on June 30, 2006. Lien recorded on December 1, 2006. Case remains open.

Bright Star Missionary Church Inc.

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Date

Evaluator: AMINA NEWSOME

02/23/12

Process #: **Applicant's Name**

Z2010000052 BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC

Locations: 8201 N.W. 22 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Size: 0.34 ACRE

Folio #: 3031100530590

Request:

1 Special Exception to permit a church.

10 Applicant is requesting a non-use variance of zoning regulations requiring a 5' high decorative masonry wall along the common property line of the business lot when abuts a RU zoned property (to waive same).

Requests #6-10 on Lots 6 & 7 BU-2 portion of the property.

11 Applicant is requesting to permit 0 parking space (45 parking spaces required).

Request #11 on entire property.

2 The applicant is requesting to permit the proposed church with a lot coverage of 46.9%(35% maximum permitted).

3 Applicant is requesting to permit the proposed church building to setback 20' from the rear (east) property line, setback 20'-11" from the interior side (north) property line and setback 5' from the interior side (west) property line (50' min. required).

4 Applicant is requesting to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along the (east) and (north) property lines.

5 The applicant is requesting to permit the church to be closer than the required 75' from an existing residential building to the (north) and (east) of the subject property (not permitted).

Requests #1-5 on Lots 8, 9, 10 and 11 RU-1 portion of the property.

6 The applicant is requesting to permit the church with a lot coverage of 58 % (40% maximum permitted).

7 Applicant is requesting to permit a F.A.R. of 1.16%(51% max. permitted).

8 Applicant is requesting to permit 0%(18% required) of landscape open space.

9 Applicant is requesting a non-use variance of landscape requirements to permit four (4) street trees (9 street trees required).

EXISTING ZONING

Subject Property BU-2, RU-1,

EXISTING USE CHURCH & VACANT

SITE CHARACTERISTICS

STRUCTURES ON SITE:

SMALL CHURCH BUILDING

USE(S) OF PROPERTY:

CHURCH

FENCES/WALLS:

THE NORTHSIDE OF THE PROPERTY HAS A 6 FT CHAIN LINK FENCE

LANDSCAPING:

THE PROPERTY HAS VERY LITTLE LAND SCAPING

ZONING INSPECTION REPORT

BUFFERING:

THE SUBJECT PROPERTY HAS A CHAIN LINK FENCE ON THE NORTHSIDE OF THE PROPERTY

VIOLATIONS OBSERVED:

NONE

OTHER:

Process # Applicant's Name

Z2010000052 BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC

SURROUNDING PROPERTY

NORTH:

GAS STATION, VACANT LAND ZONED RU1, RU1 HOMES

SOUTH:

BU1A, BU2 & BU3 PROPERTIES. SINGLE FAMILY RU1 HOMES

EAST:

VACANT LAND ZONED RU1

WEST:

BU2 & BU3 PROPERTIES, VACANT LAND ZONED BU2, RESIDENTIAL RU1 HOMES

SURROUNDING AREA

MIX OF RU1 SINGLE FAMILY ONE STORY HOMES, VACANT LAND ZONED RU1, COMMERCIAL PROPERTIES ZONED BU1A, BU2, BU3 VACANT & UNIMPROVED

NEIGHBORHOOD CHARACTERISTICS:

COMMENTS:

DISCLOSURE OF INTEREST*

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 210-052
DATE: JAN 10 2010

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), other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

BY: DAH

CORPORATION NAME: BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
President: Glenn K. Miller 490 NW 157 th Street Miami, FL 33169	0
Treasurer: Clarette Harris 1376 NW 42 nd Street Miami, FL 33142	0
Secretary: Draeshawn Butler 1360 NW 175 th Terrace Miami Gardens, FL 33169	0

not for profit

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>

RECEIVED
210-052
MAY 05 2010
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

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

RECEIVED

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

Percentage of Interest

PROCESS #: Z10-052

DATE: JAN 10 2012

BY: DAH

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
Z10-052
MAY 05 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: _____

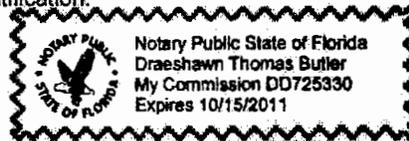
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Handwritten Signature]
(Applicant)

Sworn to and subscribed before me this 22 day of APRIL, 2010. Affiant is personally know to me or has produced N/A PERSONALLY KNOWN as identification.

[Handwritten Signature]
(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.



NORTH

RECEIVED
7/10-03
MAY 01 2012

ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

3 SITE PLAN / CODE SET BACKS
SCALE: 1/8" = 1'-0"

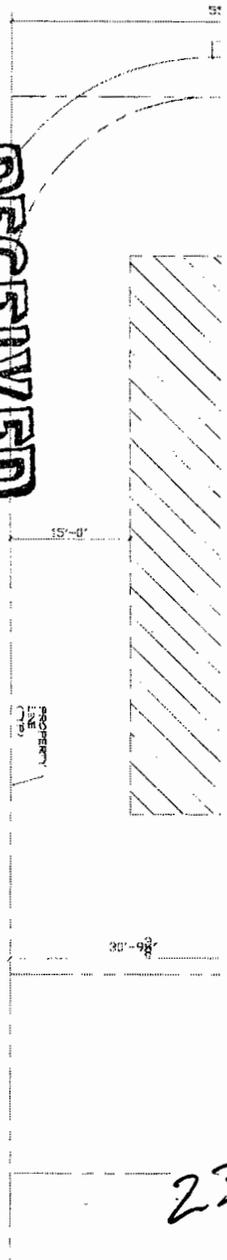
2 NOTE:
SEE SHEET A-4 FOR
CONTINUATION OF
PARKING PLAN.



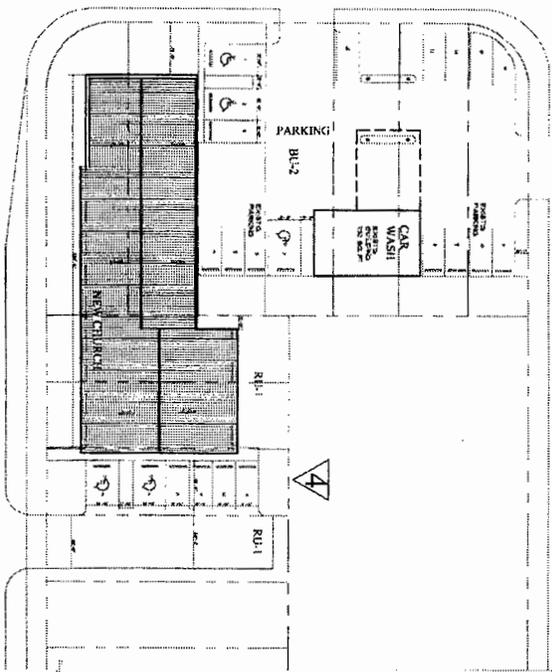
NORTH

NW 82ND STREET

N.W. 82ND STREET



23



NW 22ND AVENUE

NW 22ND STREET

NW 82ND STREET



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



NORTH

ZONING INFORMATION

BU-2 SPECIAL BUSINESS DISTRICT

F.A.R. = 0.40 AT 1 STORY, 0.11 EACH ADDITIONAL STORY
TOTAL LOT COVERAGE NOT TO EXCEED 40%

SETBACKS - FRONT = 20 FEET, MAIN STREET
= 15 FEET, SIDE STREET
SIDE = 0 FEET, INTERIOR LOT LINE
REAR = 20 FEET.

MINIMUM DISTANCE BETWEEN BUILDINGS = 20 FEET
MAXIMUM HEIGHT - 2 STORIES - 35 FEET MAXIMUM
MINIMUM 6'-0" DECORATIVE MASONRY
WALL SEPARATING RU DISTRICT

RU-1 RESIDENTIAL DISTRICT

SETBACKS - FRONT = 25 FEET, MAIN STREET
= 15 FEET, SIDE STREET
SIDE = 5 FEET, INTERIOR LOT LINE
REAR = 25 FEET.

GENERAL SETBACK
RELIGIOUS BUILDING FROM RESIDENTIAL = 75 FEET

SITE / LANDSCAPE

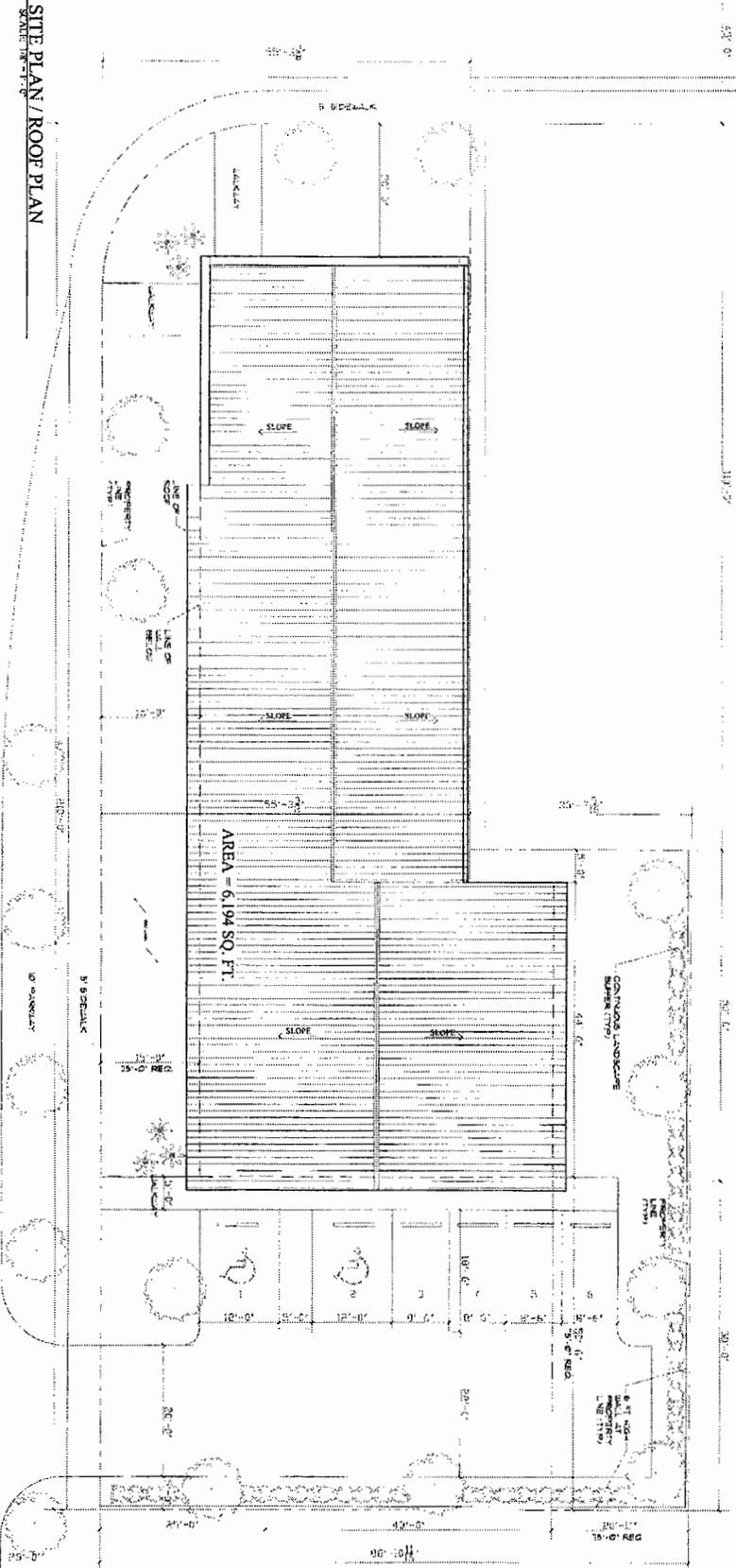
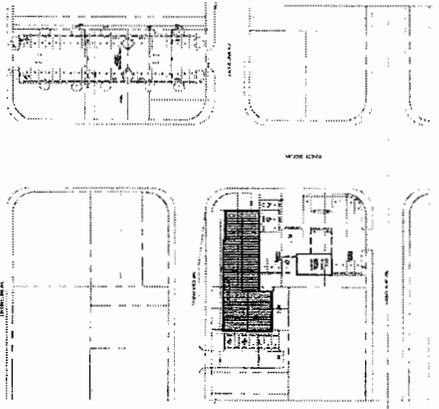
TOTAL SITE AREA = 14,778 SQ. FT. = 34 ACRES
PERCENTAGE OPEN SPACE = 64 %
LANDSCAPE AREA: 19.5% REQUIRED (35 X 14,778 = 5,173 SQ. FT.)
TOTAL LANDSCAPE AREA PROPOSED = 6,362 SQ. FT. **4**
34 X 22 TREES PER ACRE = 7.48 - TREES REQUIRED ON SITE = 8
STREET TREES = 265 LINEAR FEET/35 = 7.45 8 TREES REQUIRED
TOTAL TREES REQUIRED = 16
TOTAL SHRUBS REQUIRED = 160

ENLARGED SITE PLAN

N.W. 22ND AVENUE

1 SITE PLAN / ROOF PLAN
SCALE: 1/8" = 1'-0"

2 SITE AREA PLAN / ROOF PLAN
SCALE: 1/8" = 1'-0"

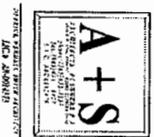


AREA = 6,194 SQ. FT.

N.W. 82ND STREET

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

RECEIVED
MAY 09 2012



ZONING REVIEW

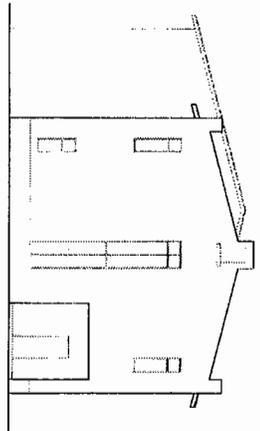
SEAL
[Signature]
4/29/12

REVISIONS	DATE
1	8/19/2011
2	10/7/2011
3	11/24/2011
4	4/27/2012

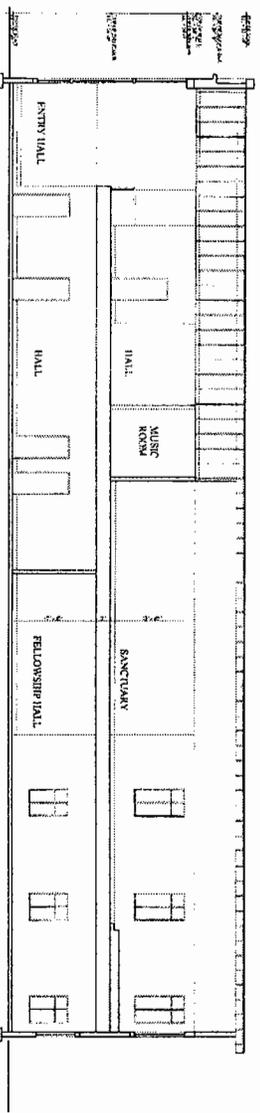
Project Name: **BRIGHT STAR**
M. B. CHURCH
 8001 N.W. 22nd Avenue
 Miami, FL 33147

Project No.: 10921
 Scale: AS NOTED
 Date: 3-5-10
 Drawn: J.S.
 Checked: D. SMITH
 CADD File:

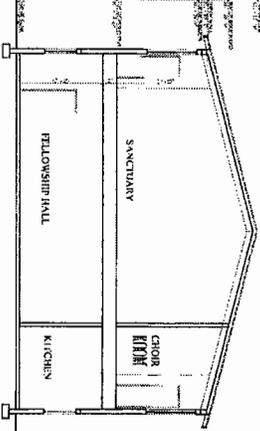
Drawing Title: **SITE / ROOF PLAN**
 Sheet No: **A.1**



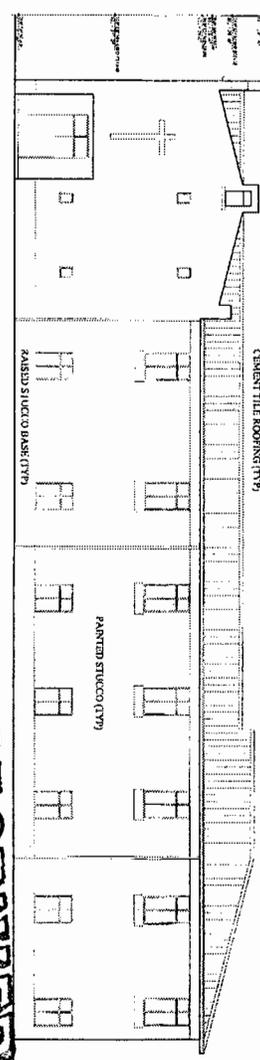
1 WEST ELEVATION (22ND AVE.)
SCALE: 1/8" = 1'-0"



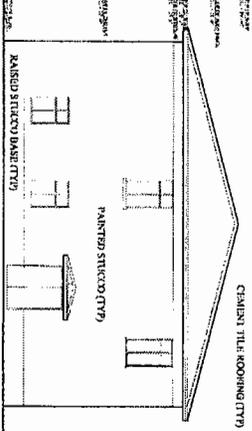
2 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



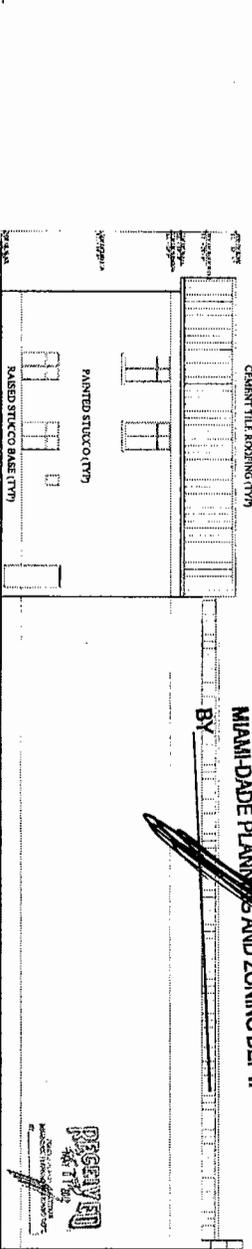
3 CROSS SECTION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION (N.W. 82ND ST.)
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
MAY 01 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]

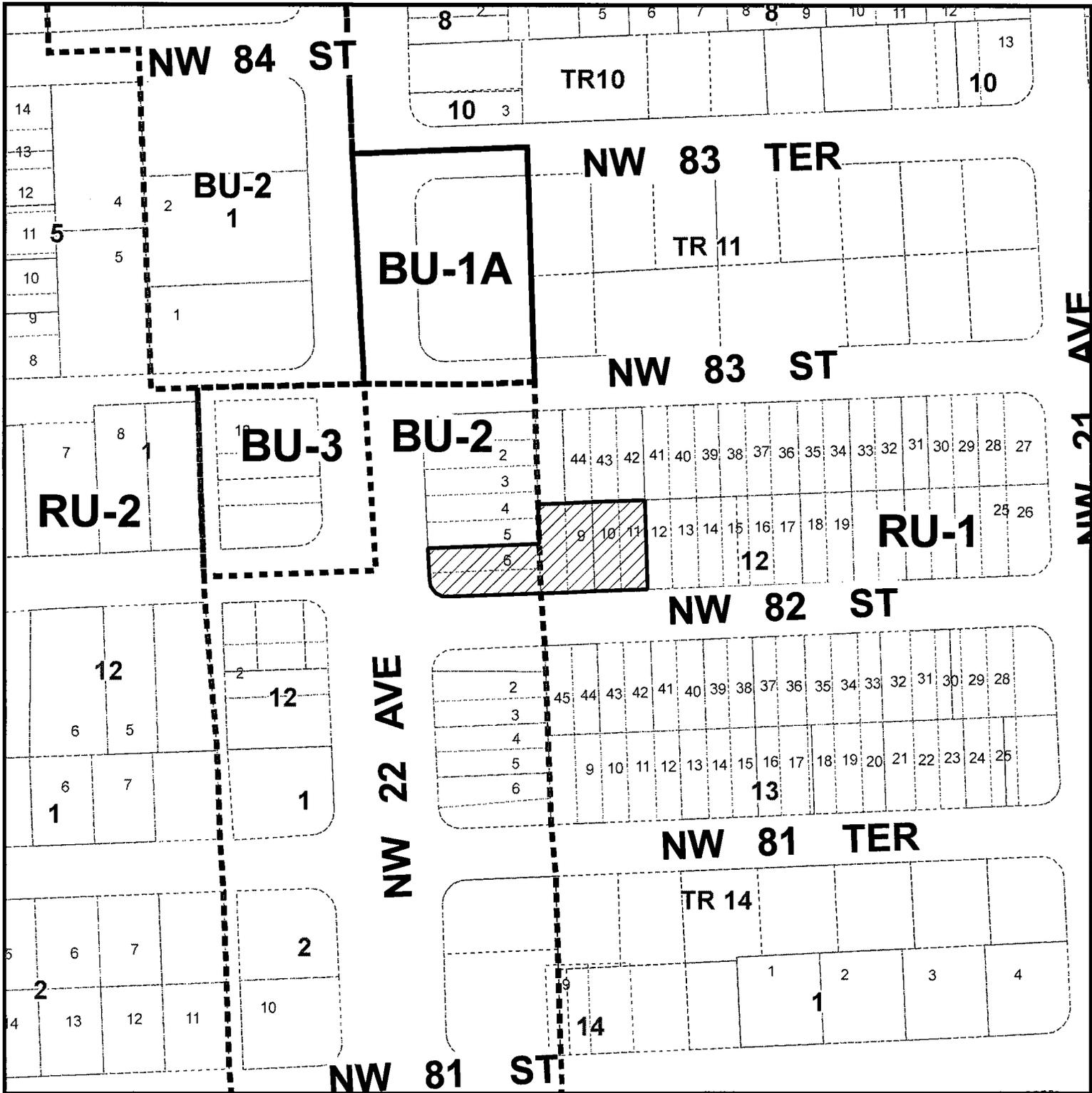
RECEIVED
MAY 01 2012
MAMI-DADE PLANNING AND ZONING DEPT.

A+S
ARCHITECTS
1000 N.W. 22nd Avenue
Miami, FL 33137
TEL: 305.371.1111
WWW.A+SARCHITECTS.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	5/02/2011	ISSUED FOR PERMITS
2	10/17/2011	REVISED PER PERMITS
3	11/28/2011	REVISED PER PERMITS
4	4/27/2012	REVISED PER PERMITS

Project Name: **BRIGHT STAR M. B. CHURCH**
 3201 N.W. 22nd Avenue
 Miami, FL 33137
 Project No.: 0901
 Scale: AS NOTED
 Date: 5.5.10
 Designer: D.S.
 Checker: D. SMITH
 CAD File: C:\D0 File:
 Drawing Title: **SECTIONS & ELEVATIONS**
 Sheet No.: **A.3**



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000052



Section: 10 Township: 53 Range: 41
 Applicant: BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, May 14, 2010

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z201000052



Section: 10 Township: 53 Range: 41
 Applicant: BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

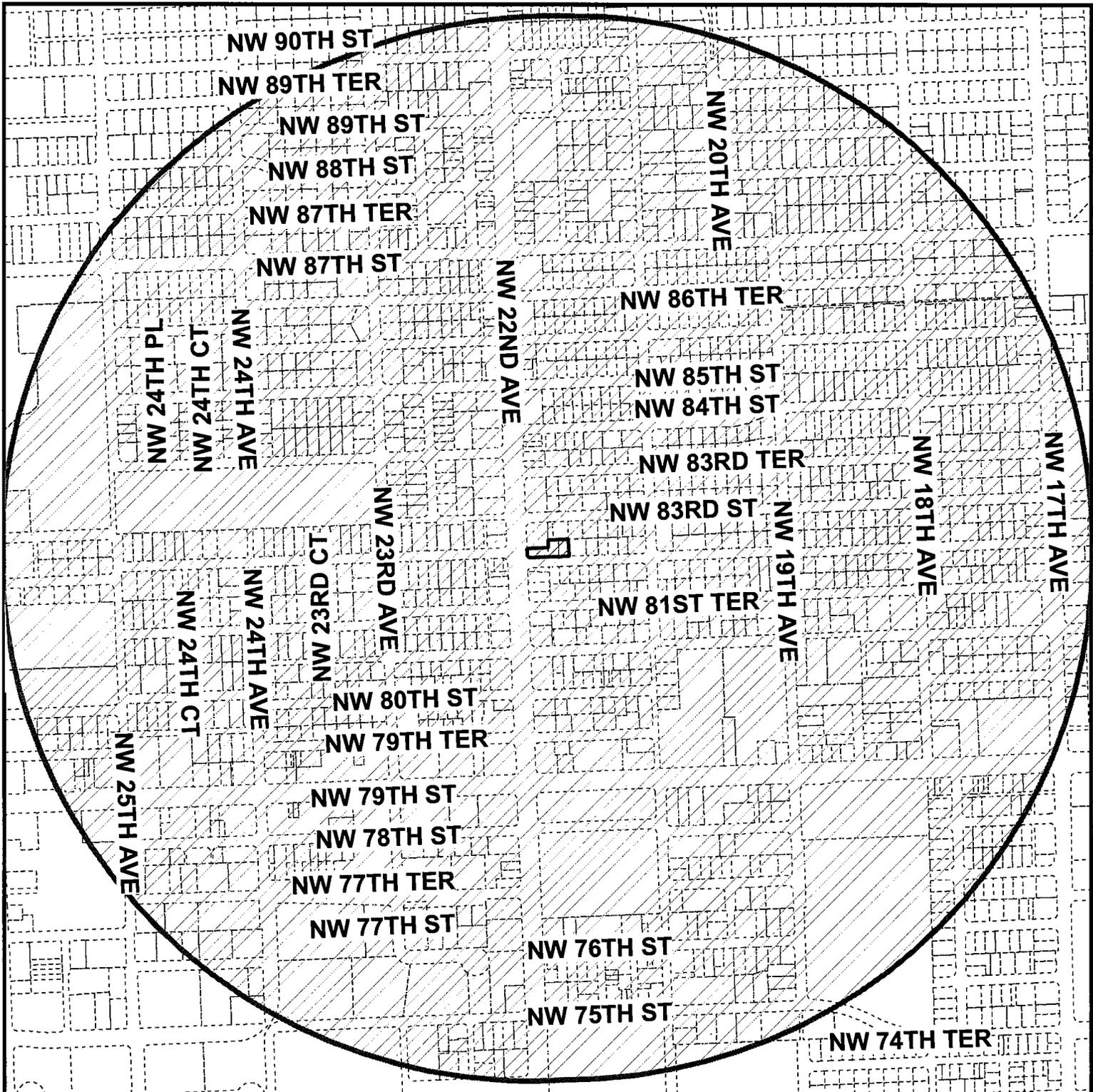
Legend

 Subject Property



SKETCH CREATED ON: Friday, May 14, 2010

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY
RADIUS MAP

Section: 10 Township: 53 Range: 41
 Applicant: BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2010000052

RADIUS: 2640

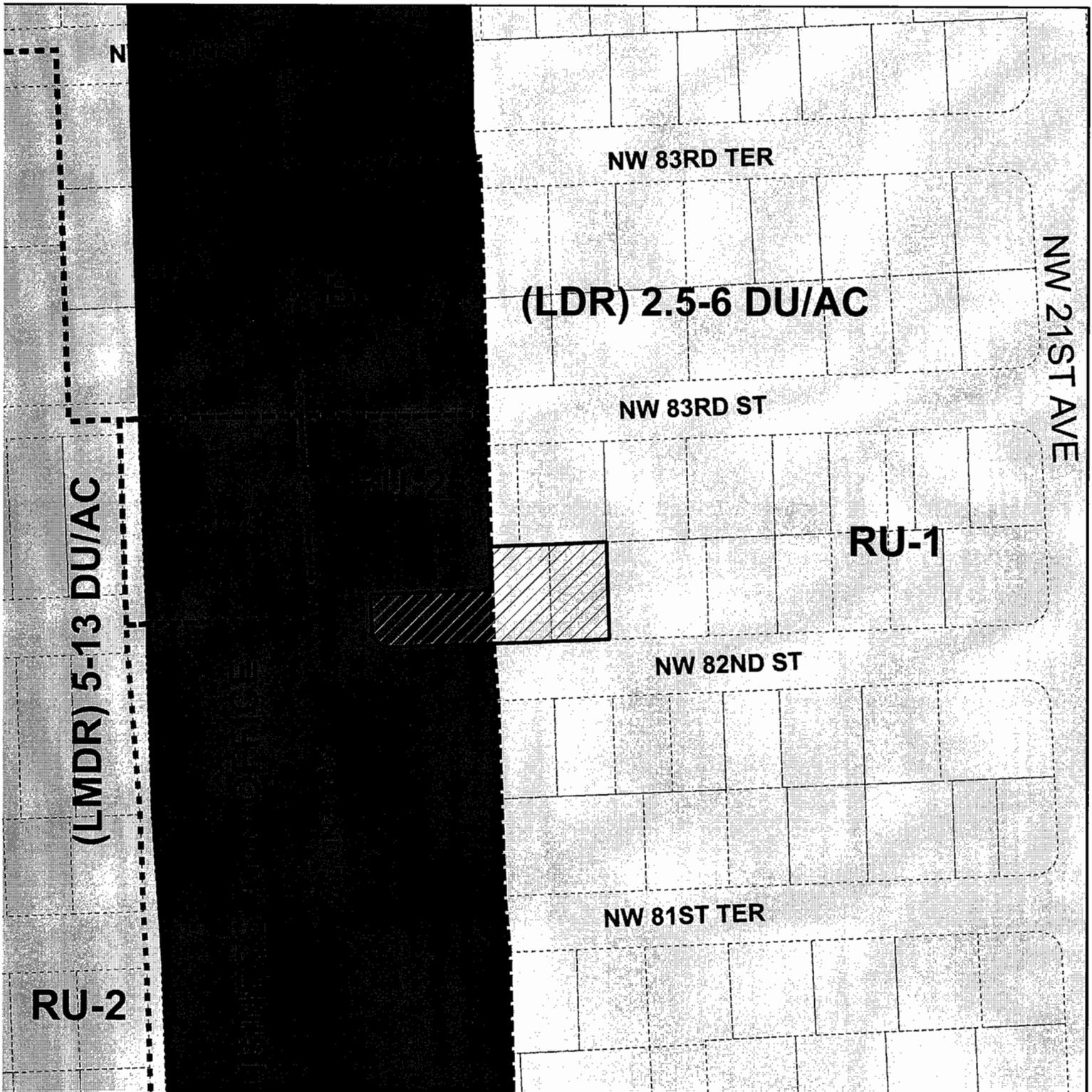
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Friday, May 14, 2010

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2010000052



Section: 10 Township: 53 Range: 41
 Applicant: BRIGHT STAR MISSIONARY BAPTIST CHURCH, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, May 14, 2010

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 8**

PH: Z11-106 (12-10-CZ8-1)

October 24, 2012

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	Yamisleidys Mompeller
Summary of Requests	The applicant is seeking to permit a duplex residence setback less than allowed from the front and interior side property lines with a greater lot coverage than permitted.
Location	3143 NW 29 Street, Miami-Dade County, Florida.
Property Size	50' x 137.5'
Existing Zoning	RU-2
Existing Land Use	Duplex residence
2015-2025 CDMP Land Use Designation	Low 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)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUESTS:

1. NON-USE VARIANCE to permit a duplex residence setback 24.89' (25' required) from the front (south) property line, setback a minimum of 3.31' (5' required) from the interior side (east) property line.
2. NON-USE VARIANCE to permit lot coverage of 40.49% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Convert to Duplex Zoning Hearing Yamisleidys Montpellier (sic)" as prepared by Fernando Gomez-Pina, P.E. sheet S-P dated stamped received 2/16/12 and the remaining 3 sheets dated stamped received 9/7/11 for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing approximately 2,784 sq. ft. duplex residence

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; duplex residence	Low Medium Density Residential (6 - 13 dua)
North	RU-2; duplex residence	Low Medium Density Residential (6 - 13 dua)
South	RU-2; duplex residence	Low Medium Density Residential (6 - 13 dua)
East	RU-2; single-family residence	Low Medium Density Residential (6 - 13 dua)
West	RU-2; duplex residence	Low Medium Density Residential (6 - 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing duplex residence located at 3143 NW 29 Street. The surrounding area is characterized by residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will permit an existing duplex residence setback less than allowed from the front and interior side property lines and with a greater lot coverage than permitted. Staff notes that the records of the Miami-Dade County Office of the Property Appraiser indicate that the subject property is a single-family residence and the existing additions include a new residential unit which provides an additional residential unit in this area of the County. However, the existing additions encroach into the rear and interior side required setback area and could have a negative visual impact on the abutting single-family residence to the east and the abutting duplex residence to the south.

CDMP ANALYSIS:

The subject property is designated as **Low Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.* The approval of the requests sought in this application will legalize the existing front and interior encroachments into the required setback areas and lot coverage greater than permitted. Further, staff notes that approval will not add additional dwelling units to the site beyond what is allowed by the CDMP LUP map and will not change the existing duplex residence use. Since the applicant is not requesting to add additional dwelling units to the site above that allowed nor change the duplex residence use, approval of the application with conditions is **consistent** with the density range of the Low Medium Density Residential CDMP LUP map category.

ZONING ANALYSIS:

When requests #1 and #2 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 to permit a duplex residence to setback less than required and with greater lot coverage than permitted would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. As previously mentioned, the records of the Miami-Dade County Office of the Property Appraiser indicate that the subject property is a single-family residence located within the RU-2 Two Family Residential district, which permits duplex residences as a matter of right. However, the records of the Building and Neighborhood Compliance Department indicate that the property was cited in 2010 for failure to obtain the required building permits for "additions to the west and east, remodeling including new door, windows, air conditioning and fence". Although the subject property does not meet the current zoning regulations for RU-2 zoned lots, the 50' frontage and 6,875 lot area are grandfathered because the property was platted prior to 1938. Staff notes that while the applicant is seeking to legalize the existing additions, approval would also legalize the existing duplex residence.

The existing additions as indicated on the submitted site plan are architecturally designed to match the scale and character of the existing residence. Staff opines that the .11" and 1.69' encroachments into the front (south) and interior side (east) setback areas (request #1), respectively are minimal and are not out of character with similar approvals in the surrounding area. Further, staff notes that the 40.49% lot coverage (request #2), which is greater than that allowed by the Zoning Code is a result of the existing second residential unit addition; however, staff opines that the resulting 10.49% increase is minimal and will not create any new visual impacts and is similar to approvals found in the surrounding area. For example, pursuant to Resolution #5-ZAB-212-95, the abutting duplex residence to the north was granted approval to setback 24.6', where 25' is required from the front property line and 3.1', where 5' is required from the interior side property line. Additionally, a property located to the northwest at 3100 NW 30 Street was approved pursuant to V1982000102 to setback 5', where 5.8' is required from the interior side property line with lot coverage of 32.4%, where 30% is permitted. Further a property located to the southwest at 3125 NW 29 Street was approved pursuant to V1984000101 for a lot coverage of 35%, where 30% is permitted. Therefore, staff opines that the approval of requests #1 and #2 would not be out of character with the similar approvals in the surrounding area.

However, staff opines that due to the layout of the floor plan for the existing duplex residence, future owners could easily convert the duplex residence into additional residential units. Therefore, staff recommends as a condition for approval, that the applicant submit a Declaration of Use agreement which restricts the use of the subject property to two-family use only. In addition, staff recommends that as a condition of approval, the existing exterior door on the east elevation, as depicted in the submitted photos be removed and replaced with an egress window as indicated in the submitted plans. Provided that the applicant submits a Declaration of Use agreement, staff opines approval would not negatively affect the appearance of the community and would not be detrimental to the neighborhood. **As such, staff recommends approval with conditions of requests #1 and #2, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

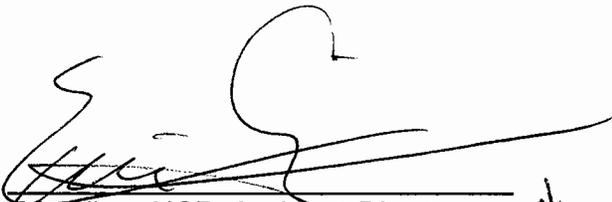
RECOMMENDATION: Approval with conditions.

CONDITION FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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 "Convert to Duplex Zoning Hearing Yamisleidys Montpellier (sic)" as prepared by Fernando Gomez-Pina, P.E. sheet S-P dated stamped received 2/16/12 and the remaining 3 sheets dated stamped received 9/7/11 for a total of 4 sheets.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits a Declaration of Use Agreement to the Department restricting the use of the subject property to only a two-family residence prior to the issuance of a building permit.
5. That the existing accessory structure in the rear yard area be removed as indicated on the submitted plans.
6. That the existing exterior door on the east elevation, as depicted in the submitted photos be removed and replaced with an egress window as indicated in the submitted plans.
7. That the existing concrete wall in the front setback area be removed as indicated on the submitted plans.

ES:MW:NN:CH:AN



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

NDN.

ZONING RECOMMENDATION ADDENDUM

Yamisleidys Mompeller
Z11-106

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory & Economic Resources – Environment Division	No objection
Public Works & Waste Management	No objection
Parks, Recreation & 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

<p>Low- Medium Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
--	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>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>
---	--

1. YAMISLEIDYS MOMPPELLER
(Applicant)

12-10-CZ8-1 (11-106)
Area 08/District 02
Hearing Date: 10/24/12

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>
--------------------	-------------------------	-----------------------	---------------------	------------------------

No History

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

Date: July 19, 2012

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

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

Subject: C-08 #Z2011000106-2nd Revision
Yamisleidys Mompeller
3143 N.W. 29th Street
To Permit a Duplex Residence Setback Less than Required from
Property Lines and to Permit a Greater Lot Coverage than
Permitted
(RU-2) (0.15 Acres)
28-53-41

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). As noted in the attached comments, your application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code subject to the conditions below and may be scheduled for public hearing.

Conditions for Flood Protection:

1. 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 5.30 ft NGVD. The proposed addition as depicted in the zoning submittal is a substantial improvement as defined in Chapter 11C of the Code. Existing residential structures with proposed substantial improvements within Special Flood Hazard Zone areas elevations must be above the base flood elevation and 8 inches above the crown of road and County Flood Criteria. The survey included with this submittal does not state the crown of road elevation. The applicant will be required to demonstrate the addition complies with the Code prior to approval of building permit plans.

Pertinent Environmental Comments:

Potable Water Service

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

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

Wastewater Disposal

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

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. However, since the legal subdivision, creating by plat such tract of land, occurred prior to the effective date of the aforesaid Code Section, the subject property is grandfatherable and may be administratively approved by the Department. The Department does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

Stormwater Management

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.

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

There are no tree resources issues on the subject property.

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.

C-08 #Z2011000106-Revised
Yamisleidys Mompeller
Page 3

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

PH# Z2011000106
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: YAMISLEIDYS MOMPPELLER

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.

02-MAR-12

Memorandum



Date: 22-SEP-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2011000106

Fire Prevention Unit:

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped received September 7, 2011. Any changes to the vehicular circulation must be resubmitted for review and approval. This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand

Development for the above Z2011000106
 located at 3143 NW 29 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1075 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 7:30 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 2 - Model Cities - 6460 NW 27 Avenue
 Rescue, BLS 65' Aerial, Battalion 5

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.

Memorandum



Date: April 20, 2012

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

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

Subject: Z2011000106: Yamisleidys Mompeller
Revised plans dated stamped received 2/16/12

Application Name: Yamisleidys Mompeller

Project Location: The site is located at 3143 NW 29 St., Miami-Dade County.

Proposed Development: The applicant is requesting non-use variances of lot coverage and the yard setbacks for an existing duplex. Revised plans dated stamped received 2/16/12 have been reviewed.

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

DATE: 04-SEP-12

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

YAMISLEIDYS MOMPPELLER

3143 NW 29 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000106

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. Prior case opened June 21, 2011 failure renew foreclosed property and cvn issued July 25, 2011. Affidavit compliance September 20, 2011, cvn submitted to close May 31, 2012. No longer required to be registered June 8, 2012 and case closed. Case opened July 2, 2012 for failure renew foreclosed property, case closed July 13, 2012. BNC: BSS case 20100135920-B opened on March 31, 2010. Notice of Violation issued on April 19, 2010 for failure to obtain required building permit(s) prior to commencing work on additions at west and east side, remodeling including new door, windows, air conditioning and fence; no permit found in mainframe. Civil Violation Notice P001631 issued on December 14, 2010 for non compliance. Final Notice of Intent to Lien/Demand for payment issued on March 8, 2012. Case remains open.

Yamisleidys Mompeller

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

REPORTER NAME:

Memorandum



Date: October 11, 2012

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

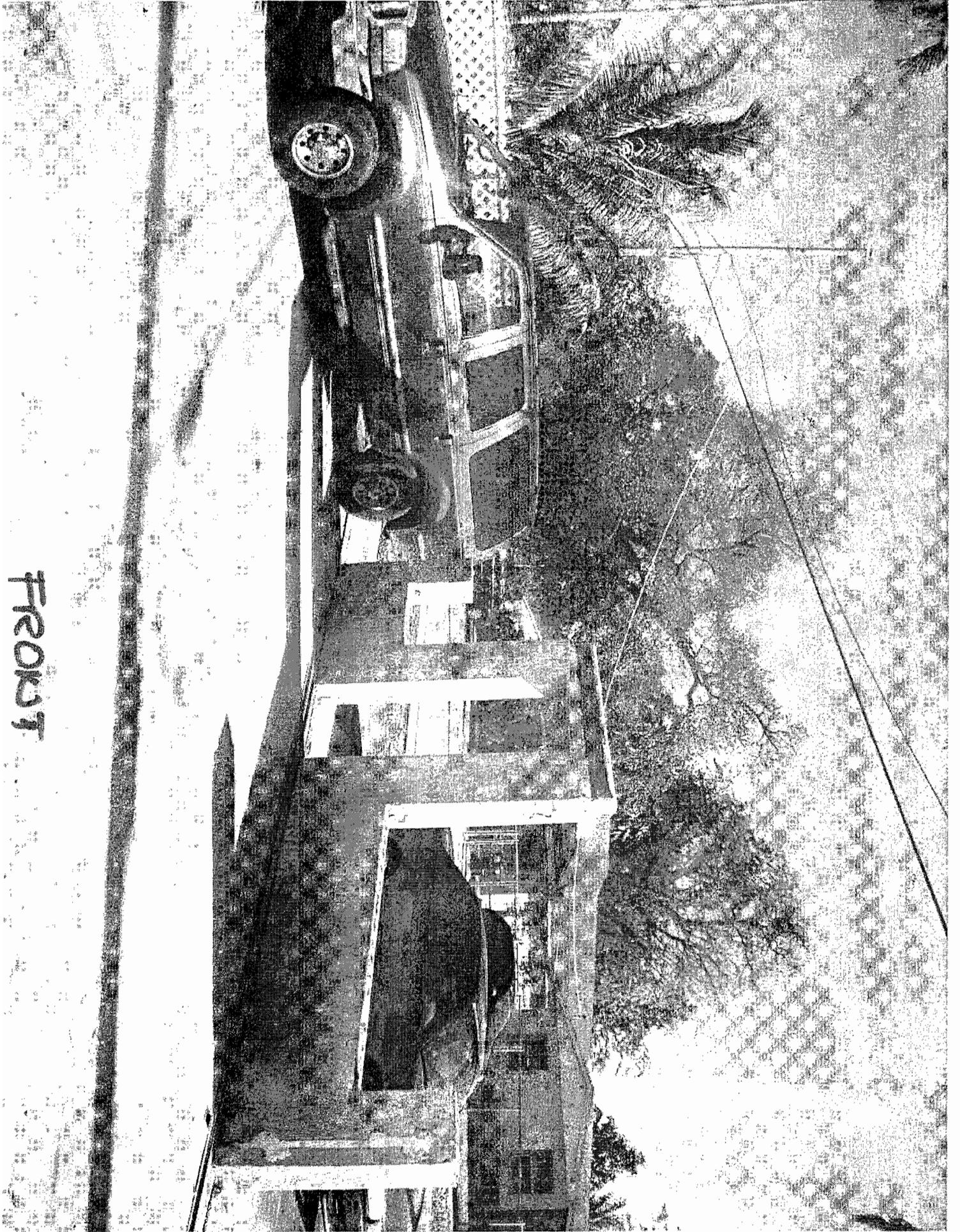
From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2011000106

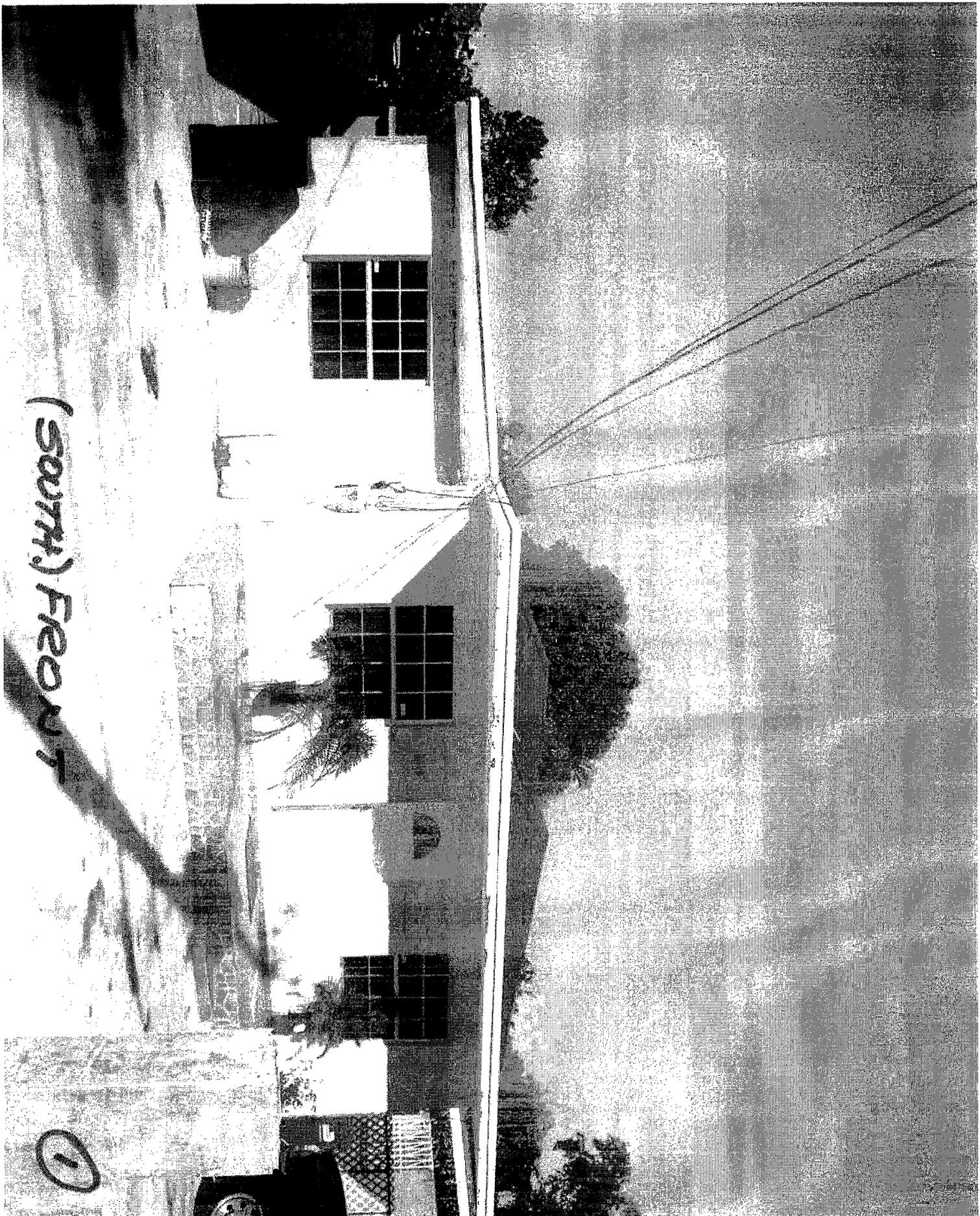
An inspection was conducted on September 19, 2012, at the property known as 3143 SW 29 Court. This is a 2 family residential property. There is an efficiency in the rear of the property with setback zoning violations that were observed.

If you have any questions or need further information, please let me know!

Ralph Edwards



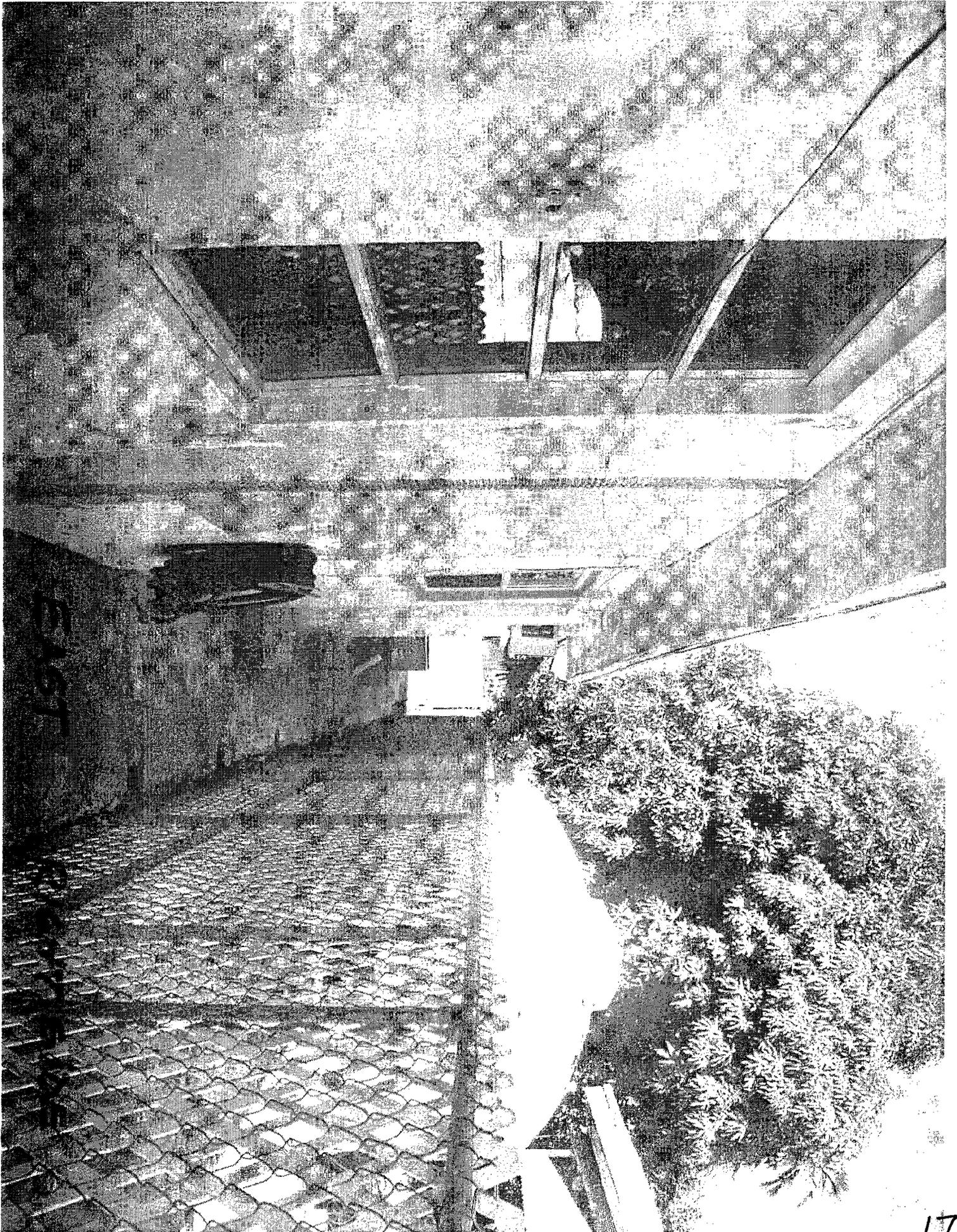
FRONT

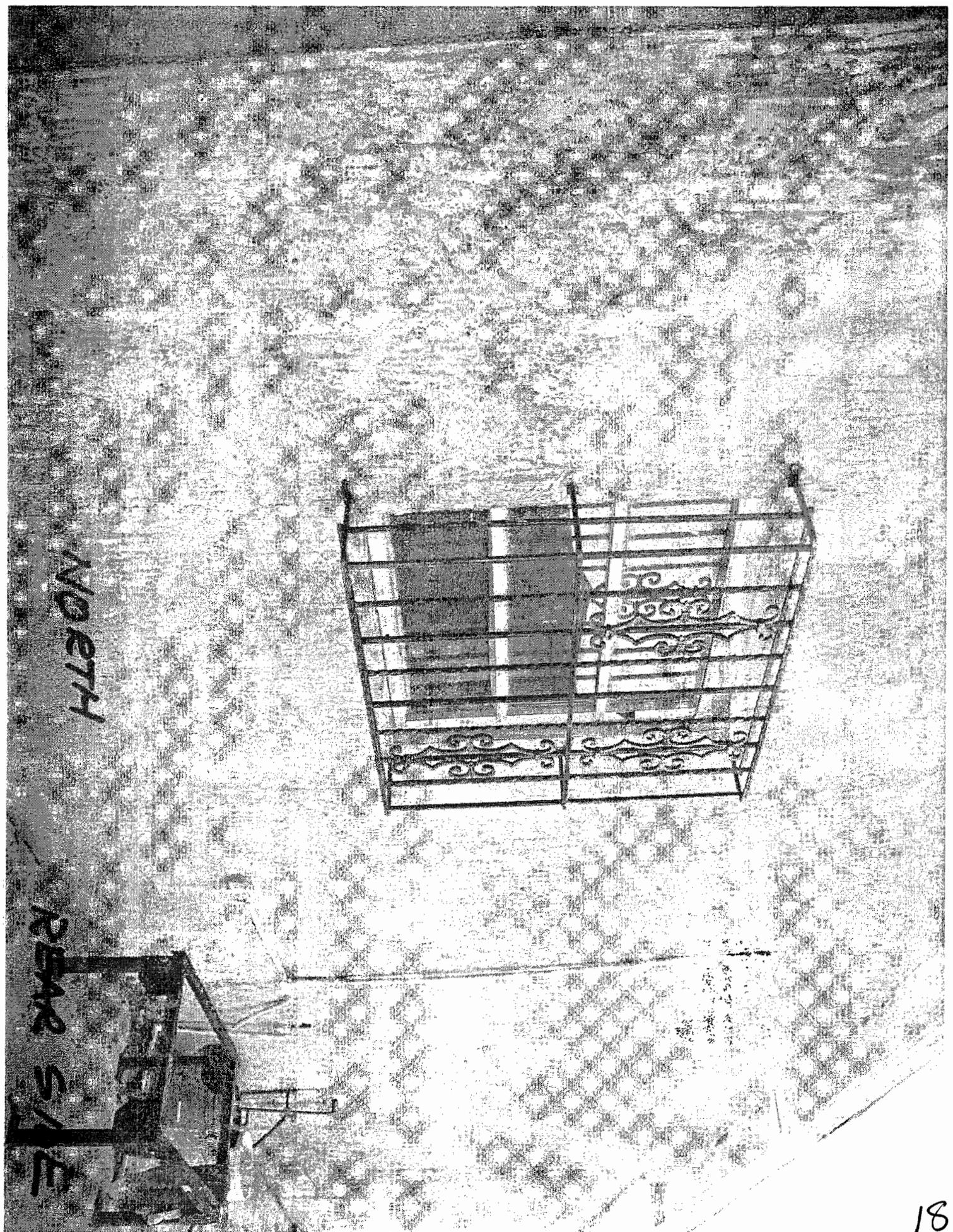


(South) Front

①

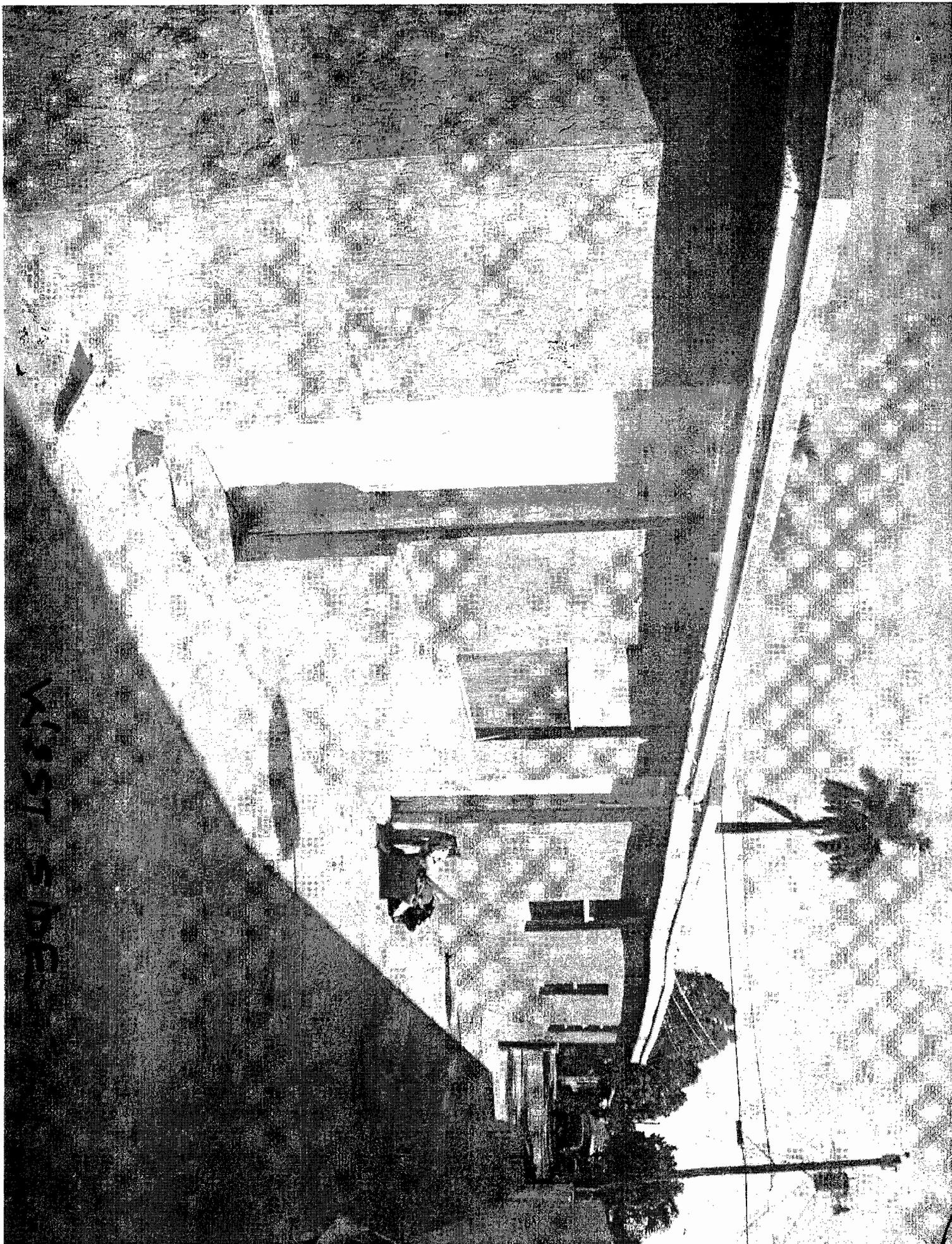
3143 NW 29th



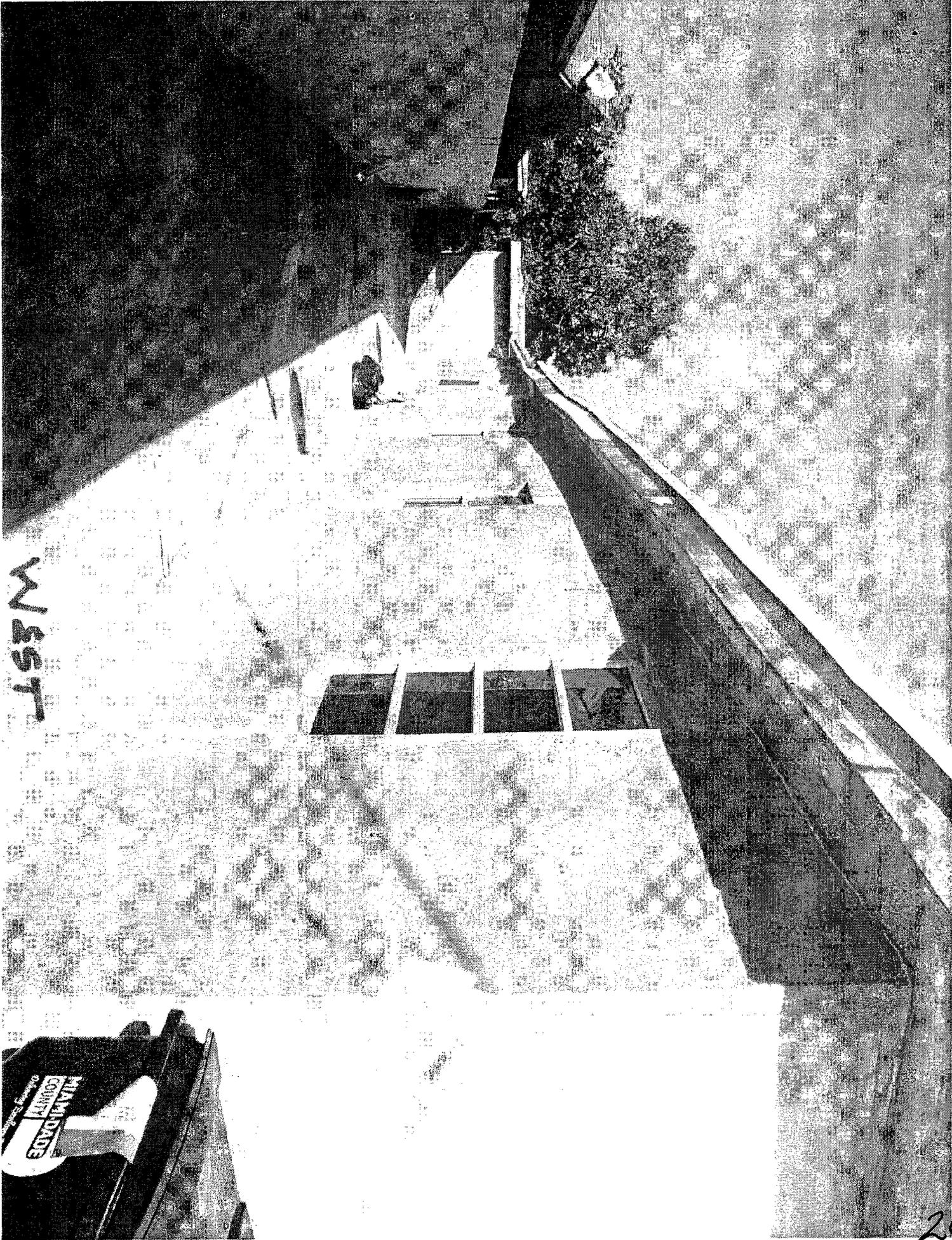


NORTH

REAR S/E



WEST SIDE

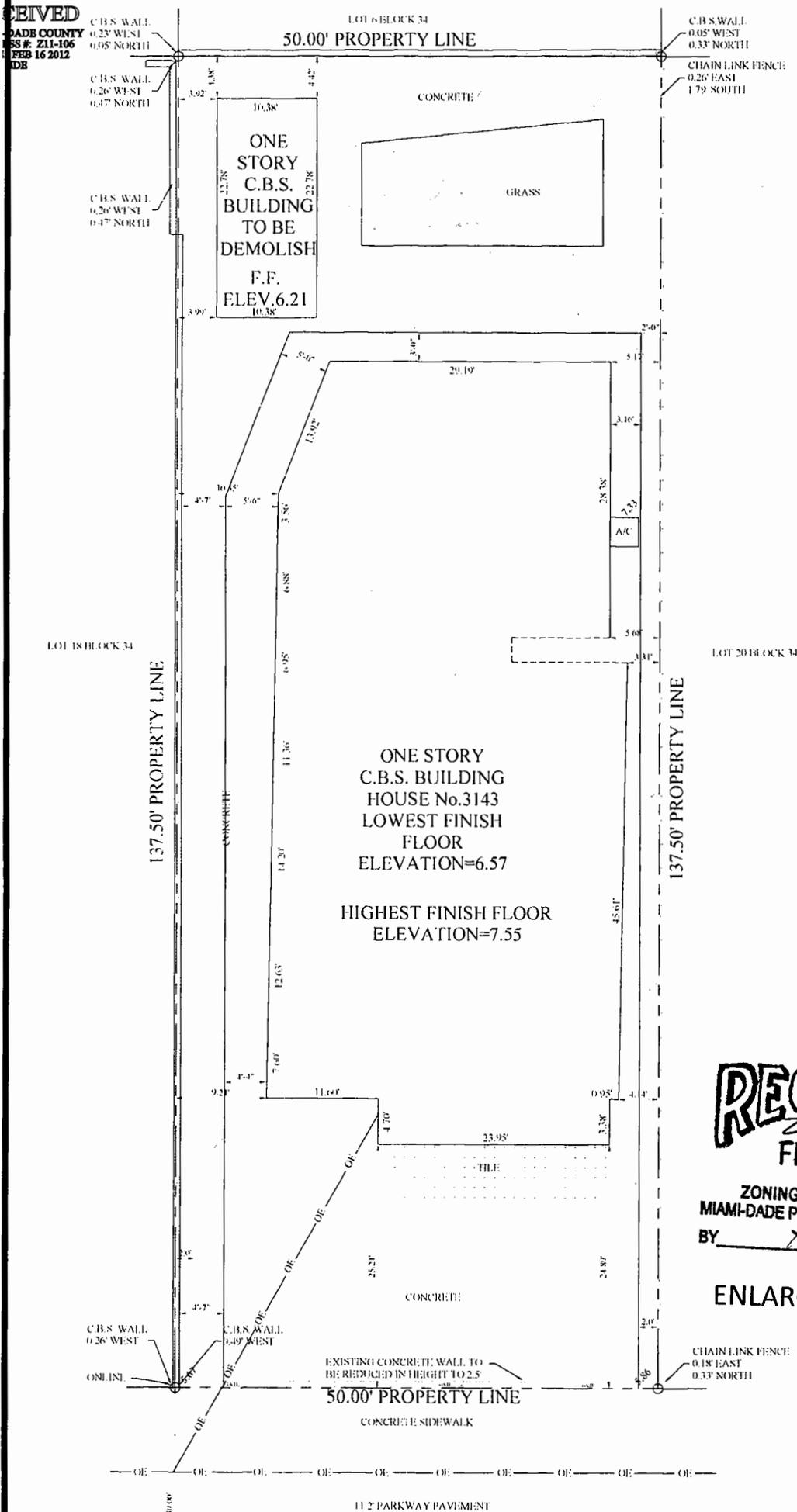


WEST

20

MIAMI DADE COUNTY
Solid Waste

RECEIVED
MIAMI-DADE COUNTY
CASE # 211-106
FEB 16 2012
ADB



RECEIVED
211-106
FEB 16 2012

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

ENLARGED SITE PLAN

DOORS SCHEDULE E-1 (A)

NO.	TYPE	CODE	QUANTITY	UNIT	DESCRIPTION	FINISH	MARKET
1	DOOR	1-1	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
2	DOOR	1-2	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
3	DOOR	1-3	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
4	DOOR	1-4	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
5	DOOR	1-5	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
6	DOOR	1-6	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
7	DOOR	1-7	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
8	DOOR	1-8	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
9	DOOR	1-9	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
10	DOOR	1-10	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD

WINDOWS SCHEDULE E-1 (A)

NO.	TYPE	CODE	QUANTITY	UNIT	DESCRIPTION	FINISH	MARKET
1	WINDOW	1-1	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
2	WINDOW	1-2	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
3	WINDOW	1-3	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
4	WINDOW	1-4	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
5	WINDOW	1-5	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
6	WINDOW	1-6	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
7	WINDOW	1-7	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
8	WINDOW	1-8	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
9	WINDOW	1-9	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
10	WINDOW	1-10	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD

FINISH SCHEDULE E-1 (A)

NO.	DESCRIPTION	FINISH	MARKET
1	CEILING	WOOD	WOOD
2	FLOOR	WOOD	WOOD
3	WALL	WOOD	WOOD
4	DOOR	WOOD	WOOD
5	WINDOW	WOOD	WOOD
6	PAINT	WOOD	WOOD
7	GLASS	WOOD	WOOD
8	GLASS	WOOD	WOOD
9	GLASS	WOOD	WOOD
10	GLASS	WOOD	WOOD

DOORS SCHEDULE E-1 (A)

NO.	TYPE	CODE	QUANTITY	UNIT	DESCRIPTION	FINISH	MARKET
1	DOOR	1-1	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
2	DOOR	1-2	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
3	DOOR	1-3	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
4	DOOR	1-4	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
5	DOOR	1-5	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
6	DOOR	1-6	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
7	DOOR	1-7	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
8	DOOR	1-8	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
9	DOOR	1-9	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD
10	DOOR	1-10	1	EA	WOOD DOOR WITH GLASS	WOOD	WOOD

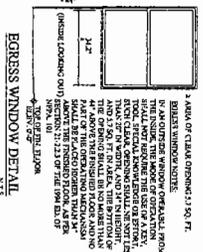
WINDOWS SCHEDULE E-1 (A)

NO.	TYPE	CODE	QUANTITY	UNIT	DESCRIPTION	FINISH	MARKET
1	WINDOW	1-1	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
2	WINDOW	1-2	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
3	WINDOW	1-3	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
4	WINDOW	1-4	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
5	WINDOW	1-5	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
6	WINDOW	1-6	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
7	WINDOW	1-7	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
8	WINDOW	1-8	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
9	WINDOW	1-9	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD
10	WINDOW	1-10	1	EA	WOOD WINDOW WITH GLASS	WOOD	WOOD

FINISH SCHEDULE E-1 (A)

NO.	DESCRIPTION	FINISH	MARKET
1	CEILING	WOOD	WOOD
2	FLOOR	WOOD	WOOD
3	WALL	WOOD	WOOD
4	DOOR	WOOD	WOOD
5	WINDOW	WOOD	WOOD
6	PAINT	WOOD	WOOD
7	GLASS	WOOD	WOOD
8	GLASS	WOOD	WOOD
9	GLASS	WOOD	WOOD
10	GLASS	WOOD	WOOD

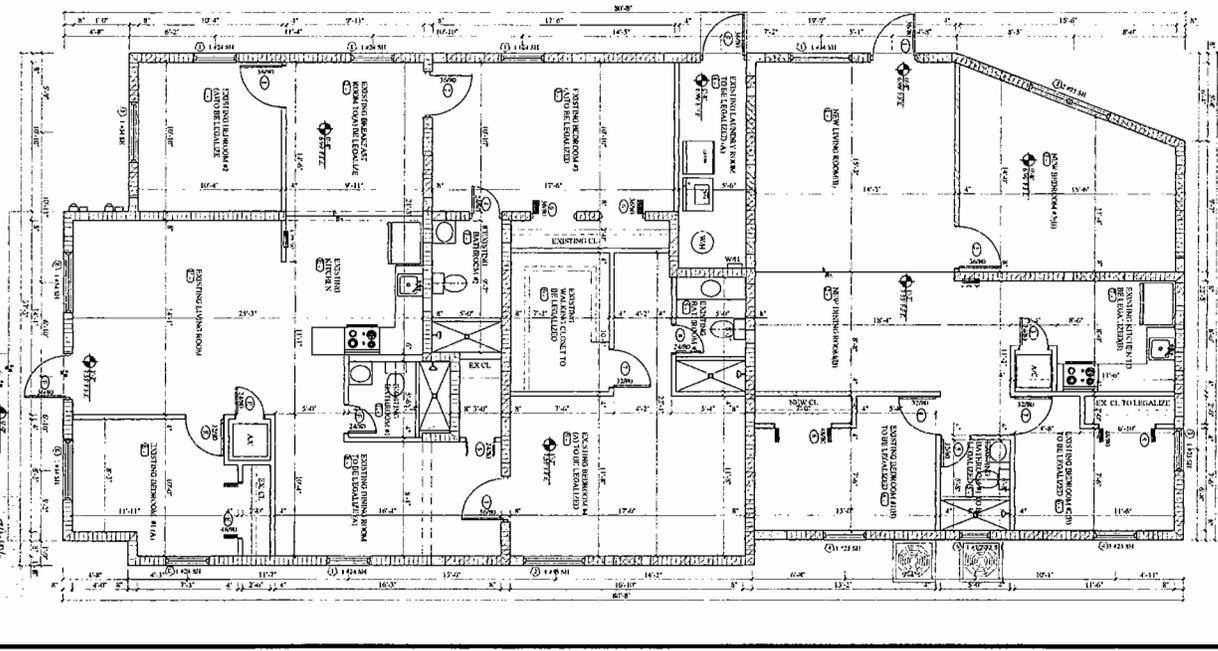
RECEIVED
SEP 07 2011
ZONING HEARINGS SECTION
MAY 10 2011
BY [Signature]



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

- EXISTING CONCRETE SLAB
- EXISTING CONCRETE WALL
- EXISTING PARTITION
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO BE RECONSTRUCTED
- EXISTING WALL TO BE RECONSTRUCTED WITH GLASS
- EXISTING WALL TO BE RECONSTRUCTED WITH GLASS AND PARTITION
- EXISTING WALL TO BE RECONSTRUCTED WITH GLASS AND PARTITION AND PARTITION
- EXISTING WALL TO BE RECONSTRUCTED WITH GLASS AND PARTITION AND PARTITION AND PARTITION



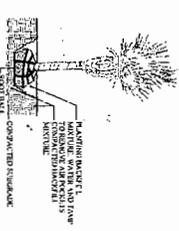
	PROPOSED FLOOR PLAN THESE DRAWINGS AND DESIGN ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.	REVISIONS NO. DESCRIPTION DATE BY 1. 08/23/2011 [Signature]	CONVERT TO DUPLEX ZONING HEARING YAMISLEIDYS MONTEPELLIER 3143 NW 29 STREET MIAMI DADE, FLORIDA	FERNANDO GOMEZ-PINA, P.E. CONSULTING ENGINEER P.L. P.E. No. 14770 (CIVIL) 2501 N. WASHINGTON AVE. SUITE 100 CORAL GABLES, FL 33134 TEL: (305) 461-2128 FAX: (305) 461-2128 MONTEPELLIER@GMAIL.COM
	A-2	Date: 08/23/2011 Drawn by: [Signature] Approved by: [Signature] E.P.D.	Project No.: Date: 08/23/2011 Drawn by: [Signature]	Project No.: Date: 08/23/2011 Drawn by: [Signature]

LANDSCAPING NOTES

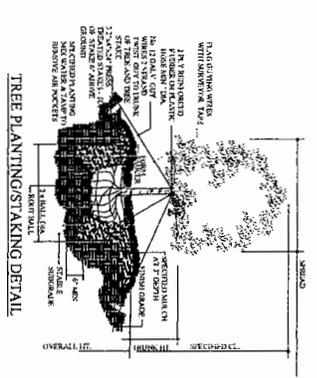
1. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.

LANDSCAPING SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT	DATE	STATUS
1	1" DIA. PALM TREES	10	EA	09/07/11	PLANTED
2	2" DIA. PALM TREES	10	EA	09/07/11	PLANTED
3	3" DIA. PALM TREES	10	EA	09/07/11	PLANTED
4	4" DIA. PALM TREES	10	EA	09/07/11	PLANTED
5	5" DIA. PALM TREES	10	EA	09/07/11	PLANTED
6	6" DIA. PALM TREES	10	EA	09/07/11	PLANTED
7	7" DIA. PALM TREES	10	EA	09/07/11	PLANTED
8	8" DIA. PALM TREES	10	EA	09/07/11	PLANTED
9	9" DIA. PALM TREES	10	EA	09/07/11	PLANTED
10	10" DIA. PALM TREES	10	EA	09/07/11	PLANTED



- PALM PLANTING DETAIL**
1. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.
 4. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.
 5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.
 6. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.
 7. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.

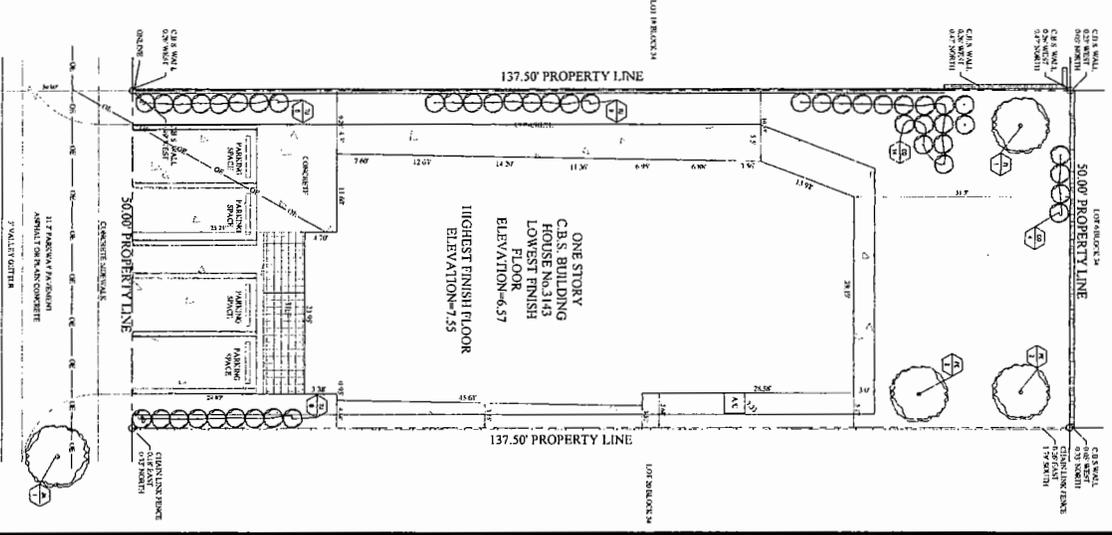


RECEIVED
SEP 07 2011

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

LEGEND:

- 1. CONCRETE CURB
- 2. CONCRETE CURB
- 3. CONCRETE CURB
- 4. CONCRETE CURB
- 5. CONCRETE CURB
- 6. CONCRETE CURB
- 7. CONCRETE CURB
- 8. CONCRETE CURB
- 9. CONCRETE CURB
- 10. CONCRETE CURB

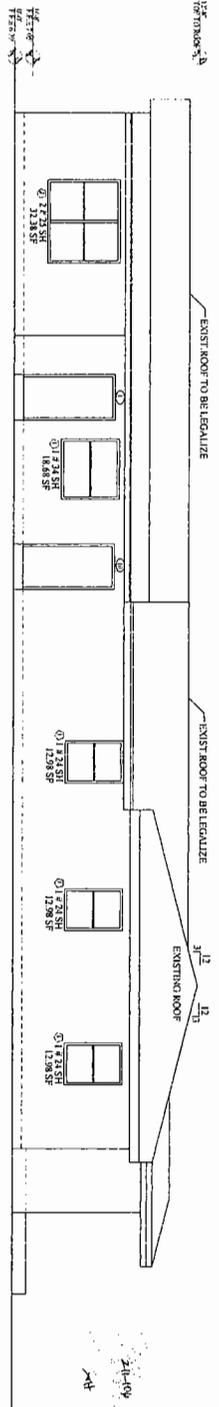
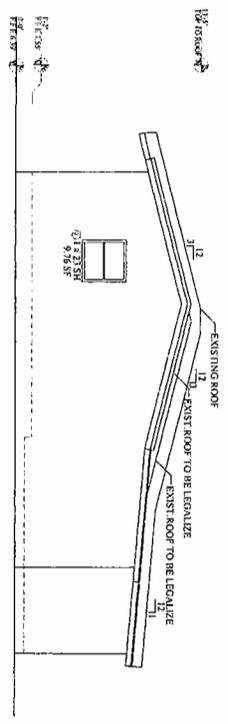
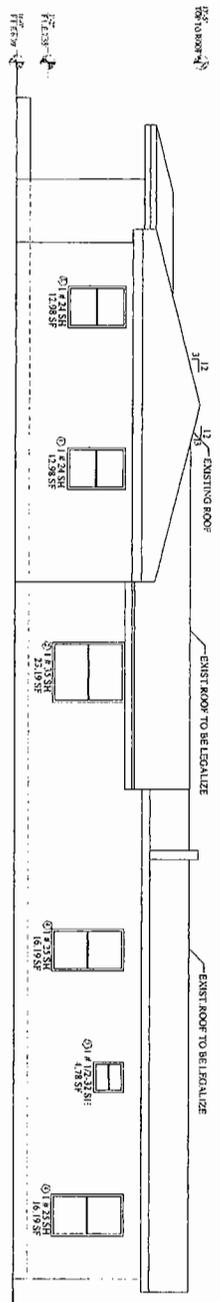
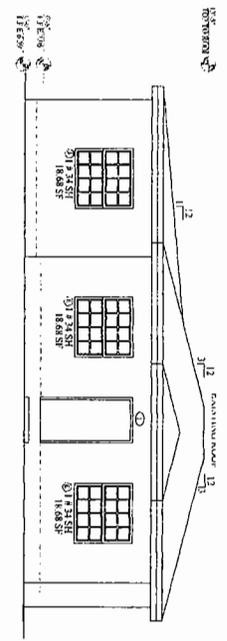


<p>REVISIONS</p> <p>DATE: 08/23/11</p> <p>BY: [Signature]</p> <p>APPROVED BY: [Signature]</p> <p>SCALE: 1"=10'</p>	<p>LANDSCAPING PLAN</p> <p>THIS DRAWING AND PLANING ARE THE PROPERTY OF FERNANDO GOMEZ P.A. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.</p>	<p>Project Title: CONVERT TO DUPLEX ZONING HEARING YAMISLEIDYS MONTPELLIER</p> <p>Address: 3143 NW 29 STREET MIAMI DADE, FLORIDA</p>	<p>FERNANDO GOMEZ-P.A., P.E.</p> <p>CONSULTING ENGINEER</p> <p>FL. P.E. NO. 14749 (EXPIRES 12/31/12)</p> <p>2501 ATLANTIDA AVE. #404</p> <p>CORAL GABLES, FL 33134</p> <p>TEL: (305) 461-2100</p> <p>FAX: (305) 461-2200</p> <p>FERNANDEZ@YAMISLEIDYS.COM</p>
--	--	--	---

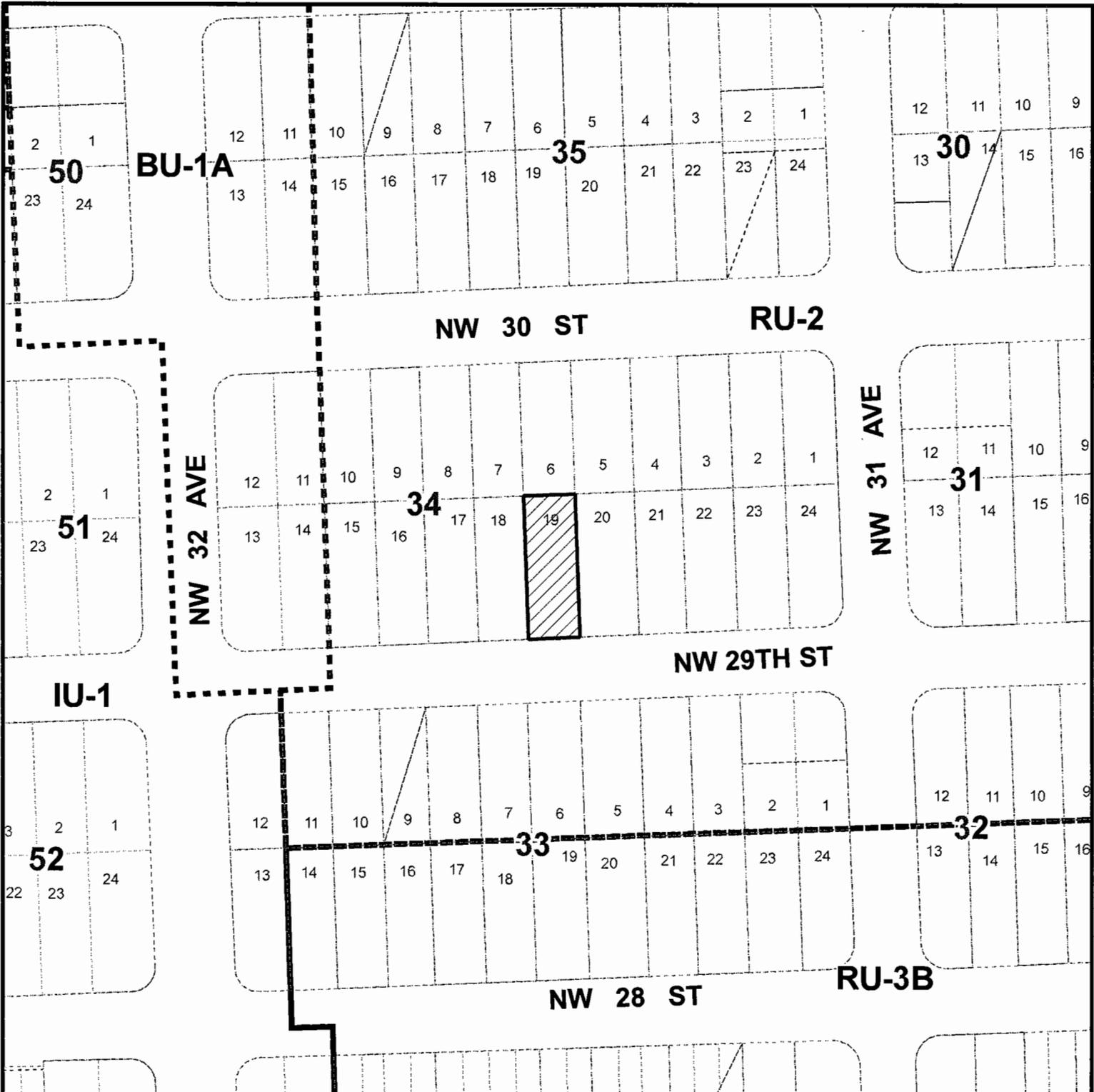
RECEIVED
 PLANNING DEPARTMENT
 SEP 07 2011

RECEIVED
 SEP 07 2011

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



	CONVERT TO DUPLEX ZONING HEARING YAMISLEIDYS MONTEPELLIER	
	3143 NW 29 STREET MIAMI DADE, FLORIDA	
ELEVATION	REVISIONS	FERNANDO GOMEZ - P.E. CONSULTING ENGINEER P.L.P.E. No. 14710 (CIVIL) 234 CATALONIA AVE. #44 CORAL GABLES, FL. 33134 TEL: (305) 461-2100 FAX: (305) 461-2228 FERNANDO@FC&A.COM



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000106



Section: 28 Township: 53 Range: 41
 Applicant: YAMISLEIDYS MOMPPELLER
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

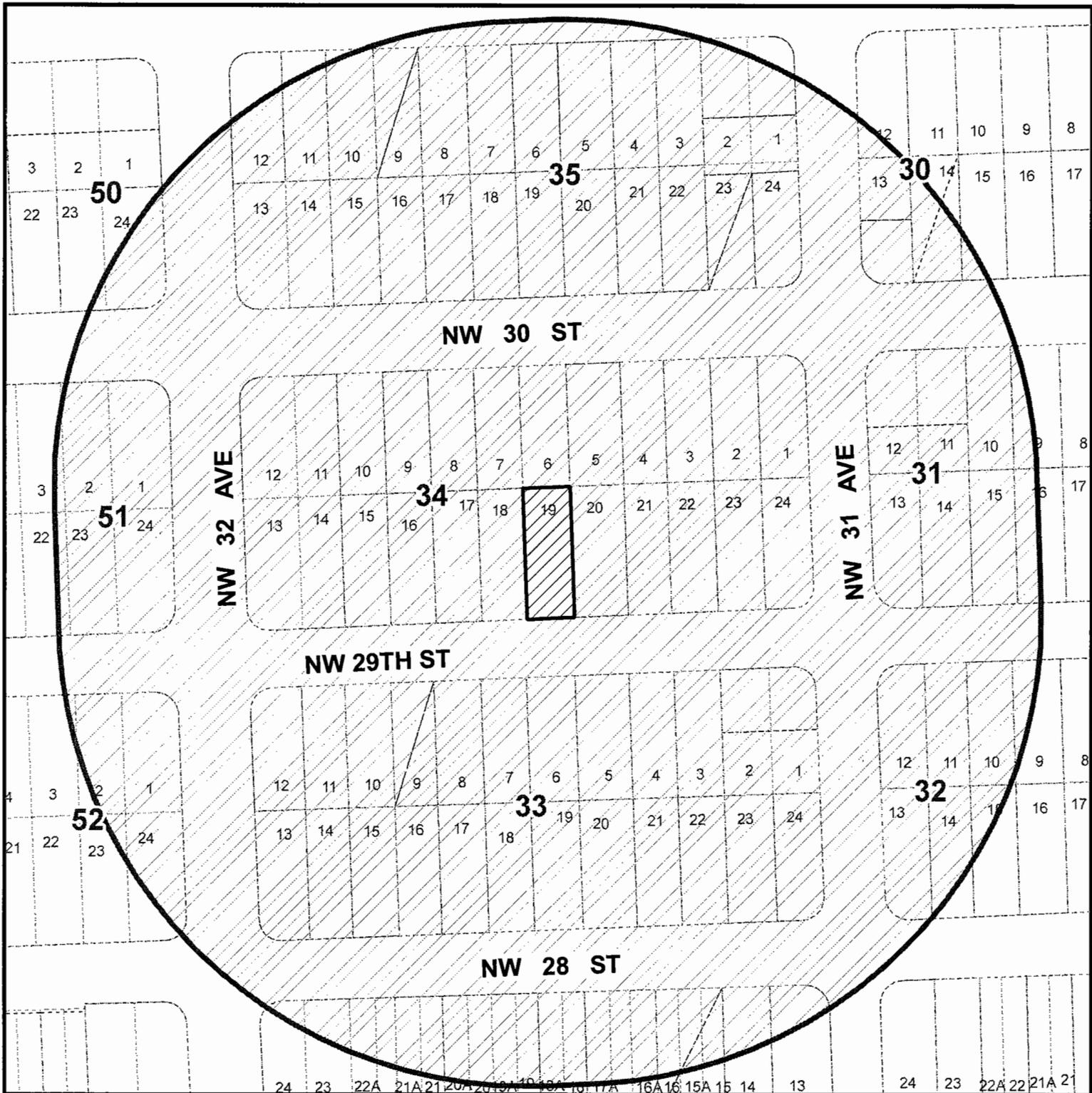
Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, September 20, 2011

REVISION	DATE	BY
		26



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 28 Township: 53 Range: 41
 Applicant: YAMISLEIDYS MOMPPELLER
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2011000106

RADIUS: 500



Legend

- Subject Property
- Buffer



SKETCH CREATED ON: Tuesday, September 20, 2011

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000106



Section: 28 Township: 53 Range: 41
 Applicant: YAMISLEIDYS MOMPPELLER
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, September 20, 2011

REVISION	DATE	BY
		28

**BUSINESS
AND
OFFICE**

(LMDR) 6-13 DU/AC

NW 30 ST

**INDUSTRIAL
AND
OFFICE**

NW 32 AVE

NW 31 AVE



NW 29TH ST

NW 28 ST

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2011000106



Section: 28 Township: 53 Range: 41
Applicant: YAMISLEIDYS MOMPPELLER
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, September 20, 2011

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 8**

PH: Z12-020 (12-10-CZ8-2)

October 24, 2012

Item No. 2

Recommendation Summary	
Commission District	2
Applicants	RG Property Holdings, LLC
Summary of Requests	The applicant is seeking to permit an adult congregate living facility and ancillary non-use variances.
Location	16565 N.E. 4 th Avenue, Miami-Dade County, Florida.
Property Size	1.83 Acres (gross area)
Existing Zoning	RU-2 & RU-3
Existing Land Use	Home for the Aged
2015-2025 CDMP Land Use Designation	Low 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)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Deferral.

REQUESTS:

- (1) UNUSUAL USE to permit an Adult Congregate Living Facility.
- (2) NON-USE VARIANCE to permit a hedge with a height of 12' (7' maximum permitted).
- (3) NON-USE VARIANCE to permit parking within 25' of a right-a-way (not permitted).
- (4) NON-USE VARIANCE to permit parking spaces with a back out dimension of 16'8" (22' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Enhancement entitled "RG Property Holding LLC., prepared by American Engineering Design, consisting of 4 sheets and plans entitled "Renaissance Gradens-ACLF", prepared by Mariano Corral Landscape Architect, consisting of 2 sheets, for a total of 6 sheets all dated stamped received 7/19/12. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The applicant seeks to convert a previously approved 20,640 sq. ft. home for the aged with 48 existing parking spaces into an adult congregate living facility.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2 & RU-3; home for the aged	Low Density Residential (2.5 to 6 dua)
North	BU-2; retail and vacant land	Business and Office
South	RU-2; duplex residences	Low Density Residential (2.5 to 6 dua)

East	RU-3 & RU-2; condo and duplex residence	Low Density Residential (2.5 to 6 dua)
West	RU-3 & RU-2; single-family residence and duplex residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at the southeast corner of the intersection of NE 166th Street and NE 4th Avenue. Commercial and retail properties abut the subject property along the north side of NE 166th Street and condos, duplex residences, and single-family residences characterize the areas to the east, west, and south.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to establish an adult congregate living facility which will provide the community with additional adult housing. However, the companion requests for reduced parking back out space, parking within the right-of-way, and a variance to the landscaping height regulations could have a negative visual impact on the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Low Density Residential** on the Adopted 2015-2025 LUP map. The land use interpretative text, under residential communities permits neighborhood and community services such as adult congregate living facility when consistent with other goals, objectives and policies of the Master Plan and compatible with the neighborhood. This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. *This density category is generally characterized by single family housing, e.g., single family detached, cluster and townhouses.*

Staff notes that the CDMP Residential Communities interpretative text indicates that congregate living facilities, group homes, foster homes, nursing homes, and day care facilities are permitted in residential communities only when consistent with other goals, objectives and policies and compatible with the neighborhood.

The subject property is located at the southeast corner of the intersection of NE 166th Street and NE 4th Avenue. Staff notes that the subject property is not located within an activity node or section center, as recommended by the Guidelines for Urban Form in the interpretative text of the CDMP for the location of congregate living facilities. Said guidelines provide a generalized pattern for land use development in residential communities. However, the CDMP allows uses such as the requested home for the aged in residential communities when consistent with other goals, objectives and policies of the Plan and compatible with the neighborhood. Additionally, the CDMP **Policy LU-4D** states that uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complimentary elements and buffer any incompatible elements.

ZONING ANALYSIS:

In 1984, pursuant to Resolution #4-ZAB-501-84, the subject property was approved for an unusual use to permit a home for the aged with a maximum of 90 residents. The current application seeks a proposed adult congregate living facility, offering services to residents with a history of substance abuse. Staff notes that the existing building is proposed to remain; however, the request to establish a new use on the subject property requires that the applicant bring the site up to the current Zoning Code standards.

Staff opines that the scope of services in the applicant's development program, which consists of a drug rehabilitation/detoxification program and outpatient services, may not be consistent with the intent of an Adult Congregate Living Facility use. Consequently, based on the scope of services in the applicant's proposed development program, this application has not been properly advertised and needs to be deferred with leave to amend and re-advertised.

ACCESS, CIRCULATION AND PARKING:

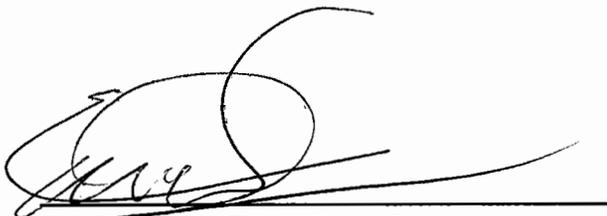
The subject property is located lying south of NE 166 Street and east of NE 4 Avenue. The 1.6-acre residential parcel consists of a 20,640 sq. ft. residential building with 48 parking spaces. The site has three (3) ingress and egress drives, two along the south property line abutting NE 165 Street and one along the north property line abutting NE 166 Street.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Deferral.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:JC



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

ZONING RECOMMENDATION ADDENDUM

RG Property Holdings, LLC
12-020

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Resources Management Division)	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 objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

Low Density Residential (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Residential Communities (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.</i>
Land Use Objective 4 (Pg. I-11)	<i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>
Land Use Policy 4D (Pg. I-11)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special Exceptions, Unusual Uses and New Uses	<i>The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous</i>
---	--

ZONING RECOMMENDATION ADDENDUM

RG Property Holdings, LLC
12-020

	<i>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>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>

2. RG PROPERTY HOLDINGS, LLC
(Applicant)

12-10-CZ8-2 (12-020)
Area 08/District 02
Hearing Date: 10/24/12

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>
1949	Dade County Zoning Department	- Zone change from GU to GU, RU-2 & BU-2A.	BCC	Approved
1984	Pauline S. Dennis	- Unusual Use to permit a home for the Aged.	ZAB	Approved w/ 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.

Memorandum



Date: February 21, 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-08 #Z2012000020
RG Property Holdings, LLC
16565 NE 4th Avenue
Deletion of a Condition of a Previously Resolution Prohibiting
Alcoholic and Mental Patients for a Home for the Aged
(RU-3) (1.60 Acres)
18-52-42

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

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.

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.

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 change will not affect the existing stormwater management system.

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

According to the site plan submitted with this zoning application, the proposal to delete a condition of a previous resolution will not impact tree resources. However please be advised that 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 Chapter 24 of the Code.

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, Sustainability, Planning and Economic Enhancement

REVISION 1
PH# Z2012000020
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: RG PROPERTY HOLDINGS, LLC

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

03-AUG-12

Memorandum



Date: 09-AUG-12
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2012000020

Fire Prevention Unit:

No objection via case Z2012000020.

Service Impact/Demand

Development for the above Z2012000020
 located at 16565 NE 4 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0332 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
N/A <u>Retail</u>	square feet	N/A <u>nursing home/hospitals</u>	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 4:30 minutes

Existing services

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

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

Memorandum



Date: August 31, 2012

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

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

Subject: Z2012000020: RG PROPERTY HOLDINGS, LLC
Includes revised plans dated submitted through 7/19/12

Application Name: RG PROPERTY HOLDINGS, LLC

Project Location: The site is located at 16565 NE 4 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting deletion of an existing condition which prohibits housing of "alcoholic and mental patients of any type" on the property. The Applicant intends to extend services offered at the existing health care facility that serves elderly residents to those with a history of substance abuse. Review includes revised plans dated submitted through 7/19/12.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards.

We have no pertinent comments for this application 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

DATE: 06-AUG-12
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

RG PROPERTY HOLDINGS, LLC

16565 NE 4 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000020

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No bss cases open/closed.

RG Property Holdings LLC

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

REPORTER NAME:

Memorandum



Date: August 21, 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: Z2012000020

Zoning Inspector: Frankie Rodriguez
Inspection date: August 21, 2012
Location: 16565 NE 4 Ave.

The subject property is improved with a two story adult congregate living facility and parking lot. A three foot chain link fence exists along east property line.

The landscaped green areas are mowed several large trees exist on the subject property.

The subject property is surrounded by residential and commercial properties. The residential properties lie to the west and south of the subject property and the commercial properties lie mostly to the north of the subject property.

The facility is currently not being used and no unauthorized uses were observed.

DISCLOSURE OF INTEREST*

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

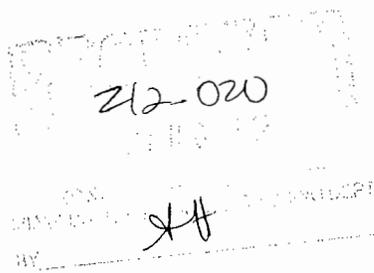
CORPORATION NAME: RG Property Holdings, L.L.C.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>AYS Holdings, LLC</u>	<u>50%</u>
<u>P.O. Box 546752</u>	<u></u>
<u>Surfside, FL 33154</u>	<u></u>
<u>Rosdev South, LP</u>	<u>50%</u>
<u>7077, Avenue Du Parc, Suite 600</u>	<u></u>
<u>Montreal, QC H3N 1-X7 Canada</u>	<u></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 Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percent 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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

<u>NAME ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>

Date of contract: _____

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

212-020

AT

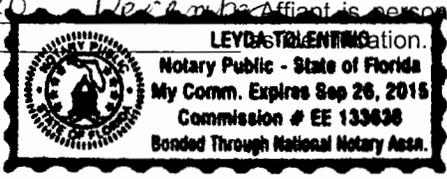
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 20 day of December, 2014. Affiant is personally known to me or has produced _____

Leyda Solis
(Notary Public)



My commission expires 9-26-2015

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

Interests in AYS Holdings, LLC

	Percentage of Interest
Abraham Shaulson P.O. Box 546752 Surfside, FL 33154	100%

Interests in Rosdev South, LP

	Percentage of Interest
Michael Rosenberg 7077, Avenue Du Parc, Suite 600 Montreal, QC H3N 1-X7 Canada	100%

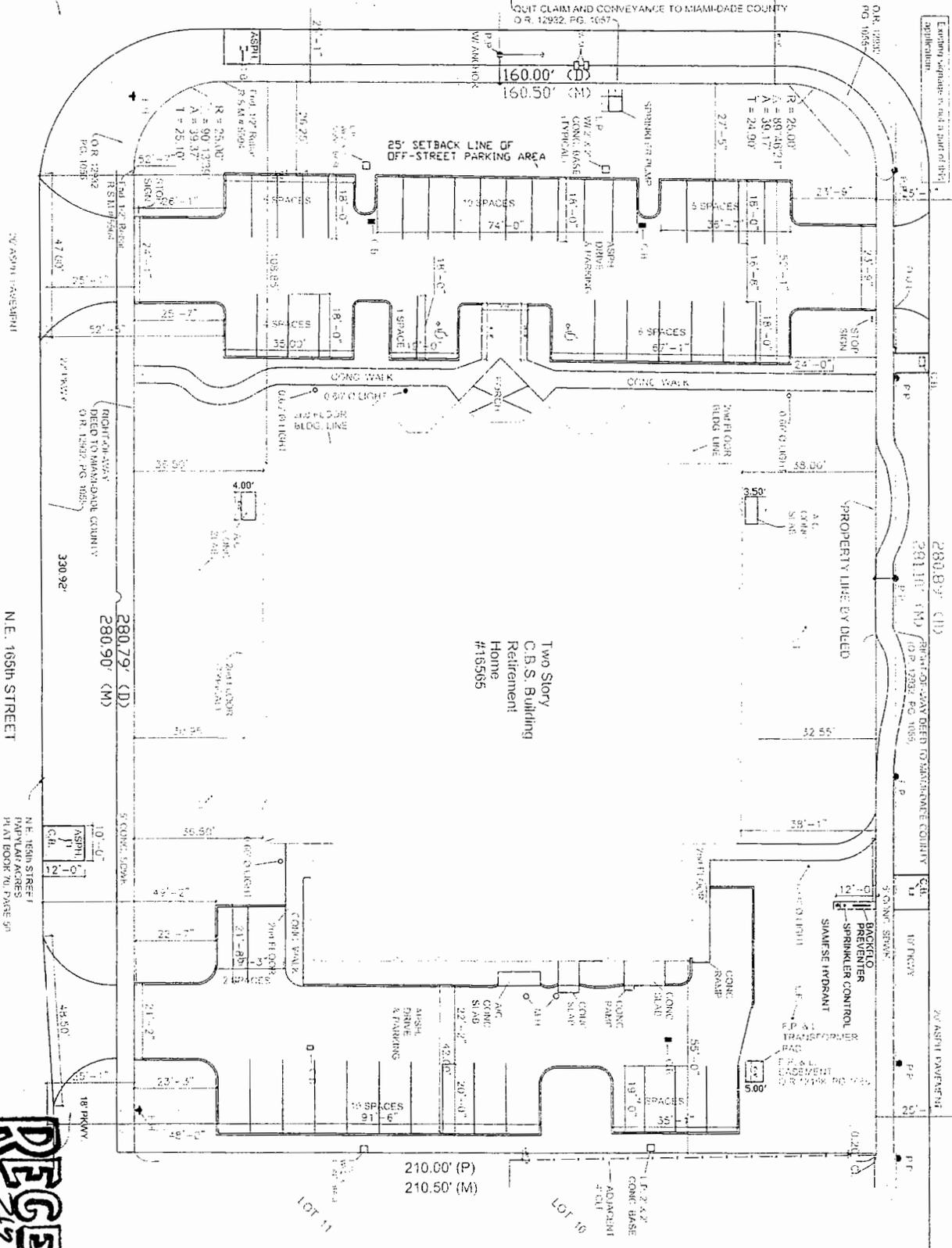
212-020
AJ

THE WEST LINE OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 52 SOUTH, RANGE 42 EAST

"FULFORD HIGHLANDS SECOND ADDITION"
PLAT BOOK 8, PAGE 103
MIAMI-DADE COUNTY PUBLIC RECORDS

N.E. 4th AVENUE

QUIT CLAIM AND CONVEYANCE TO MIAMI-DADE COUNTY
O.R. 12932, PG. 1057



Existing easement is not a part of this application

SECTION 18 - 28th AVENUE
N.E. 166th STREET
FULLFORD HIGHLANDS
MIAMI-DADE COUNTY PUBLIC RECORDS

N.E. 166th STREET

Two Story
C.B.S. Building
Retirement
Home
#153565

210.00' (P)
210.50' (M)

"FULFORD HIGHLANDS"
PLAT BOOK 8, PAGE 47
MIAMI-DADE COUNTY PUBLIC RECORDS

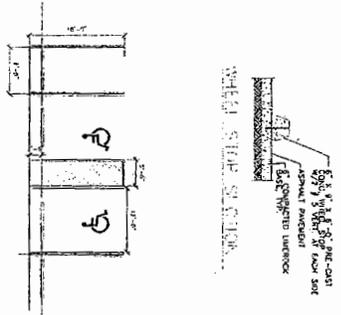
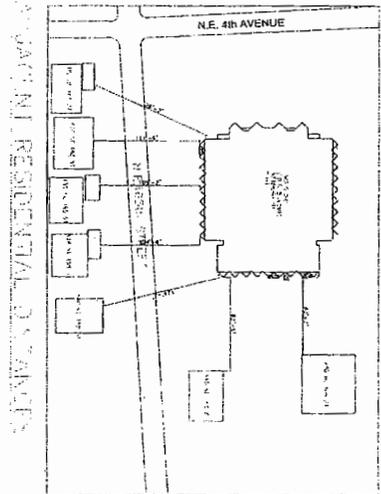
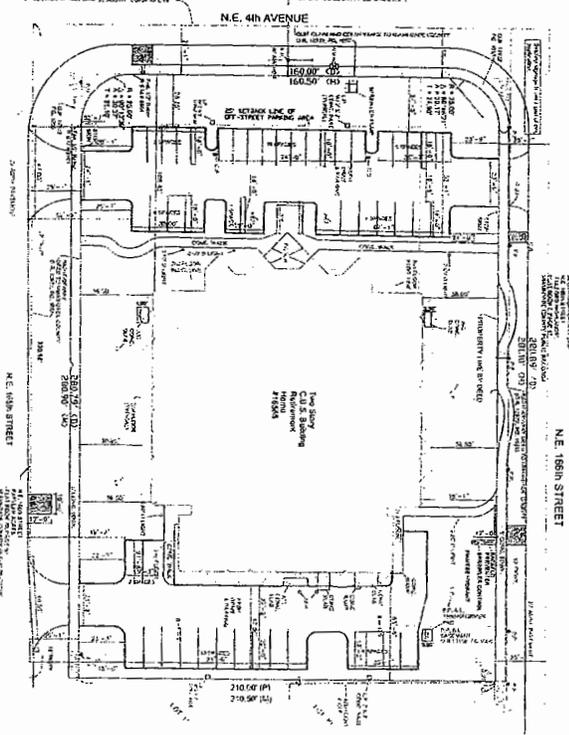
ENLARGED SITE

RECEIVED
JUL 19 2012

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

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

THESE PLANS WERE PREPARED BY THE ENGINEER AND THE ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE SHOWN DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
3. THE SHOWN DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
4. THE SHOWN DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
5. THE SHOWN DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.

PERMITS REQUIRED:

PERMIT TYPE	DATE	STATUS
PLANNING	07/19/12	APPROVED
CONSTRUCTION	07/19/12	APPROVED
STREET CLOSURE	07/19/12	APPROVED
UTILITY	07/19/12	APPROVED

UNIT MODEL DATA:

UNIT	MODEL	DATE
101	101	07/19/12
102	102	07/19/12
103	103	07/19/12
104	104	07/19/12
105	105	07/19/12
106	106	07/19/12
107	107	07/19/12
108	108	07/19/12
109	109	07/19/12
110	110	07/19/12

RG PROPERTY HOLDING LLC
 16565 NE 4 AVE
 MIAMI FL 33162

AMERICAN ENGINEERING DESIGN
 810
 BOX 810
 BOCA RATON, FL 33314
 APPROXIMATE NO. 0008514
 DEMONSTRATION OFFICE 5552

NO PROPERTY HOLDING LLC
 16565 NE 4 AVE
 MIAMI FL 33162

RECEIVED
 OCT 2011

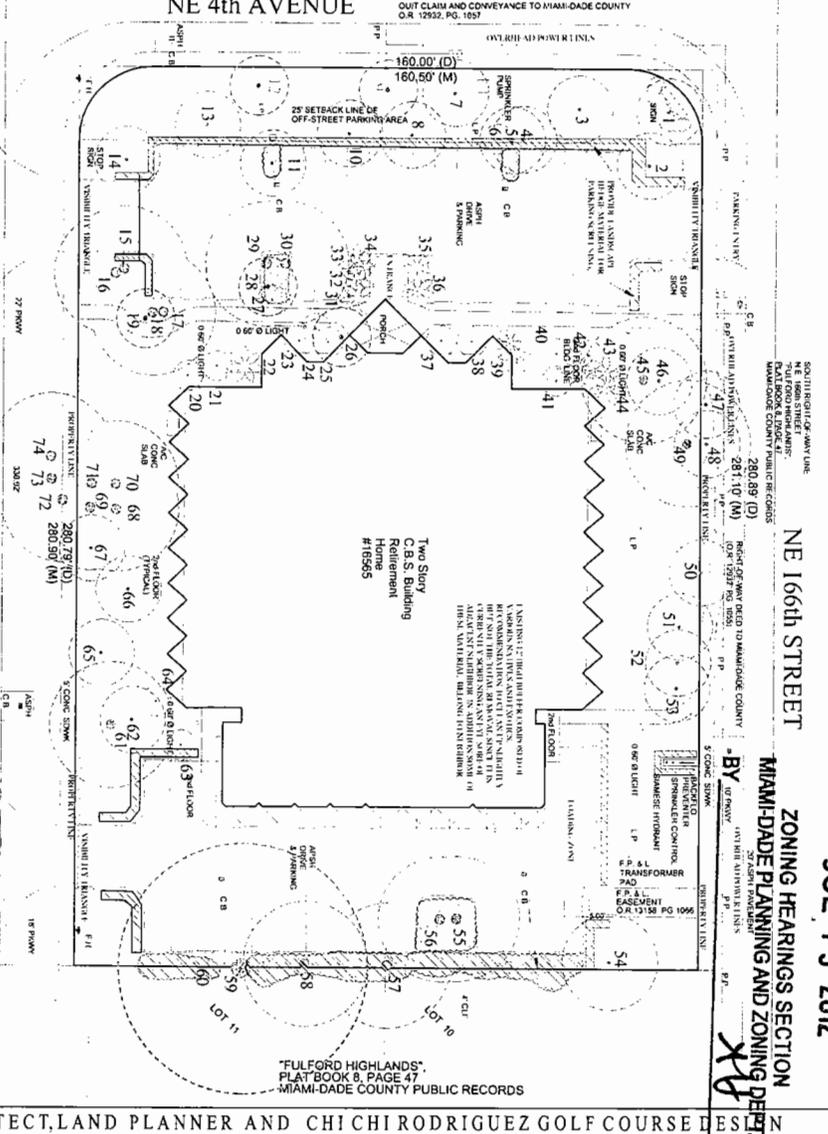
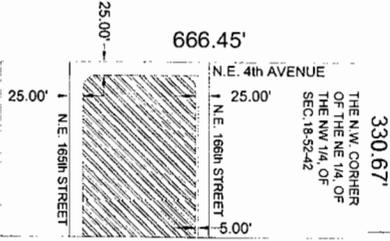
51

RECEIVED
 JUL 19 2012

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

EXISTING TREE LIST

REF. NO.	TREE NAME	HEIGHT	STEM DIA.	DWELLER	TYPE OF TREE	CONDITION	LOCATION OF TREE
1	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
2	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
3	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
4	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
5	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
6	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
7	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
8	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
9	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
10	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
11	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
12	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
13	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
14	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
15	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
16	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
17	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
18	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
19	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
20	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
21	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
22	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
23	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
24	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
25	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
26	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
27	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
28	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
29	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
30	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
31	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
32	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
33	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
34	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
35	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
36	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
37	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
38	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
39	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
40	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
41	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
42	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
43	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
44	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
45	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
46	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
47	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
48	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
49	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
50	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
51	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
52	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
53	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
54	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
55	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
56	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
57	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
58	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
59	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD
60	Non-identifiable Tree	12	12"	12"	Non-identifiable	Good	FRONT YARD



SITE PHOTOS OF EXISTING CONDITIONS

SITE PLAN OF EXISTING TREES
SCALE: 1/16"=1'-0"

MARIANO CORRAL, LANDSCAPE ARCHITECT, LAND PLANNER AND CHI CHI RODRIGUEZ GOLF COURSE DESIGN

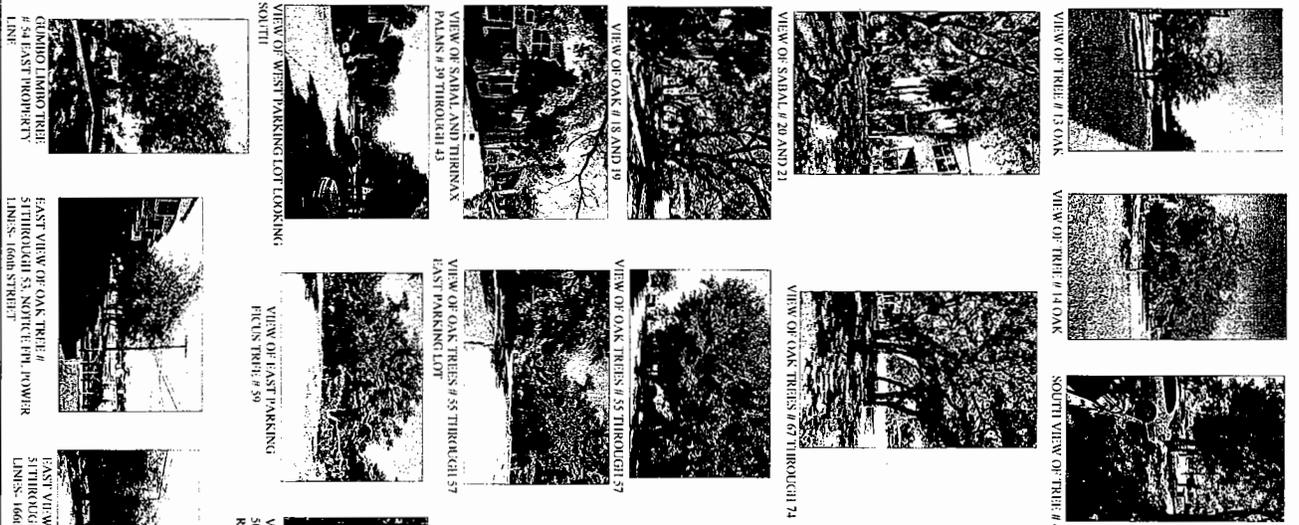
RENAISSANCE GARDENS - A/C/F

16565 NE 4th AVENUE
MIAMI, FLORIDA

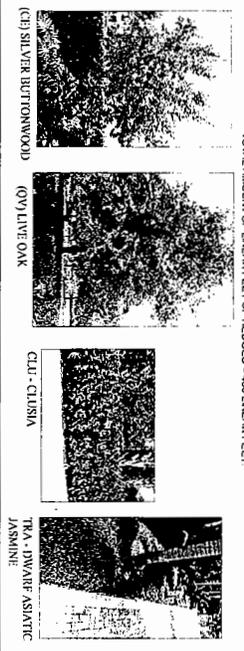
MC
MARIANO CORRAL
LANDSCAPE ARCHITECT
16565 NE 4th AVENUE
MIAMI, FLORIDA 33132
TEL: 305.555.1111
WWW.MARIANOCORRAL.COM

Sheet Number
ST-1

SITE PHOTOS OF EXISTING CONDITIONS

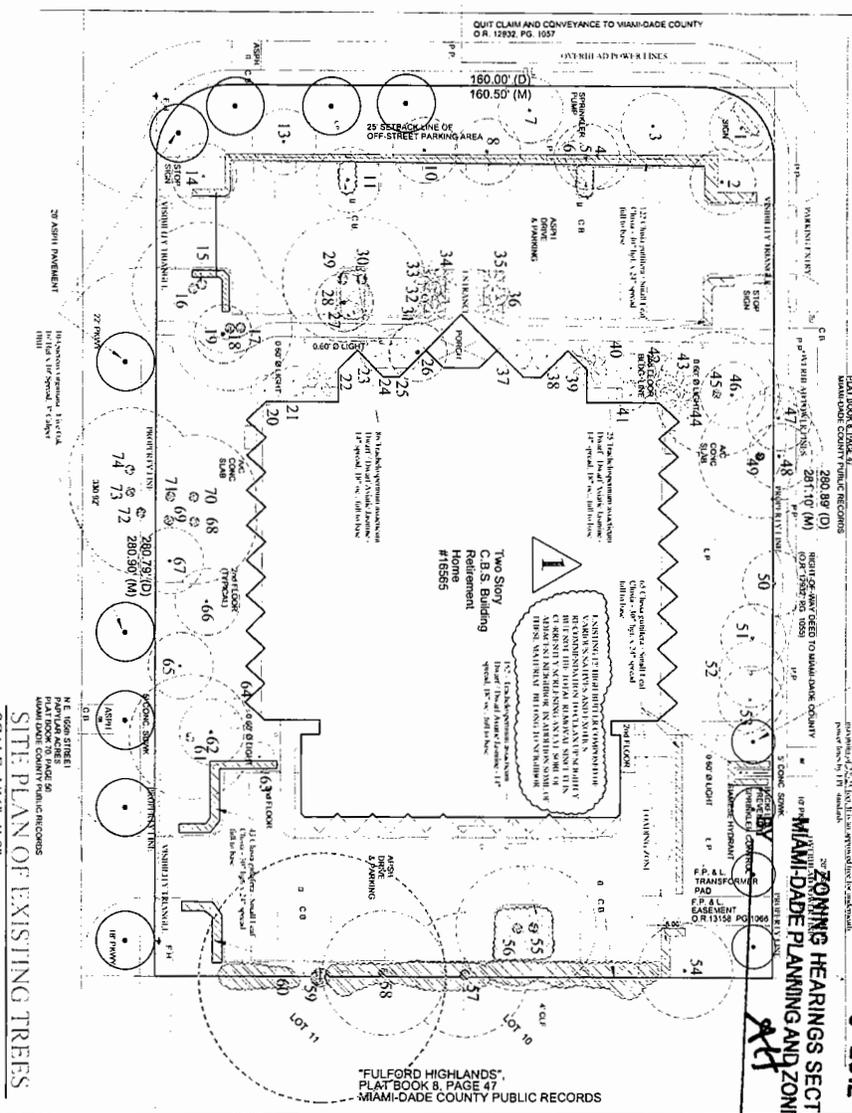


PROPOSED PLANT MATERIALS



REF	QUANTITY	BOTANICAL NAME / COMMON NAME	HGT	SPR	COLOR	TYPE	FLOWERS	TOPOGRAPHY	REMARKS
1	14	Proposed live oak trees	10'	W	Green	Small	Medium	10' x 10'	Plant in 166th Street
2	14	Proposed Silver Bottomwood trees	10'	W	Green	Small	Medium	10' x 10'	Plant in 166th Street
3	14	Proposed Clivia plants	3'	W	Yellow	Small	Medium	10' x 10'	Plant in 166th Street
4	14	Proposed Dwarf Asiatic Jasmine plants	3'	W	White	Small	Medium	10' x 10'	Plant in 166th Street

TOTAL NEW STREET TREES 14
TOTAL AMOUNT OF LINEAR FEET OF HEDGES = 480 LINEAR FEET



M.E. 166th STREET
SITE PLAN OF EXISTING TREES
SCALE: 1/16"=1'-0"

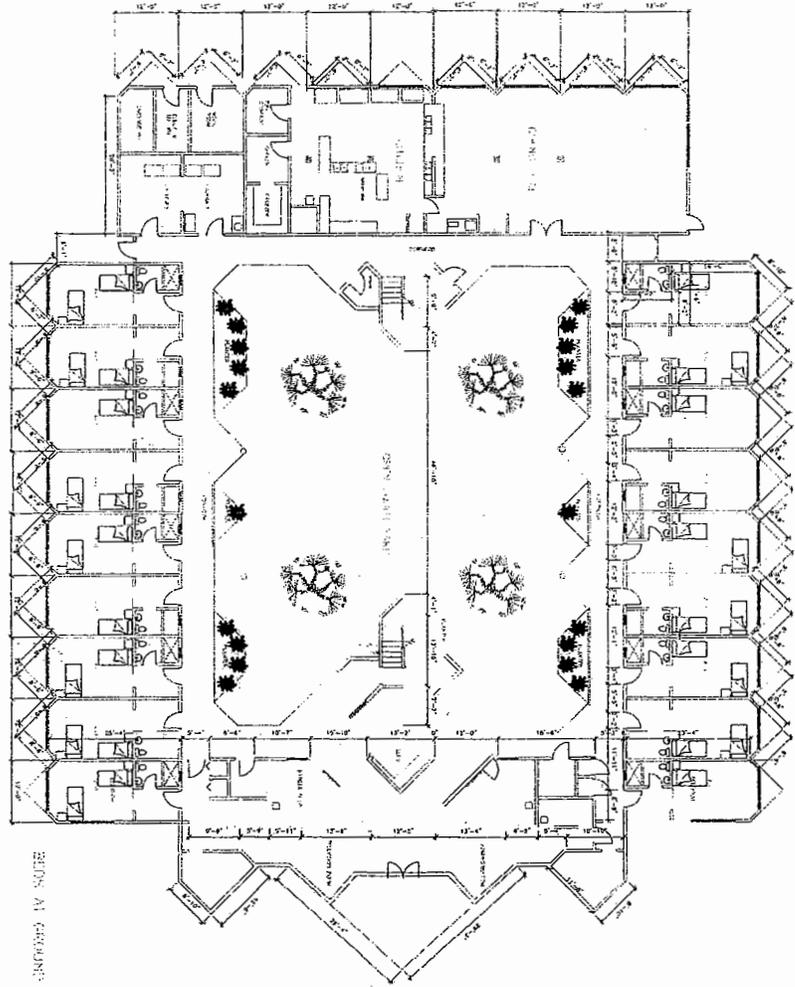
RECEIVED
JUL 19 2012
MARIANO CORRAL, LANDSCAPE ARCHITECT, LAND PLANNER AND CHI CHIRODRIGUEZ GOLF COURSE DESIGN

MARIANO CORRAL, LANDSCAPE ARCHITECT, LAND PLANNER AND CHI CHIRODRIGUEZ GOLF COURSE DESIGN

RENAISSANCE GARDENS - ACLI
16565 NE 4th AVENUE
MIAMI, FLORIDA

RECEIVED
MAY 11 2011
PLANNING DEPT.

THIS PLAN IS THE PROPERTY OF
AMERICAN ENGINEERING DESIGN
AND CONSTRUCTION, INC. AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING
FROM AMERICAN ENGINEERING DESIGN
AND CONSTRUCTION, INC.



SECTION A1 GARAGE FLOOR PLAN 30 E205

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

RECEIVED
JUL 19 2012

RECEIVED
JUL 11 2011
MAYOR'S OFFICE

JUL 13 2012
PL 3564

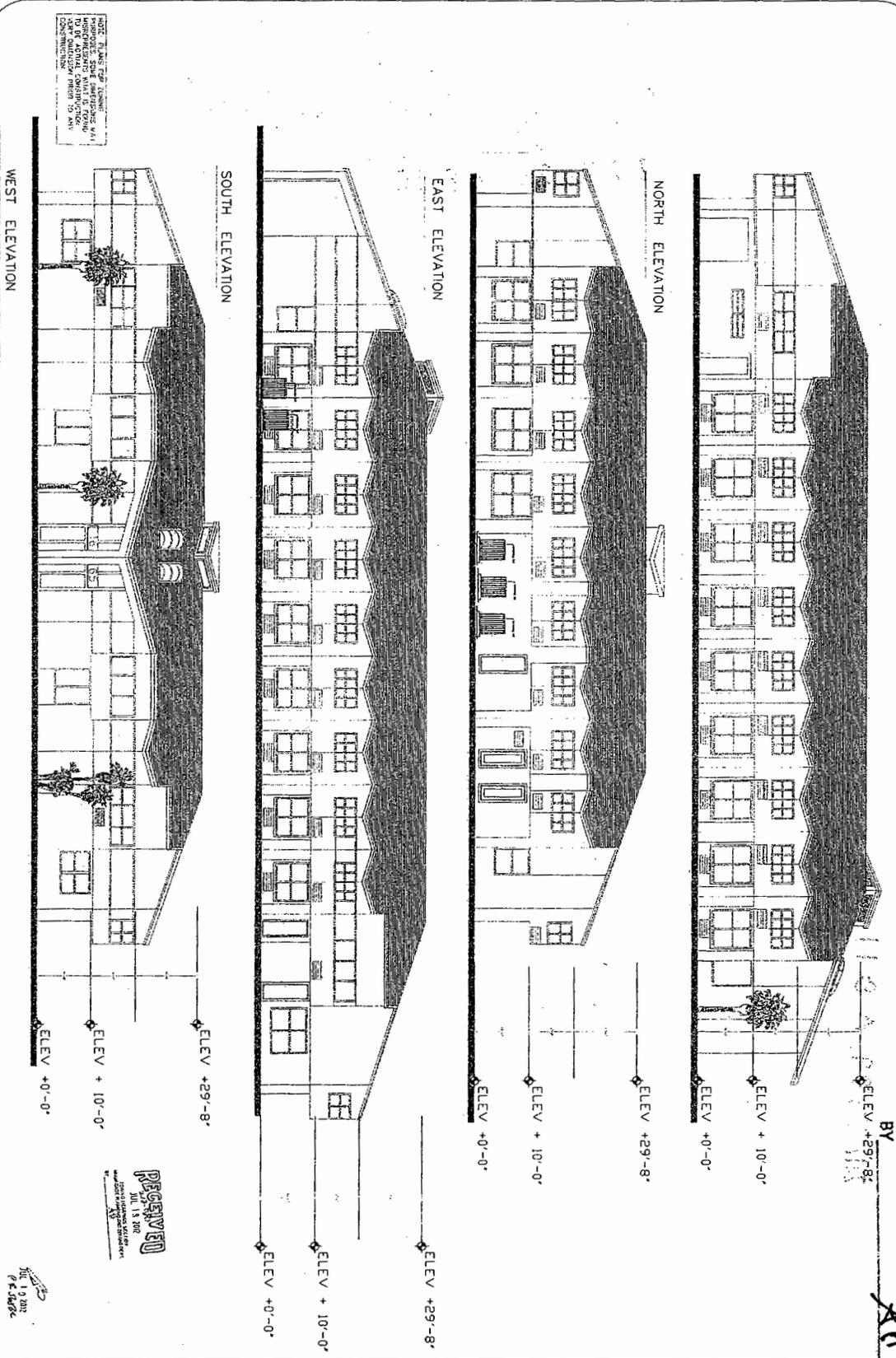
Date: OCT 2011 Sheet: A1	RG PROPERTY HOLDING LLC 16565 NE 4 AVE MIAMI, FL 33162	American Engineering Design Suite 810 Bay Harbor, FL 33154 305-885-2976 0005544 Benito Calleson, P.E. 35582	Checked: _____ Date: _____
------------------------------------	--	--	-------------------------------

RECEIVED
 RECEIVED BY THE
 CITY OF MIAMI
 JUL 19 2012

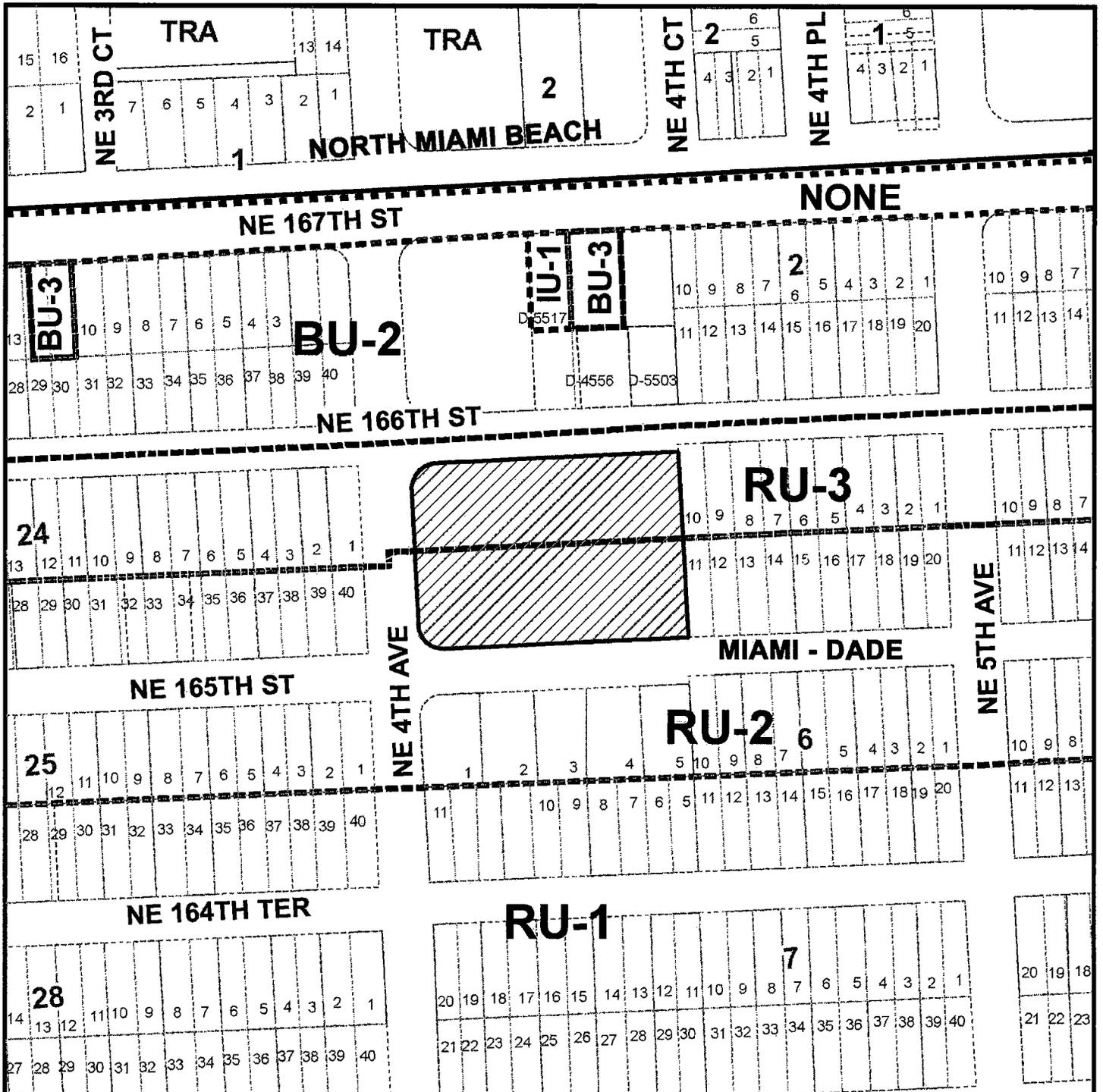
RECEIVED
 242-020
 JUL 19 2012

23

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.



No. _____ Date _____	
Architect/Author _____ Date _____	
American Engineering Design 1111 Suite 810 By: Herbert, FL 33134 Administration No. 0008544 Bernardo Collman PE 35562	
RG PROPERTY HOLDING LLC 15560 NE 4 AVE MIAMI FL 33182	
Date: 08/20/11 Scale: A3	Project: _____ Drawing: _____



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number

Z2012000020

Section: 18 Township: 52 Range: 42
 Applicant: RG PROPERTY HOLDINGS, LLC
 Zoning Board: BCC
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, January 9, 2012

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY
 AERIAL YEAR 2009

Process Number

Z2012000020



Section: 18 Township: 52 Range: 42
 Applicant: RG PROPERTY HOLDINGS, LLC
 Zoning Board: BCC
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

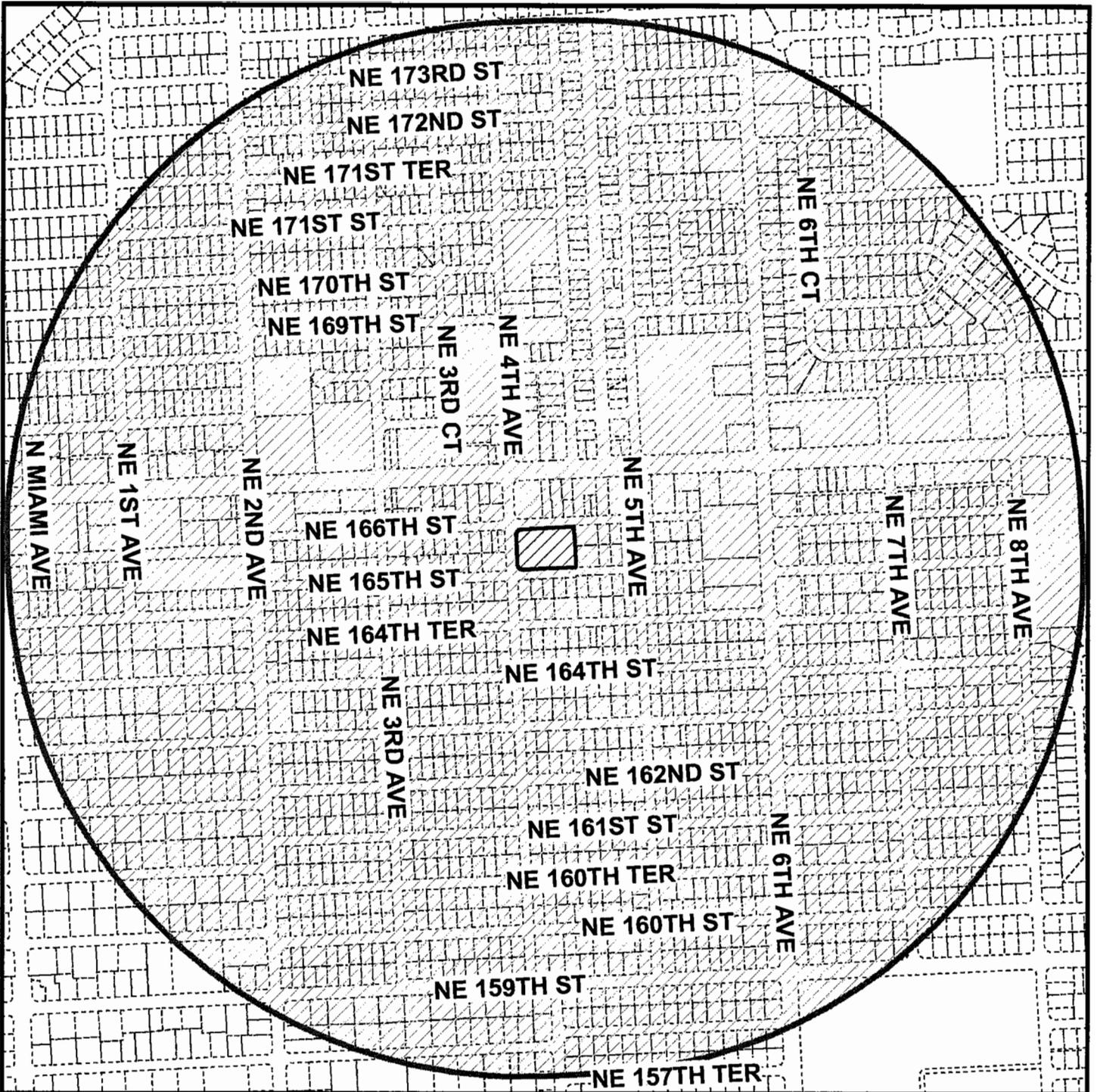
Legend

 Subject Property



SKETCH CREATED ON: Monday, January 9, 2012

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2012000020

RADIUS: 2640



Section: 18 Township: 52 Range: 42
 Applicant: RG PROPERTY HOLDINGS, LLC
 Zoning Board: BCC
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Monday, January 9, 2012

REVISION	DATE	BY
		26

NE 3RD CT

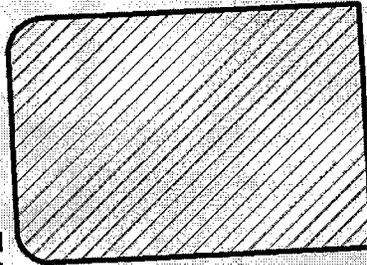
NE 4TH CT

NE 4TH PL

NE 167TH ST

BUSINESS AND OFFICE

NE 166TH ST



NE 165TH ST

NE 4TH AVE

NE 5TH AVE

(LDR) 2.5-6 DU/AC

NE 164TH TER

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000020



Section: 18 Township: 52 Range: 42
Applicant: RG PROPERTY HOLDINGS, LLC
Zoning Board: BCC
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, January 9, 2012

REVISION	DATE	BY