

FINAL AGENDA

10-24-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami

Wednesday, November 20, 2013 at 7:00 p.m.

PREVIOUSLY DEFERRED

A. 13-10-CZ8-2 119TH LIQUOR STORE, INC.

12-145

35-52-41



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, NOVEMBER 20, 2013

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court.

Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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



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

PH: Z12-145 (13-10-CZ8-2)

November 20, 2013

Item No. A

Recommendation Summary	
Commission District	2
Applicant	119th Liquor Store, Inc.
Summary of Requests	The applicant is seeking to establish a liquor package store spaced less than required from a religious facility and to permit Sunday sales.
Location	800 NW 119 Street, Miami-Dade County, Florida
Property Size	100' x 85'
Existing Zoning	North Central Urban Area District (NCUAD)
Existing Land Use	Commercial
2015-2025 CDMP Land Use Designation	Community Urban Center (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

This application was deferred from the October 24, 2013 meeting to allow the applicant to meet with the neighbors.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a liquor store space less than the required 2500' from a church.
- (2) NON-USE VARIANCE to permit the sales of alcoholic beverages from a package liquor store on Sunday (not permitted except during the month of December).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources entitled "Store Remodeling for: Super Food Store" as prepared by AAG, Inc., dated stamped received 5/17/13, consisting of 3 sheets and a liquor survey prepared by Campanile & Associates, Inc., consisting of 2 sheets dated stamped received 7/8/13 for a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan depicts an existing approximately 2,192 sq. ft. commercial building to be remodeled to accommodate the proposed liquor package store adjacent to a convenience store. The liquor store will be approx. 582 sq. ft. and the convenience store will be approx. 1610 sq. ft.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	NCUAD; commercial	Community Urban Center
North	City of North Miami; shopping plaza	Business and Office
South	RU-1; single family residences	Low-Medium Density Residential (6 to 13 dua)
East	NCUAD; funeral home	Community Urban Center
West	NCUAD; shopping plaza	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing commercial building located on the southwest corner of NW 119 Street and NW 8 Avenue. The surrounding area is characterized by commercial and residential uses. The residential uses will be buffered by a six foot high metal rail fence and 5 foot high masonry wall.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to establish a liquor package store with Sunday sales and spaced less than required from a religious facility. Since this application is for the conversion of 582 sq. ft. of an existing convenience store to a liquor store, it is anticipated to have minimal impact on the surrounding area.

CDMP ANALYSIS:

In July 2012, pursuant to Resolution #Z-14-12, the subject parcel was a part of a larger tract of land that was rezoned to the **North Central Urban Area District (NCUAD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **NCUAD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components have been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved NCUAD are regulated by plans and descriptive standards described in Ordinance #11-65, which is consistent with the Urban Center interpretative text. Among other things, said Ordinance requires buildings to be oriented to the street, parking lots to be predominately relegated to the rear or sides of buildings, primary building entrances to be placed close to the street and/or open space, and shade trees and weather protection to be available in order to create a pedestrian-friendly environment at street level.

The approval of the requests sought in the application will permit the applicant to establish a liquor package store spaced less than required from a religious facility with Sunday sales. Staff opines that the proposed liquor package store within the area designated as MC (Mixed-Use Corridor) on the NCUAD regulating plans is **compatible** with the surrounding commercial and

residential uses and **consistent** with the CDMP LUP map Urban Center designation and the Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

When analyzing request #1, to permit a liquor package store spaced less than allowed from a religious facility, under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval of the request would be **compatible** with the surrounding area based on the reasons stated below. Staff notes that the applicant can establish a restaurant and bar at this location by right; however, the liquor package store must be approved through public hearing due to its encroachment into the required spacing distance from the existing religious facility in the area. Staff notes that the Miami-Dade Police Department objects to this application due to crime in the area. However, staff opines that the proposed liquor package store with Sunday sales will not result in excessive traffic as evidenced in the memorandum from the Planning and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) which indicates that that the application does not generate any new additional peak hour trips and meets the traffic concurrency criteria for an Initial Development Order. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum, indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed liquor package store will have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development.

The liquor survey submitted by the applicant indicates that there are eleven (11) religious facilities located within the 2,500 foot radius. Staff notes that the survey indicates within the 2,500 foot radius, the closest religious facility is located 650 feet away and the farthest is located 2,400 feet away measured at a straight line distance from the front door of the proposed liquor package store to the nearest point of the religious facility's structure. Of the eleven (11) religious facilities listed, five (5) are located in unincorporated Miami-Dade and the remaining six (6) are located in the City of North Miami. Staff further notes that at the time of the writing of this recommendation, the records of the County and the City of North Miami indicate that only one (1) of the eleven (11) religious facilities located within the required 2,500 foot spacing distance has a Certificate of Use. Said facility is located within the City of North Miami and is located 650 feet from the proposed liquor package store location across NW 119 Street, which is a six-lane major roadway. In staff's opinion, the proposed encroachment into the required spacing distance will not negatively impact the existing religious facility's operations. Staff opines that the proposed liquor package store is adequately spaced from the existing religious facility located across NW 119 Street and to the west at NW 10 Avenue. Staff opines that the requested use is **compatible** with the adjacent convenience store and surrounding commercial uses along NW 119 Street. Staff notes that beer and wine are sold at the existing convenience store. The convenience store and the 582 sq. ft. area proposed for conversion into a liquor store lie in the Mixed Use Corridor (MC) area of the North Central Urban Area District, in which liquor package stores and other commercial and retail uses are permitted. Therefore, staff opines that the location of the proposed liquor package store spaced less than the required 2,500 feet would not be intrusive or disruptive to the existing religious facility. **As such, staff recommends**

approval with conditions of request #1 under Section 33-311(A)(3) Standards For Special Exceptions, Unusual Uses And New Uses.

When the applicant's request to permit the sale of alcoholic beverages on Sunday (request #2), is analyzed under the Non-Use Variance Standard, Section 33-311(A)(4)(b), staff opines that approval with conditions is **compatible** with the surrounding uses for the reasons stated above. As previously mentioned, staff opines that the location of the proposed liquor package store located along NW 119 Street, a six lane major roadway, will not have a negative impact on the surrounding area. As such, staff recommends approval of this application under the NUV Standards with the condition that Sunday sales occur only during the hours of 10:00 a.m. and 9:00 p.m. **As such, staff recommends approval of request #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing 1-story building with ingress/egress points along NW 119 Street and NW 8 Avenue. There are 11 parking spaces.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

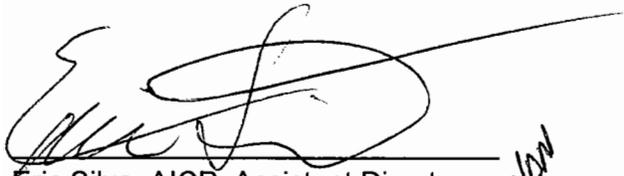
OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the 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, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Store Remodeling for: Super Food Store" as prepared by AAG, Inc., dated stamped received 5/17/13, consisting of 3 sheets and a liquor survey prepared by Campanile & Associates, Inc., consisting of 2 sheets dated stamped received 7/8/13 for a total of 5 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the 6' high metal rail fence and 5' high masonry wall indicated on the submitted site plan remain and be maintained as a buffer from the residential uses to the south.
5. That the Sunday hours of operation for the liquor package store be restricted from to 10:00 a.m. to 9:00 p.m. (except during the month of December from 8:00 a.m. to 10:00 p.m.).
6. That the applicant obtain a Certificate of Use from and promptly renew same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

ES:NN:CH:AN

A handwritten signature in black ink, appearing to read 'Eric Silva', written over a horizontal line. The signature is stylized and includes a long horizontal stroke extending to the right.

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

NSW

ZONING RECOMMENDATION ADDENDUM

119th Liquor Store, Inc.
Z12-145

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review (RER)	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	Objects
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p>Urban Centers (Pg. I-46-48)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.</i></p> <p><i>Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.</i></p>
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ZONING RECOMMENDATION ADDENDUM

119th Liquor Store, Inc.
Z12-145

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while **Community-scale Urban Centers** will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

ZONING RECOMMENDATION ADDENDUM

119th Liquor Store, Inc.
Z12-145

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(3) Special exceptions, unusual and new uses</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>
<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>

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

#2

APPLICANT'S NAME: 119TH LIQUOR STORE, INC

REPRESENTATIVE: Augusto Maxwell

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
13-10-CZ8-2 (12-145)	October 23, 2013	CZAB8	13

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: November 20, 2013 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 at applicant's request to meet with the neighbors.**

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRMAN		Richard C. BROWN (C.A.)		X	
COUNCILMAN	S	Patrick CURE	X		
COUNCIL WOMAN	M	Dr. Joy J. DAVIS	X		
COUNCILMAN		Arthemon JOHNSON		X	
COUNCIL WOMAN		Voncarol Yvette KINCHENS			X
CHAIRMAN		Fredericke Alan MORLEY	X		
VOTE:			3	2	

EXHIBITS: YES NO

COUNTY ATTORNEY: DARON FITCH

A. 119TH LIQUOR STORE, INC.
(Applicant)

13-10-CZ8-2 (12-145)
Area 08/District 08
Hearing Date: 11/20/13

Property Owner (if different from applicant) **Jasbir Singh & Kamaljit Kaur.**

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>
2012	The Director of Sustainability, Permitting & Economic Enhancement Department	- Zone change from Multiple Zones to NCUAD.	BCC	Approved

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

Date: June 28, 2013

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

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

Subject: C-08 #Z2012000145-3rd Revision
Jasbir Singh & Kamaljit Kaur
800 NW 119th Street, Miami, FL 33186
Special Exception to Permit a Liquor Store Spaced Less Than
Required From a Religious Facility and Non-Use Variance to
Extend the Hours of Alcohol.
(NCUC) (.062 Acres)
35-52-41

The subject application has been reviewed by the Department of Regulatory and Economic Resources- Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

CONDITIONS FOR WASTEWATER DISPOSAL:

1. Pursuant to Section 24-43.1(4)(a) of the Code, the owner of the property shall submit to DERM a properly executed covenant running with the land in favor of Miami-Dade County which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank. The Code further requires that the Director must issue his written approval prior to public hearing. Consequently, the above-noted covenant must be submitted to and approved prior to the public hearing for the subject application.

APPROVED FOR COMPLIANCE WITH:

Wellfield Protection

The subject property is located within the 210-days travel time of contour of the Westside Wellfield Protection Area. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code. Since the subject request is for a non-residential use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service

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

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

Wastewater Disposal

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

Pursuant to Section 24-43.1(4)(b)II of the Code, the maximum sewage loading shall not exceed 1,500 gallons per day per acre (GPD/Ac) for a nonresidential property served by a septic tank and drainfield in conjunction with a public water supply. The subject property contains a gross area of approximately 17,514 square feet, and the proposed development would generate a wastewater flow of approximately 96 gallons per day. This flow translates into a sewage loading rate of 239 GPD/Ac, which would be in compliance with the above-noted Code requirements.

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

There are no tree resources issues on the subject property.

Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

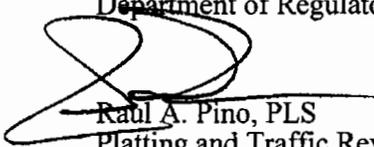
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 15, 2013

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

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

Subject: Z2012000145
Name: 119th Liquor Store, Inc.
Location: 800 NW 119 Street
Section 35 Township 52 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot's 21, 22, 23 and 24, Block 1 of Plat Book 22, Page 66.

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

Memorandum



Date: June 14, 2013

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

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

Subject: #12_145
119th Street Liquor Store, Inc update

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application as the supplemental information provided in the application does not affect the waste management service provided.

The review serves to update a previous response dated January 14, 2013, as the applicant is currently providing revisions to site plans. The liquor store on the property will likely be considered development for a "commercial unit" per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

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

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

Memorandum



Date: December 21, 2012

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

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

Subject: Z2012000145: 119TH LIQUOR STORE, INC

Application Name: 119TH LIQUOR STORE, INC

Project Location: The site is located at 800 NW 119 ST, Miami-Dade County.

Proposed Development: The request is approval for a special exception for spacing requirements and a non-use variance for hours of operation for a liquor package store.

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, Parks Property Management Supervisor

Memorandum



Date: 24-DEC-12
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department
Subject: Z2012000145

Fire Prevention Unit:

No objection via case Z2012000145.

Service Impact/Demand

Development for the above Z2012000145
located at 800 NW 119 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0592 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:30 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 19 - North Miami W - 650 NW 131 Street Rescue, ALS 60' Aerial, TRT-1

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 31-MAY-13
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

119TH LIQUOR STORE, INC.

800 NW 119 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000145

HEARING NUMBER

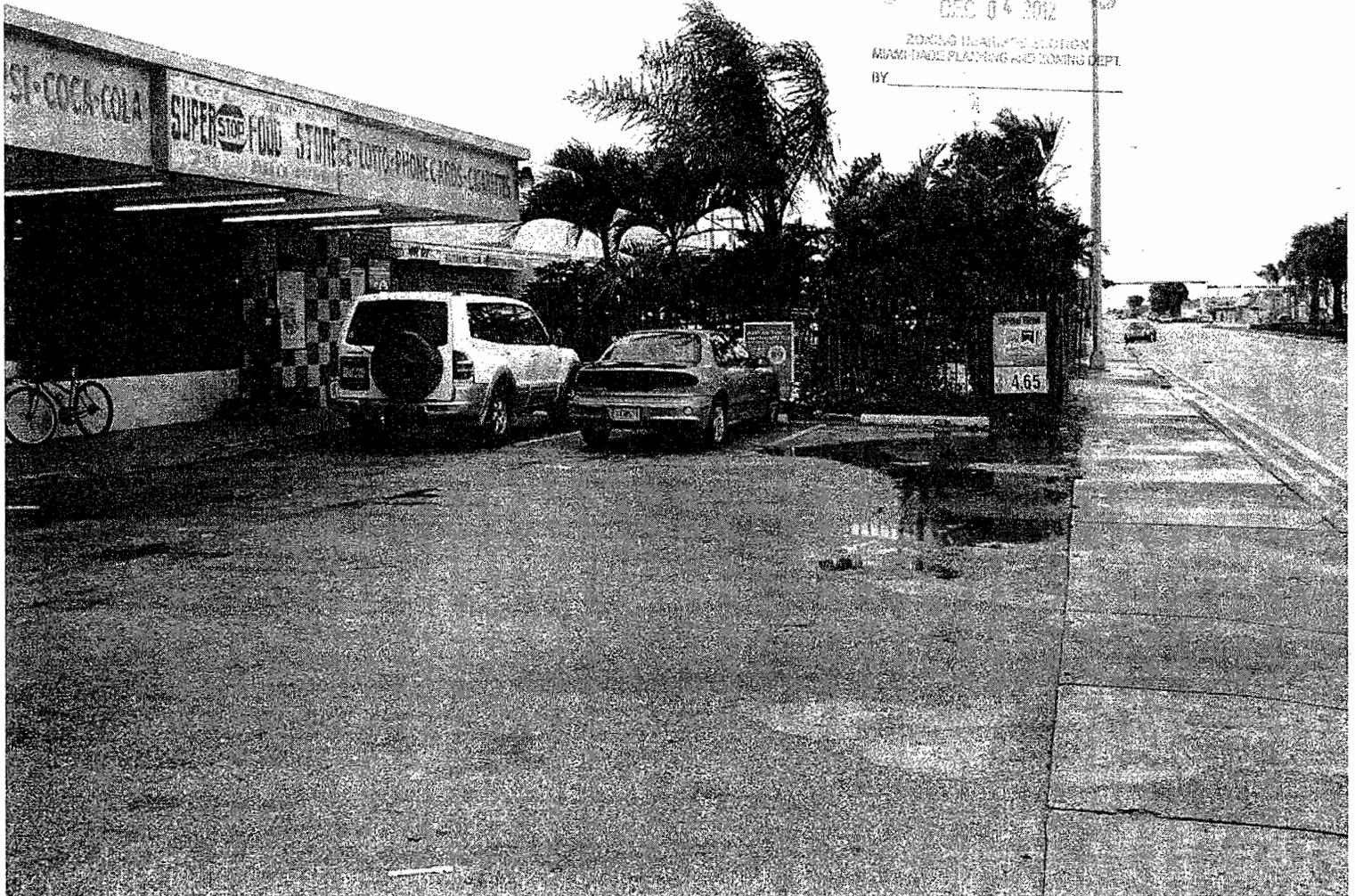
HISTORY:

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

119th Liquor Store Inc

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

REPORTER NAME:



RECEIVED

DEC 04 2012

TONY'S BEACH ICE CRYSTAL
MIAMI DADS PLAYING IN THE SUNSHINE STATE

BY _____

WINE · ICE · COLD BEER · CIGARETTES · CAPS · LOTTO · PHONE CARDS



RECEIVED

DEC 04 2012

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



RECEIVED

DEC 04 2012

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



RECEIVED

DEC 04 2012

ZONING HEARINGS SECTION
MASSACHUSETTS PLANNING AND ZONING DEPT.





Memorandum



Date: February 1, 2013

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: ~~J.D. Patterson~~
J.D. Patterson, Director
Miami-Dade Police Department

Subject: Review – Zoning Application
Case: No. Z2012000145 – 119th Liquor Store, Inc.

APPLICATION

The applicant, 119th Liquor Store, Inc., is requesting a public hearing for a Special Exception from the "Location of Establishment" requirements of Section 33-150, Miami-Dade County Code from church facilities; and a Non-Use Variance to the requirements of Section 33-151(a), Miami-Dade County Code, in order to sell alcoholic beverages on Sundays from its proposed liquor package store to be located adjacent to the existing "Super Stop Food Store," located at 800 NW 119 Street, Miami, Florida.

CURRENT POLICE SERVICES

The liquor package store would be located in unincorporated Miami-Dade County and serviced by our Northside District, located at 2950 NW 83 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A ¼ mile radius check of crimes/calls for service of the location was done and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (liquor package store), it cannot be predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present for the purpose of purchasing alcoholic beverages, traffic increases, intoxicated persons may be present in the area, and calls for police service may rise. While current staffing should accommodate any slight increase in the volume of calls for service, we recommend that the Department of Regulatory and Economic Resources not approve the request. The surrounding neighborhood does not lend itself to benefit from this request. The mere volume of crimes/calls for service in the immediate area indicates no quality of life benefits for citizens if this request is approved.

Eric Silva, AICP, Assistant Director
February 1, 2013
Page 2

If the request is approved and demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that 119th Liquor Store, Inc. work closely with the local police district command staff in considering security options for the site.

Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

JDP/kh
Attachment

712-145

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: 119th Liquor Store, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jasbir Singh, 800 NW 119 Street, Miami, FL 33168</u>	<u>50%</u>
<u>Kamaljit Kaur, 800 NW 119th Street, Miami, FL 33168</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </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 Interest</u>
<u> </u>	<u> </u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

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

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

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

262-145

BY Alf

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

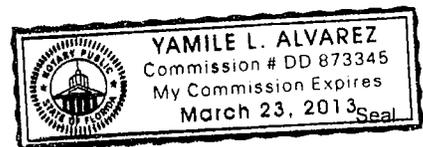
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Jashil Singh
(Applicant)

Sworn to and subscribed before me this 25th day of October 2012. Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: _____



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

LEGAL DESCRIPTION:
 Lots 21, 22, 23 and 24, Block 1, 'GRATIGNY' PARK,
 according to the Plat thereof, as
 recorded in Plat Book 22 at Page 66 of the Public
 Records of Miami-Dade County, Florida, L555 the following
 described properties:

The North 15.00 feet as determined by a line parallel to the most
 northerly block line and its Easterly extension of Lots 21, 22, 23
 and 24 in Block 1; and that part of said Block 1 which lies within the
 external arc formed by a 25.00 foot radius arc, concave to the
 Southwest, tangent to the East line of said Block 1 and tangent to
 a line that is 15.00 feet South of and parallel to the North line
 of said Block 1, all of 'GRATIGNY PARK', according to the Plat thereof,
 recorded in Plat Book 22, Page 66 of the Public Records of Miami-Dade
 County, Florida.

ZONING LEGEND - BU1-A

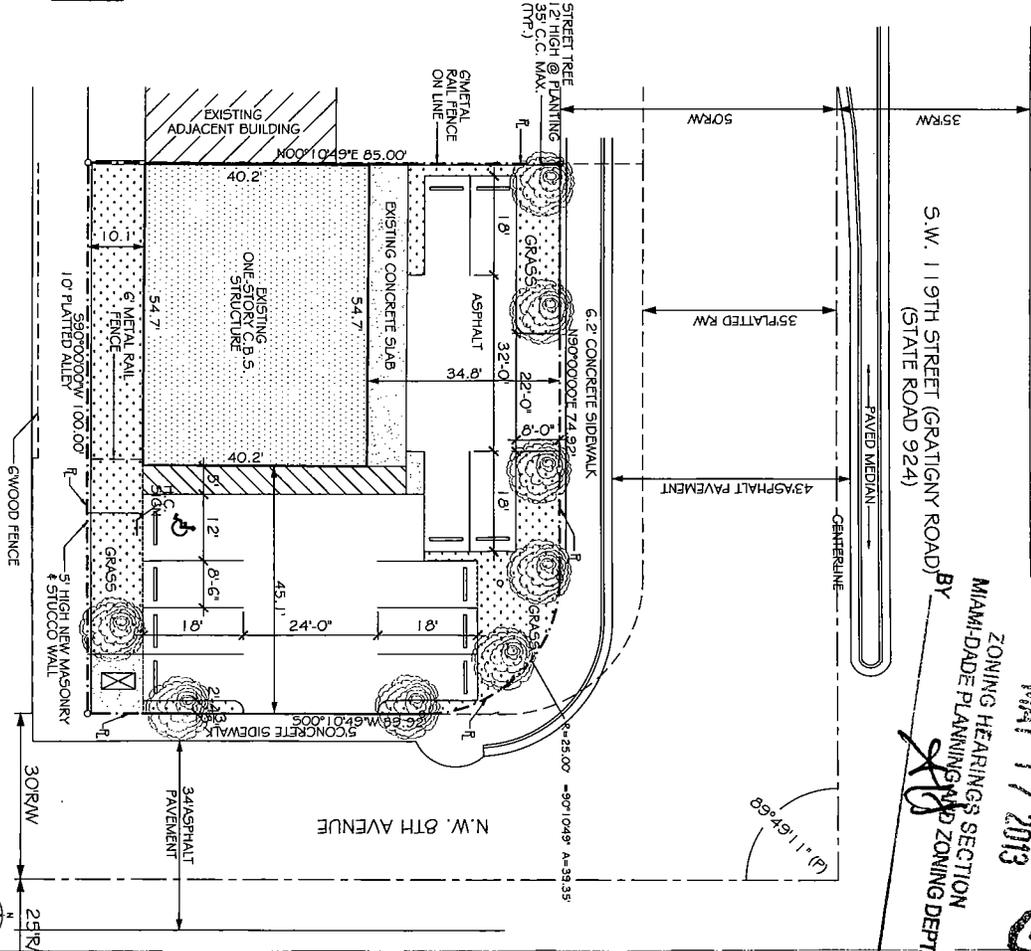
MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
75' FRONTAGE FOR CORNER LOT	75'	100'
7,500 S.F. LOT AREA FOR CORNER LOT	7,500	8,365
NET AREA (SQ. FT.)	8,365	100%
LOT COVERAGE (40% MAX)	2,199	26.3%
PAVED AREA	4,389	52.5%
LANDSCAPED OPEN SPACE	1,777	21.2%
STREET TREES (65' BY 3" - 8" DB)	6	6

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT	20'	35'
SIDE STREET (15' OR 25')	15'	45'
INTERIOR (0' 5' OR 10')	0'	0'
REAR (0' 5' OR 20')	20'	20'
BETWEEN BUILDINGS	20'	N/A

MAXIMUM FLOOR AREA RATIO (F.A.R.) PER NO. OF BLDG. STORES	1 STORE	2 THRU 8 STORES	9TH STORE AND UP
0.4	0.11 PER ADDITIONAL STORE PERMITTED UP TO 8 STORES	0.06 PER CAP OF ADDITIONAL STORE ABOVE 8TH FLOOR	13:6
MAXIMUM HEIGHT OF PROPOSED BUILDINGS			4
MAXIMUM NUMBER OF STORES PERMITTED			1
F.A.R. PERMITTED			4
F.A.R. PROPOSED			25

PARKING REQUIREMENTS	TOTAL SQ. FT. PER USE	PER SQUARE FOOT	SPACES REQUIRED
USE TYPE: RETAIL (1 SPACE PER 250 S.F. OR FRACTION THEREOF)	2,199	250 / 1	09
			02
			11

SITE PLAN



S.W. 119TH STREET (GRATIGNY ROAD) BY
 (STATE ROAD 924)

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 MAY 17 2013

RECEIVED
 MAY 17 2013

RECEIVED
 MAY 17 2013

COMMISSION
 2012.009.00
A-1
 REVISION
 210 #1

SITE PLAN

STORE REMODELING
 FOR: SUPER STOP FOOD STORE
 800 N.W. 119th STREET, MIAMI FLORIDA 33166
 PHONE: 305.335.0716

DATE DRAWN
 11-09-12

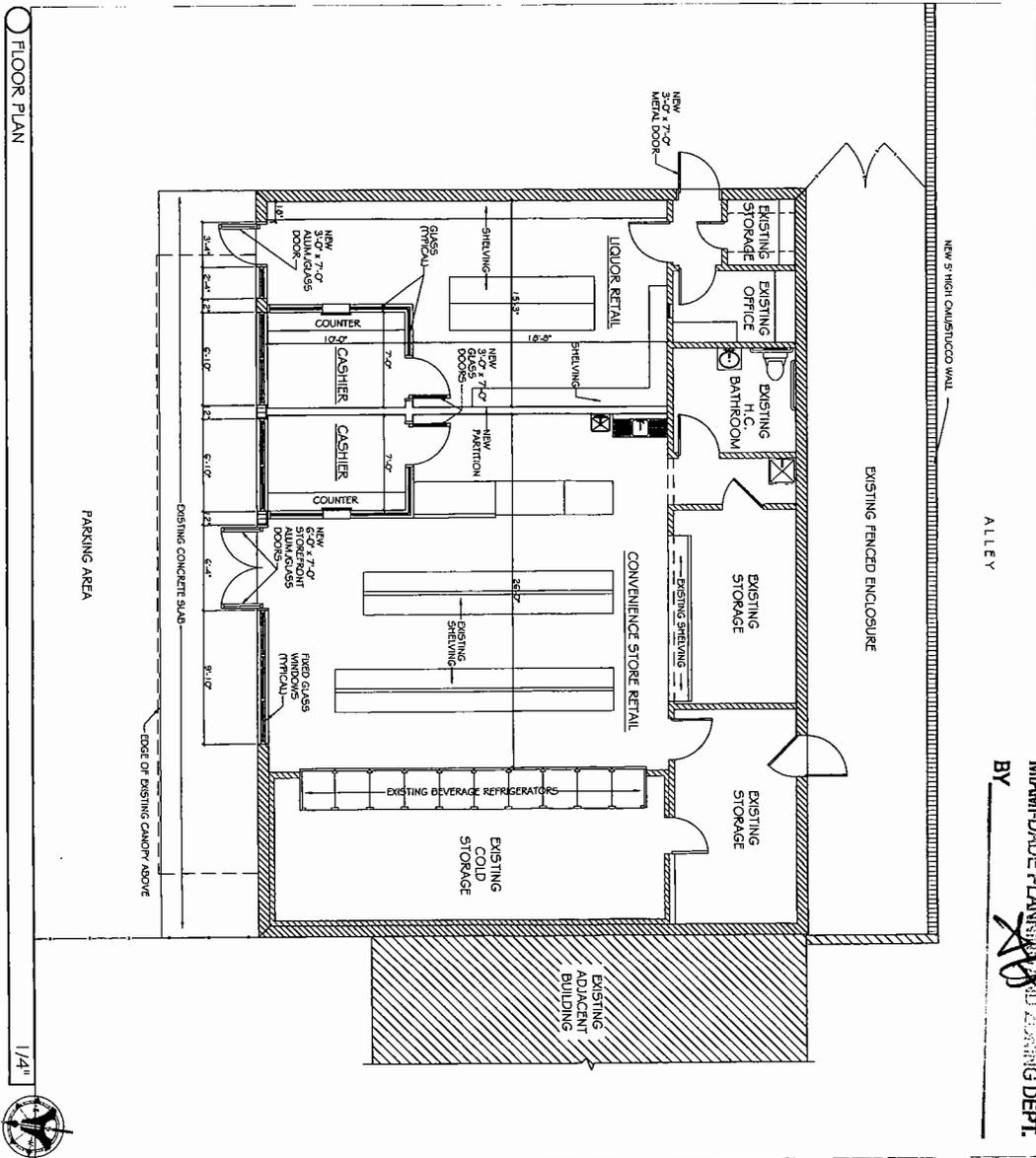
DRAWN
 SIG

ISSUED

ANDER ARCHITECTURAL GROUP, INC.
 2202 PINE BLVD. SUITE 100, MIAMI, FL 33139
 Telephone: (305) 546-0025 Fax: (305) 546-0025
 E-mail Address: and@andergroup.com
 Florida Registration No. 100000000

ANDER ARCHITECTURAL GROUP, INC.
 2202 PINE BLVD. SUITE 100, MIAMI, FL 33139
 Telephone: (305) 546-0025 Fax: (305) 546-0025
 E-mail Address: and@andergroup.com
 Florida Registration No. 100000000

REVISION



FLOOR PLAN

1/4"



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

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MAY 17 2013

RECEIVED
MAY 17 2013

COMMISSION
2012-009-001
SHEET
A-2
REVISION
2ND #1

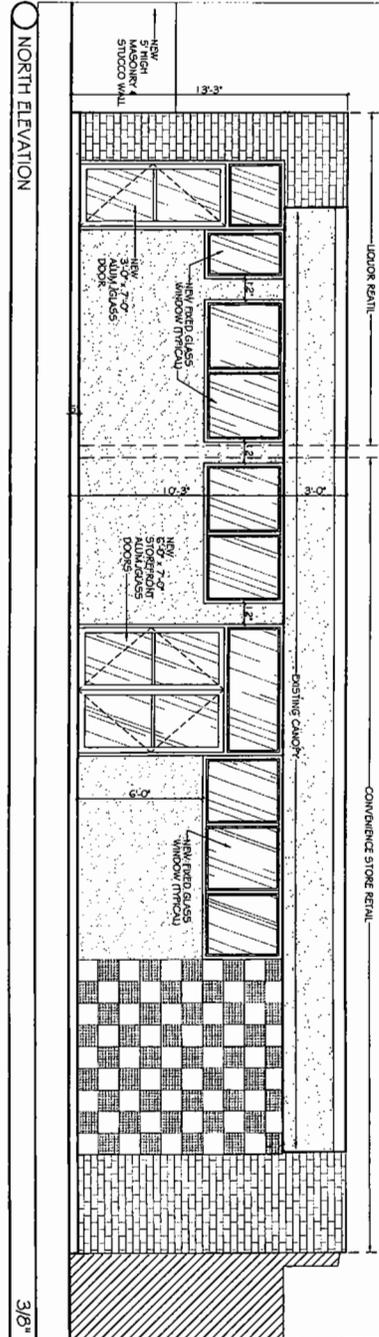
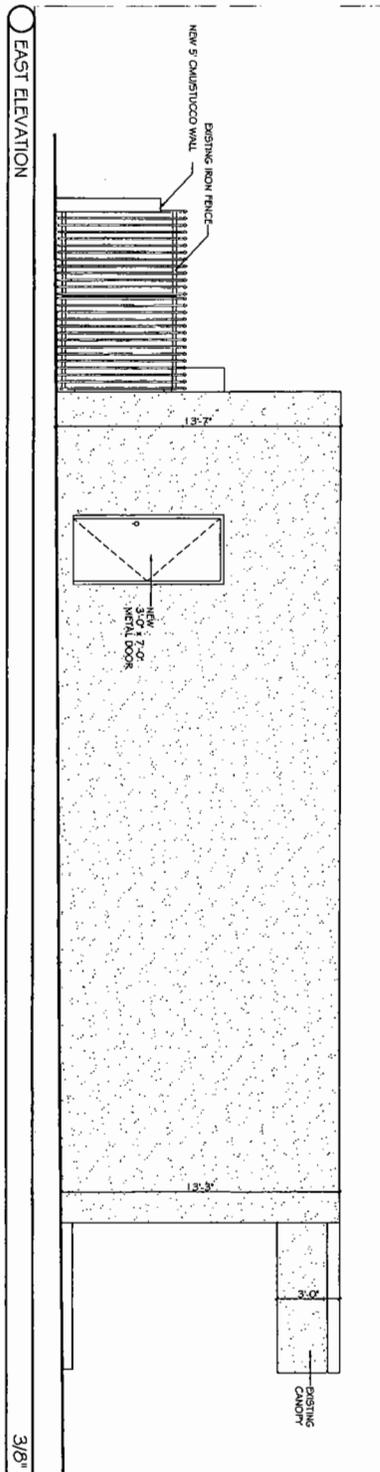
FLOOR PLAN
STORE REMODELING
FOR: SUPER STOP FOOD STORE
800 N.W. 119 TH STREET, MIAMI FLORIDA 33168
PHONE: 305.335.8716

R.H.K.
DENIS E. ARDEN
R.C.C. # 5643

DATE DRAWN
11-09-12
DRAWN
SIG
ISSUED

AAG
ARDEN ARCHITECTURAL GROUP, INC.
202 N.W. 119 TH STREET, MIAMI, FLORIDA 33168
Telephone: (305) 848-0032 Fax: (305) 848-0033
E-mail Address: info@ardenag.com
Florida Registration No. 5843 A0809207

REV	DATE	REVISION



RECEIVED
 2013 JUN 17 10:33 AM
 MIAMI-DULLE PALM BEACH MID ZONING DEPT.
 BY *AK*

RECEIVED
 MAY 17 2013
 BUILDING COUNTY
 DATE: MAY 17 2013
 3:12 PM

COMMISSION 2012.009.001		EXISTING EXTERIOR ELEVATIONS	
SHEET A-3		STORE REMODELING FOR: SUPER STOP FOOD STORE 800 N.W. 119 TH STREET, MIAMI FLORIDA 33166 PHONE: 305.335.6716	
REVISOR 210 #1		 DENIS E. ARDEN REG. # 5843	

DATE DRAWN 11-09-12	DRAWN SIG	ISSUED
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AAG
 ARDEN ARCHITECTURAL GROUP, INC.
 2221 POND W. LEECH BLVD. 9TH FLOOR, CORAL GABLES, FL 33134
 Telephone: (305) 646-0032 Fax: (305) 646-0033
 E-mail: arden@ardengroup.com
 Florida Registration No. 5843
 AA0002207

REV.	DATE	REVISION

32



PREPARED
 FOR THE
 CITY OF MIAMI
 DATE: 08/20/13

08/20/13

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

SHEET 1 OF 2

PROJECT#	DATE
4914	7-13-2012
DRAWN	CHECKED
A.C.	
FIELD BOOK:	PAGES
P R I N T	
CADD FILE	SCALE
4914	AS SHOWN

LIQUOR SURVEY
 of
 800 N.W. 119th Street
 MIAMI, FLORIDA
 FOR
 GRAY-ROBINSON, ATTORNEYS AT LAW



CAMPANILE & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 CONSTRUCTION MANAGERS
 6420 MAHI DRIVE
 CORAL GABLES, FLORIDA 33158
 (305) 971-1988
 (305) 971-1989 (FAX)

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 WRITTEN CONSENT OF THE SIGNING PARTY
 OR PARTIES.

1	08-20-13	ADD SHEET 1	AC
2	07-13-12	REVISE FROM PREVIOUS EDITION	AC
3	07-13-12	UPDATE PER CITY REVIEW	AC
4	07-13-12	REVISION ASSOCIATION	BT DE LP

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CAMPANILE & ASSOCIATES, INC.
Louis R. Campanile
 BY: LOUIS R. CAMPANILE, PRESIDENT
 PROFESSIONAL SURVEYOR AND MAPPER No. 1222
 STATE OF FLORIDA
 THIS SURVEY IS NOT VALID UNLESS SIGNED BY AN
 INDIVIDUAL SIGNER OF THE ABOVE NAMED INDIVIDUAL

33

NW 120TH ST

NW 10TH AVE

TR 1

TRACT A

NORTHMIAMI

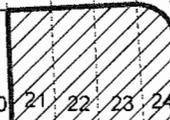
NW 8TH AVE

TRACT 23

NW 119TH ST

NCUAD

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24



1 2 3 4

18 17 16 15

36 35 34 33 32 31 30 29 28 27 26 25

MIAMI-DADE

RU-1 NW 118TH ST

1 2 3 4 5 6 7 8 9 10 11 12
24 23 22 21 20 19 18 17 16 15 14 13

2

1 2 3
18 17 16

2

NW 117TH ST

MIAMI-DADE COUNTY HEARING MAP

Process Number Z2012000145



Section: 35 Township: 52 Range: 41
Applicant: 119TH LIQUOR STORE, INC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case



SKETCH CREATED ON: Friday, December 21, 2012

REVISION	DATE	BY
		35



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2012000145



Section: 35 Township: 52 Range: 41
 Applicant: 119TH LIQUOR STORE, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

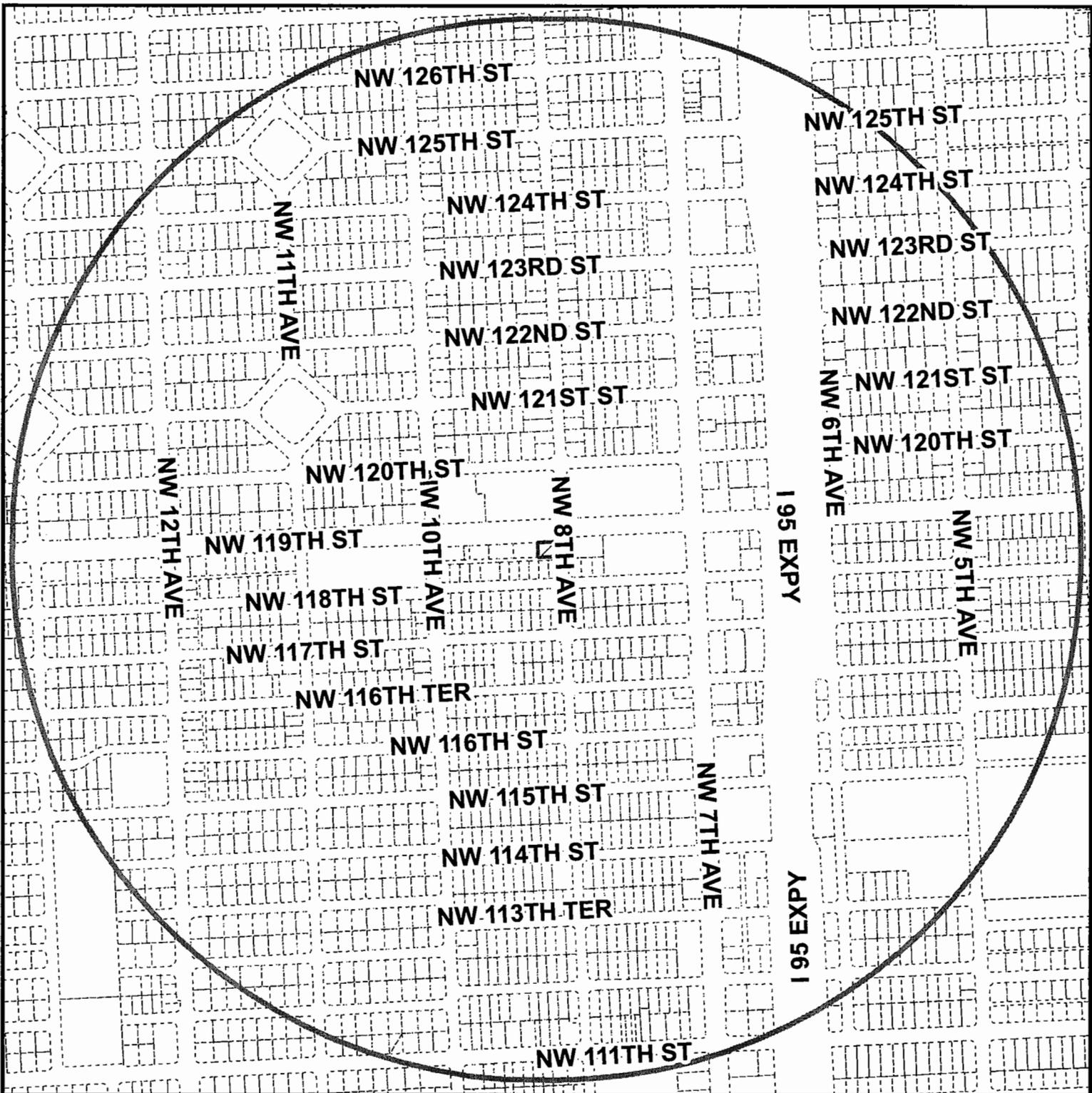
Legend

 Subject Property



SKETCH CREATED ON: Friday, December 21, 2012

REVISION	DATE	BY
		36



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2012000145

RADIUS: 2640



Section: 35 Township: 52 Range: 41
 Applicant: 119TH LIQUOR STORE, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Friday, December 21, 2012

REVISION	DATE	BY
		37

NW 120TH ST

(LDR) 2.5-6 DU/AC

NW 10TH AVE

NW 8TH AVE

NORTHMIAMI

NW 119TH ST

BUSINESS AND OFFICE

NW 118TH ST

(LMDR) 6-13 DU/AC

NW 117TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000145



Section: 35 Township: 52 Range: 41
Applicant: 119TH LIQUOR STORE, INC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Friday, December 21, 2012

REVISION	DATE	BY