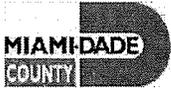


FINAL AGENDA

4-23-2014 Version # 1



**COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Thursday, May 29, 2014 at 7:00 p.m.**

CURRENT

- | | | | | | |
|----|-------------|---|-------|----------|---|
| 1. | 14-05-CZ8-1 | <u>MIAMI COUNTRY DAY SCHOOL, INC.</u> | 13-45 | 31-52-42 | N |
| 2. | 14-05-CZ8-2 | <u>HARBOR VILLAGE, INC. & ERNEST AND
MAXINE BROOKINS TRUSTEES</u> | 14-7 | 02-53-41 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, MAY 29, 2014

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

1. MIAMI COUNTRY DAY SCHOOL, INC. 14-5-CZ8-1 (13-045)

**31-52-42
Area 8/District 3**

- (1) SPECIAL EXCEPTION to permit the expansion of a private school onto additional property to the North and West.
- (2) UNUSUAL USE to permit an Entrance Feature to wit: (3) guard houses, electric swing gates and decorative walls with signage.
- (3) MODIFICATION of Condition #2 of Resolution 4-ZAB-319-82, passed and adopted by the Zoning Appeals Board and last modified by Resolution CZAB8-10-09, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'Miami Country Day School Katherine E. Franco Center for Learning Resources, as prepared by Zyscovich, Architect, Sheets 'A-1' and 'A-2', dated stamped received 2/6/09, the remaining 8 sheets dated stamped received 10/22/08, and plans entitled 'New Amphitheatre @ Miami Country Day School,' as prepared by Design Build Professionals, consisting of 3 sheets, dated stamped received 10/22/08, for a total of 13 sheets."

TO: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'Site Plan Modification Approval Submission', as prepared by Zyscovich Architects, with sheets A-100A, A-001, A-100B, A-100C, A-150, A-151, A-515, L-000, L-100, L-101 & L-102, consisting of 11 sheets dated stamped received 02/13/14 and sheets A-211, A-211A, A-211B, A-231 & A-231A, consisting of 5 sheets dated stamped received 12/18/13 and sheet A-512 dated stamped received 3/4/14 consisting of 1 sheet and the remaining 31 sheets dated stamped received 10/03/13 with sheet A-511 last handwritten revision dated 4/1/14 for a total of 48 sheets."

- (4) MODIFICATION of Conditions #5 & #11 of Resolution 4-ZAB-319-92, passed and adopted by the Zoning Appeals Board and last modified by Resolution CZAB7-2-98, passed and adopted by the Community Zoning Appeals Board #7, reading as follows:

FROM: "5. That the use be approved and restricted to a maximum of 980 students."

TO: "5. That the use be approved and restricted to a maximum of 1,250 students."

FROM: "11. That the number of teachers shall not exceed 102. That the number of administrative and clerical personnel (other than teachers) shall not exceed 38."

TO: "11. That the number of teachers shall not exceed 105. That the number of administrative and clerical personnel (other than teachers) shall not exceed 40."

- (5) MODIFICATION of Condition #9 of Resolution 4-ZAB-319-82, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "9. That the number of grades will be from kindergarten to 12."

TO: "9. That the number of grades will be from pre-k to 12."

- (6) MODIFICATION OF CONDITION #10 of Resolution 4-ZAB-319-82, and last modified by Resolution 4-ZAB-267-90, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "10. That the number of classrooms shall not exceed 75."

TO: "10. That the number of classrooms shall not exceed 105."

The purpose of requests #1 - #6 is to allow the applicant to submit a revised site plan showing a gymnasium & dining room addition, parking garage, maintenance building, fine art center and to increase the number of students for a previously approved private school.

- (7) NON-USE VARIANCE to permit a proposed parking garage setback 20.59' from the interior side (west) property line and setback varying from 11.21'-20' from the interior side (north) property lines (50' required from both).
- (8) NON-USE VARIANCE to permit the garage with 4 levels (2 floors maximum permitted).
- (9) NON-USE VARIANCE to permit a proposed fine art building setback 13' from the rear (east) property line and setback 20' from the interior side (north) property line (50' required from both).
- (10) NON-USE VARIANCE to permit a proposed maintenance building setback 29.94' (75' required) from the front (west) property line and to be located in front of the principal building (not permitted).
- (11) NON-USE VARIANCE to permit stairs with railings to setback a minimum of 12.73' (25' required) from the side street (south) property line.
- (12) NON-USE VARIANCE to permit a spacing of 2.89' (10' required) between buildings.
- (13) NON-USE VARIANCE to permit a lot coverage of 37.25% (35% maximum permitted).
- (14) NON-USE VARIANCE to permit 286,983 square feet of outdoor recreation area (312,038 square feet required).
- (15) NON-USE VARIANCE to permit 475 parking spaces (535 parking spaces required).

AND WITH REQUEST #4, THE FOLLOWING:

- (5) NON-USE VARIANCE to permit buildings for a mental health hospital setback a minimum of 24'-8" from the side street (east) property line and setback 24'-10" from the front (north) property line (100' required for both); setback a minimum of 30'-8" (58'-4" previously approved) from the interior side (west) property line, and setback 15' (18'-6" to 105' previously approved) from the rear (south) property line (300' required for both).

AND IF REQUEST #4 IS DENIED, THEN THE FOLLOWING:

- (6) NON-USE VARIANCE to permit buildings for a mental health hospital setback a minimum of 14'-8" from the side street (east) property line and setback 14'-10" from the front (north) property line (100' required for both); setback a minimum of 30'-8" (58'-4" previously approved) from the interior side (west) property line and setback 15' (18'-6" to 105' previously approved) from the rear (south) property line (300' required for both).

REQUESTS #7 THROUGH #12 ON PARCEL B

- (7) SPECIAL EXCEPTION to permit a 36 bed mental health hospital including an alcohol, drug rehabilitation and detoxification treatment facility.
- (8) NON-USE VARIANCE to permit 12 parking spaces (22 parking spaces required).for the 36 bed mental hospital facility.
- (9) NON-USE VARIANCE to permit parking within 25' of the official right-of-way line of NW 8 Avenue (not permitted).
- (10) NON-USE VARIANCE of zoning and subdivision regulations requiring the abutting rights-of-way, NW 8 Avenue and NW 92 Street to be 50 feet in width, to waive same to permit 15' of dedication (25' required) for the north half of NW 92 Street and west half of NW 8 Avenue.
- (11) NON-USE VARIANCE to permit buildings for a proposed mental health hospital setback a minimum of 25'-10" from the side street (east) property line and setback a minimum of 35'-6" from the front (south) property line (100' required for both) and setback a minimum of 7'-6" from the interior side (west) property line, and setback a minimum of 12' from the rear (north) property line (300' required for both).

AND IF REQUEST #10 IS DENIED, THEN THE FOLLOWING:

- (12) NON-USE VARIANCE to permit buildings for a proposed mental health hospital setback a minimum of 15'-10" from the side street (east) property line and setback a minimum of 25'-6" from the front (south) property line (100' required for both); setback a minimum of 7'-6" from the interior side (west) property line, and setback a minimum of 12' from the rear (north) property line (300' required for both).

REQUEST #13 ON PARCELS A & B

(13) MODIFICATION of Conditions #2 and #6 of Resolution #4-ZAB-385-84, last modified by Resolution #4-ZAB-180-92, passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Medical Office Building/Women's Center North Shore Medical Center", as prepared by Universal Medical Buildings; plans sealed by F.W. Haines, A.I.A. Architect, dated revised 4/7/92 and consisting of 11 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Harbor Village", as prepared by R-S, Raimundez-Spellacy Architects, consisting of 10 sheets and landscape plans as prepared by Rosenberg Gardner Design, consisting of 3 sheets, for a total of 13 sheets, all sheets stamped received April 4, 2014, with Sheets LA-01 & LA-02 last handwritten revision dated 4/17/14."

FROM: "6. That the hospital be approved for and be restricted to a maximum of 20 beds."

TO: "6. "That the mental health hospital, including alcohol, drug rehabilitation and detoxification treatment, be approved for and be restricted to a maximum of 36 beds on Parcel A, and 36 beds on Parcel B, for a total of 72 beds".

The purpose of the request #13 is to allow the applicant to submit revised plans for the previously approved 20 beds mental health hospital to now include the existing alcohol and drug rehabilitation and detoxification facility and to increase the number of beds on Parcel A. Additionally, this will allow the applicant to show a new 36 additional bed mental health hospital including alcohol and drug rehabilitation and detoxification facility on Parcel B of the subject property for a maximum of 72 beds.

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

LOCATION: Lying west of NW 8 Avenue and lying on both sides of NW 92 Street, AKA 9198, 9200, 9202, 9204, 9206 & 9208 NW 8 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.45 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions of requests #1, #2,
#6 through #9 and request #12; modified
approval with conditions of request #13;
and denial without prejudice of request #3
through #5 and #10 and #11.

Protests: _____ 0 _____ Waivers: _____ 0 _____
APPROVED: _____ DENIED WITH PREJUDICE: _____
DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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

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

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

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

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

PH: Z13-045 (14-5-CZ8-1)

May 29, 2014

Item No. 1

Recommendation Summary	
Commission Districts	3 & 4
Applicant	Miami Country Day School, Inc.
Summary of Requests	The applicant is requesting to modify conditions from previous resolutions to modify a site plan, to expand the existing private school onto additional property and increase the number of classrooms, students and teachers. Additionally, the applicant is requesting to permit buildings setback and spaced less than required with more lot coverage, and to allow parking and drives within 25' of a right-of-way
Location	601 NE 107 Street & 10901, 10931, & 11001 NE 6 Avenue, Miami-Dade County, Florida, Miami-Dade County, Florida
Property Size	16.88-acres
Existing Zoning	BU-1, Neighborhood Business District BU-1A, Limited Business District RU-1, Single-Family Residential District
Existing Land Use	Private school
2020-2030 CDMP Land Use Designation	Business and Office 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)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(7) Generalized Modification Standards 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) SPECIAL EXCEPTION to permit the expansion of a private school onto additional property to the North and West.
- (2) UNUSUAL USE to permit an Entrance Feature to wit: (3) guard houses, electric swing gates & decorative walls with signage.
- (3) MODIFICATION of Condition #2 of Resolution 4-ZAB-319-82, passed and adopted by the Zoning Appeals Board and last modified by Resolution CZAB8-10-09, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "2. The plan be substantially in accordance with that submitted for the hearing entitled 'Miami Country Day school Katerine E. Franco Center for Learning Resources, as prepared by Zyscovich, Architect, Sheets 'A-1' and 'A-2', dated stamped received 2/6/09. the remaining 8 sheets dated stamped received 10/22/08, and plans entitled 'New Amphitheatre @

Miami Country Day School,' as prepared by Design Build Professionals, consisting of 3 sheets, dated stamped received 10/22/08, for a total of 13 sheets."

TO: "2. The the plan be substantially in accordance with that submitted for the hearing entitled 'Site Plan Modification Approval submission', as prepared by Zyscovich Architects, with sheets A-100A, A-100B, A-001, A-100C, A-150, A-151, A-515, L-000, L-100, L-101 &, L-102, consisting of 11 sheets dated stamped received 02/13/14 and sheets A-211, A-211A, A-211B, A-231 & A-231A, consisting of 5 sheets dated stamped received 12/18/13 and sheet A-512 dated stamped received 03/04/14, consisting of 1 sheet and the remaining 31 sheets dated stamped received 10/03/13, with sheet A-511 last handwritten revision dated 04/01/14, for a total of 48 sheets."

- (4) MODIFICATION of Conditions #5 & #11 of Resolution 4-ZAB-319-92, passed and adopted by the Zoning Appeals Board and last modified by Resolution CZAB7-2-98, passed and adopted by the Community Zoning Appeals Board #7, reading as follows:

FROM: "5. That the use be approved and restricted to a maximum of 980 students."

TO: "5. That the use be approved and restricted to a maximum of 1,250 students."

FROM: "11. That the number of teachers shall not exceed 102. That the number of administrative and clerical personnel (other than teachers) shall not exceed 38."

TO: "11. That the number of teachers shall not exceed 105. That the number of administrative and clerical personnel (other than teachers) shall not exceed 40."

- (5) MODIFICATION of Condition #9 of Resolution 4-ZAB-319-82, passed adopted by the Zoning Appeals Board, reading as follows:

FROM: "9. That the number of grades will be from Kindergarten to 12."

TO: "9. That the number of grades will be from pre-k to 12."

- (6) MODIFICATION of Condition #10 of Resolution 4-ZAB-319-82, and last modified by Resolution 4-ZAB-267-90, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "10. That the number of classrooms shall not exceed 75."

TO: "10. That the number of classrooms shall not exceed 105."

The purpose of requests #1 - #6 is to allow the applicant to submit a revised site plan showing a gymnasium & dining room addition, parking garage, maintenance building, fine arts center and to increase the number of students for a previously approved private school.

- (7) NON-USE VARIANCE to permit a proposed parking garage setback 20.59' from the interior side (west) property line and setback varying from 11.21' - 20' from the interior side (north) property line, (50' required from both).
- (8) NON-USE VARIANCE to permit the garage with 4 levels (2 floors maximum permitted).
- (9) NON-USE VARIANCE to permit a proposed fine arts building setback 13' from the rear (east) property line and setback 20' from the interior side (north) property line, (50' required from both).
- (10) NON-USE VARIANCE to permit an existing maintenance building setback 29.94' (75' required) from the front (west) property line and to be located in front of the principal building (not permitted).
- (11) NON-USE VARIANCE to permit stairs with railings to setback a minimum of 12.73' (25' required) from the side street (south) property line.
- (12) NON-USE VARIANCE to permit 2.89' (10' required) spacing between buildings.
- (13) NON-USE VARIANCE to permit a lot coverage of 37.25% (35% maximum permitted).
- (14) NON-USE VARIANCE to permit 286,983 sq. ft. of outdoor recreation space (312,038 sq. ft. required).
- (15) NON-USE VARIANCE to permit 475 parking spaces (535 parking spaces required).
- (16) NON-USE VARIANCE to permit parking within 25' of an official right-of-way (not permitted).
- (17) NON-USE VARIANCE to permit 28 additional wall signs, with a total area of 3,412 sq. ft. (1 sign 24 sq. ft. maximum permitted (2 wall signs and 2 detached previously approved).

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

PROJECT DESCRIPTION & HISTORY:

The submitted site plan depicts the previously approved private school buildings along with a proposed 4-story garage building, a proposed fine arts building, an existing maintenance building, and a proposed gymnasium addition and dining room.

The subject property has been the subject of several zoning approvals from 1950 to 2003. In October 1982, pursuant to Resolution #4-ZAB-319-82, the application was approved for a special exception to permit the expansion of a private school onto adjacent property along with a non-use variance of zoning regulations for parking spaces.

In September 1983, pursuant to Resolution #4-ZAB-299-83, the application was approved for a special exception to permit the expansion of a private school, to increase grades to kindergarten through grade 12, to increase the number of students to 934 students and to include five new buildings to be constructed in phases.

In August 1990, pursuant to Resolution #4-ZAB-267-90, the application was approved for a special exception to permit the expansion of a private school; to modify a prior site plan for the relocation and rearrangement of buildings and athletic fields; and to modify conditions from a prior resolution extending the hours of operation for the school and increasing the number of classrooms and teachers.

In October 1998, pursuant to Resolution #CZAB7-2-98, the application was approved for a special exception to permit the expansion of a private school; to modify a prior site plan to permit new classroom buildings; to modify conditions from a prior resolution increasing the number of students and teachers; and permitting parking within 25' of a right-of-way along with other ancillary variances.

In June 2009, pursuant to Resolution #CZAB8-10-09, the application was approved to modify a prior site plan for a proposed library center and amphitheater; to permit parking with 25' of a right-of-way; and to permit two additional wall signs along with the approval of other ancillary variances.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1, BU-1A & RU-1; private school	Business and Office Low Density Residential, 2.5 dua to 6 dua
North	BU-1A; commercial	Business and Office Low Density Residential, 2.5 dua to 6 dua
South	City of Miami Shores; single-family residences and golf course	Low Density Residential, 2.5 dua to 6 dua Parks and Recreation
East	City of Biscayne Park; canal and single-family residences	Low Density Residential, 2.5 dua to 6 dua
West	BU-1, BU-1A & BU-2; retail outlets, medical office, funeral home, vacant land and auto repair shop,.	Business and Office Low Density Residential, 2.5 dua to 6 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 601 NE 107 Street & 10901, 10931, & 11001 NE 6 Avenue. The surrounding area is characterized by commercial businesses, single-family residences and a golf course.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to expand the school use onto additional property and increase the number of students, grades, teachers, and classrooms in the school. However, the requests could impact the surrounding area with additional traffic and could have a visual impact on the neighboring properties in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The eastern portion of the subject property, which is approximately 13.65 acres, is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The CDMP Land Use Element interpretative text for Residential Communities indicates that neighborhood and community services including **schools** are permitted only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* The northern portion of the subject property, which is approximately 0.47 acres in size and the western portion of the subject property which is approximately 2.7 acres in size, is designated **Business and Office**. *The Business and Office designation accommodates a full range of sales and service activities which includes, among other things, retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments.*

Staff notes that the CDMP Land Use Element interpretative text for residential communities permits neighborhood or community services including schools when compatible with the neighborhood. Further, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states that *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.*

Staff notes that the private school is an existing use and has been the subject of several zoning approvals from 1950 to 2003. The Applicant is requesting to expand said private school onto additional property, increase the number of students, teachers and classrooms, and non-use variances for setbacks, parking, and signage. Approval of the requests will not change the existing private school use on the entire subject property. Additionally, staff notes that submitted plans for this application depict the proposed buildings with similar architectural elements to the remaining buildings on the subject property. Further, based on the foregoing review of the requested variances in the zoning analysis, staff opines that the existing school and additions are **compatible** with the area based on the criteria outlined in CDMP Policy LU4-A. Therefore, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text for properties designated Business and Office, and for properties designated Low-Medium Density Residential.

ZONING ANALYSIS:

The subject property, zoned BU-1 (Neighborhood Business District), BU-1A (Limited Business District) and RU-1, (Single-Family Residential District) is occupied by an existing private school, which is located at 601 NE 107 Street & 10901, 10931, & 11001 NE 6 Avenue, is a well-travelled four lane section line roadway. Staff notes that the surrounding area is characterized by commercial businesses to the north and west of the subject property on N.E. 6 Avenue, the City of Miami Shores, which consists of single-family residences and a golf course to the south of the subject property on N.E. 6 Avenue, and a canal and the City of Biscayne Park (single-family residences) to the east of the subject property.

When request #1, unusual use to permit the expansion of a private school onto additional property to the north and west, and request #2 to permit three (3) guard houses, electric swing

gates & decorative walls with signage are analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that approval of the same would be **compatible** with the surrounding area. Staff opines that the approval of request #1 is contingent on the approval of requests #3 through #17, and would not create a negative visual impact to the surrounding commercial businesses and single-family residences in the area. Staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), Miami-Dade Fire Rescue Department (MDFRD) and the Department of Public Works and Waste Management, the approval of the requests would not generate or result in excessive noise or traffic. Further, staff opines that the proposed requests would not cause undue or excessive burden on public facilities, tend to create a fire or other equally or greater dangerous hazards. **Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

When requests #3 through #6 to permit the modification of conditions of previously approved resolutions in order to modify a site plan to allow additional buildings on the subject site (request #3), to increase the number of students, teachers, and administrative/clerical staff positions (request #4), to increase the number of grade levels (request #5) and to increase the number of classrooms (request #6) are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that said requests would be **compatible** with the surrounding area. Staff notes that approval of the requests will allow the applicant to submit a revised site plan that depicts existing and proposed buildings which consists of a proposed classroom building, which meets the required setbacks and is located at the south end of the property abutting NE 107 Street and a proposed parking garage and fine arts building, which will be discussed later in staff's recommendation.

Staff opines that the request to expand the previously approved private school by 270 students will provide additional educational options for families in the surrounding area. Further in order to accommodate the increase in student count, the applicant will provide two (2) staggered arrival and dismissal times separated by a minimum of thirty (30) minutes which will help to alleviate any potential increase in traffic along NE 107 Street, 109 Street and NE 110 at NE 6 Avenue. The applicant has submitted a Traffic Operations Plan (TOP) which details how the arrival and dismissal times will function in accordance with conditions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Further, staff notes that the applicant has indicated in their site plan that the existing and proposed classrooms can accommodate the increase in the student count. The site plan depicts 87,991 sq. ft. of classroom space, which exceeds the required classroom area by over 53,016 sq. ft.

Staff opines that the requests will not result in excessive traffic as evidenced by the memorandum from the Platting and Traffic Review Section of RER which states that the project meets the traffic concurrency criteria set for an Initial Development Order. As previously stated, the applicant will utilize staggered arrival and dismissal times, therefore limiting the number of trips to the site. The Division of Environmental Resources Management of RER indicates that approval will not result in a reduction in the LOS standards for an initial Development order for wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the requests will have a negative impact on fire rescue services in the area.

Based on the aforementioned Department memoranda, staff opines that the requests will not result in, among other things excessive overcrowding and concentration of people. Further, staff opines that approval of requests would not have a negative visual, noise, traffic impact or unduly burden County services in the surrounding area as evidenced in the memoranda

submitted by the reviewing departments. **Therefore, staff recommends approval with conditions of requests #3 through #6 under Section 33-311(A)(7) Generalized Modification Standards.**

Similarly, when requests #7 through #12 are analyzed under Section 33-311(A)(4)(b), non-use variances, staff opines that the requests to permit a proposed 4 level parking garage and for the proposed parking garage to setback 20.59' from the interior side (west) property line, and to setback varying 11.21' - 20' from the interior side (north) property line (requests #7 and #8), to permit a proposed fine arts building setback 13' from the rear (east) property line and setback 20' from the interior side (north) property line (request #9), to permit an existing maintenance building setback 29.94' (75' required) from the front (west) property line and to be located in front of the principal building (request #10), to permit stairs with railings to setback a minimum of 12.73' from the side street (south) property line (request #11) and to permit 2.89' spacing between buildings (Item #12) are **compatible** with the surrounding area and will not have a negative impact on the appearance of the community.

Staff notes from the site plan that the proposed garage is approximately 130' from the west property line, abutting N.E. 6 Avenue and that the proposed garage will be partially buffered by an existing maintenance building on the subject site approximately 14.98' from the proposed garage to the west and behind a commercial building from another property owner approximately 20.59' west of the subject property line. The fine arts building abuts a canal and single-family residences in the City of Biscayne Park. Staff notes that the fine arts building would be approximately 365' from the single family residences located in the City of Biscayne Park.

Staff opines that the proposed buildings have been designed to architecturally match the existing buildings on the subject property. Further, staff opines that the requested 20' and 11.21' to 20' encroachments of the parking garage into the interior sides (west) and (north) setback areas (requests #7 and #8), the requested 13' and 20' encroachments of the proposed fine arts building into the rear (east) and interior side (north) setback areas (request #9), the requested 29.94' encroachment of the existing maintenance building into the front (west) setback areas (request #10) and the requested 12.73' for the stairs with railings into the side street (south) area (request #11) are adequately buffered from the adjacent properties by landscaping that includes a continuous row of hedges and trees, which will provide a visual buffer to the neighboring properties north, east, south, and west of the subject property. Staff also opines that the requested 2.89' spacing between buildings (request #12) is internal to the subject site and would not create any visual impacts on the area. **Therefore staff recommends approval with conditions of Requests #7 through #12 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

When requests #13 and #14 are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that the requests to permit a lot coverage of 37.25 (request #14) and the requests to permit 286,983 s.q. of outdoor recreation space (312,038 s.q. required) are **compatible** with the surrounding area and will not have a negative impact on the appearance of the community. Staff opines that the increased lot coverage of 2.25% is minimal based on the size of the property and is not likely to have any visual impact on the surrounding area. Staff also notes that the configuration of the outdoor recreation area as shown on the site plan has been in existence since 2003. Therefore, staff opines that the request will not create any visual impacts to the surrounding area. **As such, staff recommends approval with conditions of Requests #13 and #14 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

In addition, when requests #15 and #16 are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that the requests to permit 475 parking spaces (535 spaces required) (request #15) and to permit parking within 25' of an official right-of-way (request #16) would not be detrimental to the surrounding area and would not have a negative impact on traffic on the abutting rights-of-way and staff notes that the Platting and Traffic Review Section of RER have no objection to these requests. Staff notes that the parking requirement includes teachers, staff, and the high school component. However staff notes that the high school component also includes grade levels 9 and 10 where the students are not of driving age. Therefore, staff opines that the number of parking spaces required is sufficient to accommodate the number of students who can legally drive to school as well as teachers and staff. Staff also opines that the request to permit parking within 25' of an official right-of-way (request #16) would not generate any visual impacts and would be buffered by the proposed abundant landscaping located along the property line to the south along NE 107 Street. **Therefore staff recommends approval with conditions of Requests #15 and #16 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

Furthermore, when request #17 is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that the request to permit 28 additional wall signs, with a total area of 3,412 sq. ft. (1 sign 24 sq. ft. maximum permitted, 2 wall signs and 2 detached signs previously approved) are **compatible** with the surrounding area and will not have a negative impact on the appearance of the community. Staff notes from the site plan that the 28 wall signs consist of signs indicating the school name from the street (NE 107 Street and NE 6 Avenue), name of the parking garage (NE 6 Avenue), name of the gymnasium (NE 107 Avenue), and that the majority of the signs are identifying buildings that are scattered throughout the site and are internal to the subject property. Further, staff opines that those wall signs, which are internal to the subject property, will be adequately buffered by other buildings and the proposed landscaping, consisting of rows of hedges and trees, will mitigate any visual impacts to the surrounding area. In addition, the applicant is proposing large art installations on the garage structure and other buildings. Staff is supportive of this request but recommends as a condition for approval that the art installations on the buildings not contain any commercial advertisement. **Therefore staff recommends approval with conditions of Request #17 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts one (1) egress/ingress point located along NE 107 Street, two (2) egress/ingress points along NE 6 Avenue. The Applicant will provide 475 parking spaces for the private school.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

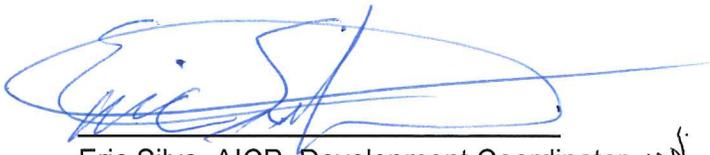
Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolutions #4-ZAB-319-82, #4-ZAB-267-90, #CZAB7-2-92 and #CZAB8-10-09, remain in full force and effect except as herein modified.

2. That the applicant comply with all applicable conditions and requirements of the Platting and Traffic Review Section of the Miami-Dade County Department of Regulatory and Economic Resources.
3. That the art installations located on various buildings, as identified on the 2014 site plan modification approval submission, not contain any commercial advertisement.

ES:MW:NN:CH:EJ



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

NDN

ZONING RECOMMENDATION ADDENDUM

Miami Country Day School, Inc.
Z13-045

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection*
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
Public Works and Waste Management	No objection
*Subject to conditions in their memorandum.	

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

Business and Office (Pg. I-41)	The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office . This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas..
Low-Medium Density Residential (Pg. I-31)	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.
Residential Communities (Pg. I-26)	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.
Policy LU-4A (Page I-11)	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.

ZONING RECOMMENDATION ADDENDUM

Miami Country Day School, Inc.
Z13-045

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
<p>Buildings for public assemblage—In districts other than business or industrial. Sec. 33-17.</p>	<p><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></p> <ol style="list-style-type: none"> <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> <i>(3) In EU-1 and EU-2 Districts, where the setback from the front building line is greater than the minimum specified by this section, buildings for public assemblage shall set back at least the minimum distance required, namely, fifty (50) feet from the front property line.</i> <i>(4) No building for public assemblage in EU-M, EU-1 and EU-2 Districts shall be closer than</i>

ZONING RECOMMENDATION ADDENDUM

Miami Country Day School, Inc.
Z13-045

	<p><i>seventy-five (75) feet to any property line abutting a lot under ownership other than that on which the structure is to be placed.</i></p> <p><i>(7) Ample parking facilities for buildings for public assemblage shall be provided off the highway right-of-way. Parking facilities for a church, school, or other buildings used for noncommercial purposes in a residential district may be permitted in the same district with said church, school or other buildings used for noncommercial purposes, provided no parking lot or special parking area is closer than twenty-five (25) feet to any property under different ownership which is zoned RU or EU unless the parking area is separated from such lot by a wall or hedge approved by the Director.</i></p>
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1. MIAMI COUNTRY DAY SCHOOL, INC.
(Applicant)

14-5-CZ8-1 (13-045)
Area 08/District 03
Hearing Date: 05/29/14

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

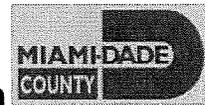
Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1950	Sophia Smith	- Zone change from RU-1B to BU-1A, RU-3.	BCC	Approved with Condition(s)
1950	Ida Jordan	- Zone change from RU-1B to BU-1A.	BCC	Approved
1950	Coman Leonard Jr.	- Zone change from RU-1B to AU. - Special permit for Nursery.	BCC	Recommended for Approval
1951	Coman Leonard Jr.	- Zone change from RU-1B to AU. - Special permit for Nursery.	BCC	Approved
1957	Miami Country Day and Resident School	- Zone change from GU, BU-2, RU-1 to RU-1 and BU-1A. - Special permit to permit expansion of school.	BCC	Approved with Condition(s)
1957	Sophis Smith	- Special permit to permit a Masonic Hall. - Modification of condition of Resolution.	BCC	Approved with Condition(s)
1963	Stanley & Maggie Hiers	- Unusual Use non commercial parking. - Variance of setback.	ZAB	Approved
1963	L.B. Sommers-Miami Country Day and Resident School	- Special Exception expansion of non-conforming day and residential school.	ZAB	Approved with Condition(s)

1970	Joseph B. Cofer	<ul style="list-style-type: none"> - Unusual Use and Special Exception to permit expansion of non-commercial parking. - Use Variance and Special Exception to permit expansion of funeral homes. 	ZAB	Approved with Condition(s)
1971	Village Lodge #315 F & A.M.	<ul style="list-style-type: none"> - Special Exception of Zoning Regulations. - Variance of lot frontage. - Use Variance for drives. 	BCC	Appeal Denied, Application Approved
1971	Village Lodge #315 F & A.M.	<ul style="list-style-type: none"> - Special Exception of Zoning Regulations. - Variance of lot frontage. - Use Variance for drives. 	ZAB	Approved with Condition(s)
1973	Directors, Building & Zoning planning Departments.	<ul style="list-style-type: none"> - Zone change from BU-1A and BU-2 to BU-1. 	BCC	Approved
1973	Directors, Dade-County Building & Zoning planning Departments.	<ul style="list-style-type: none"> - Zone change from GU to RU-1. 	BCC	Approved with Condition(s)
1973	Directors, Building & Zoning planning Departments.	<ul style="list-style-type: none"> - Zone change from RU-3 to RU-1. 	BCC	Approved
1982	Miami Country Day School Inc.	<ul style="list-style-type: none"> - Special Exception to permit expansion of a private school. - Non-Use Variances of Zoning Regulations. 	ZAB	Approved with Condition(s)
1983	Miami Country Day School	<ul style="list-style-type: none"> - Special Exception to permit expansion of a private school. - Non-Use Variances of Zoning Regulations and of Student Count. - Modification of Resolution. 	ZAB	Approved with Condition(s)
1990	Miami Country Day School Inc.	<ul style="list-style-type: none"> - Special Exception expansion of school. - Non-Use Variances of setback and of parking. - Modification of Resolution. 	ZAB	Approved with Condition(s)
1996	Spectrum Programs	<ul style="list-style-type: none"> - Non-Use Variances for zoning regulations, lot frontage and parking. 	ZAB	Approved with Condition(s)

1998	Miami Country Day School	<ul style="list-style-type: none"> - Special Exception to expand school. - Non-Use Variances of setback and Zoning Regulations. - Modification of Resolution. 	C07	Approved with Condition(s)
2003	Miami Country Day School Inc.	<ul style="list-style-type: none"> - Modification of Resolution. 	C08	Approved with Condition(s)
2009	Miami Country Day School Inc.	<ul style="list-style-type: none"> - Modification of Resolution. - Non-Use Variances of setback, signage and zoning regulations. 	C08	Approved with Condition(s)

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



Memorandum

Date: March 17, 2014
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-08 #Z2013000045-2nd Revision
Miami Country Day School, Inc.
601 NW 107th Street
Special Exception to Permit the Expansion of a Private School;
Modification of a Previous Plan to Show Several Additions to the
Previously Approved Private School; and Modification of a Previous
Resolution/Agreement to Permit an Increase in the Number of
Students.
(BU-1) (16.88 Acres)
31-52-42

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The proposed project may impact existing drainage outfall systems, in which case a Class II permit will be required.

Pollution Remediation

The subject site has records of current contamination issues under folio 30-2231-024-0050 (RER UT-2561) and folio 30-2230-001-0410 (RER UT-2996). These are both petroleum contaminated sites currently in a state administered cleanup program. There are no records of current contaminated sites directly abutting the property.

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

An on site inspection was performed by staff on February 25, 2014, which revealed that specimen-sized trees (trunk diameter 18 inches or greater) exist on these sites. According to the landscape plans (signed and sealed on February 7th, 2014) submitted with this zoning application, tree resources including specimen-sized trees may be impacted by the proposed additions.

Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The inspection also revealed that the sites contain prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the

properties prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code of Miami-Dade County, Florida, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

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

The applicant is advised to contact the Tree Permitting Program at (305) 372-6574 for additional information regarding permitting procedures and requirements prior to site development.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that an operating permit will be required prior to obtaining the certificate of use. The Permitting Section of the Pollution Regulation Division may be contacted at (305) 372-6600 for further information concerning operating permit requirements.

Enforcement History

The subject properties have one (1) 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.

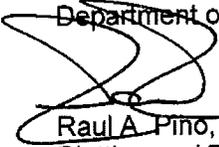
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: May 8, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2013000045
Name: Miami Country Day School
Location: 601 NE 107 Street
Section 31 Township 52 South Range 42 East

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

Public Works and Waste Management Department Traffic Engineering Division Comments:

Miami-Dade County Public Works and Waste Management Department (PWWM) recommends approval of this application provided the project requirements needed to accommodate the proposed school Traffic Operation Plan (TOP), as indicated below, are adequately addressed and implemented in the field.

- **Project Requirements:**

1. The existing school speed zone is required to be improved along the school's frontage roads (NE 6th Avenue and NE 107 Street), upon the approval of all governing agencies. The school speed zone must be composed of signs (fluorescent yellow-green material must be used where applicable), pavement markings, and flashing beacons as per the governing standard. The existing posted time intervals for the school speed zone are required to be modified for the new schedule, if applicable.
2. A NE 6 Avenue southbound left turn lane dedicated to vehicles entering the site's driveways at NE 110 Street and NE 109 Street, including any driveway improvements, must be constructed by the applicant. These required improvements should be made in coordination with the Florida Department of Transportation's (FDOT) resurfacing project DT4293441. PWWM highly recommends for the applicant to include the construction of a NE 6 Avenue southbound left turn lane at NE 107 Street within the improvements that are to be coordinated with FDOT.
3. All off-site improvements shall be constructed prior to the school expansion, except for those infrastructure improvements along NE 6 Avenue that may be constructed in coordination with FDOT's resurfacing project DT4293441.
4. Off-duty police traffic control during the school's arrival and dismissal period is required, as per the school's TOP, at the following intersections:
 - (i) NE 6 Avenue with NE 107 Street
 - (ii) NE 6 Avenue with NE 109 Street

- (iii) NE 6 Avenue with the northern most site driveway (laterally coincides with NE 110 Street)
- (iv) NE 107 Street with the site's passenger loading zone driveway
- 5. Miami Country Day School is required to implement the school's TOP, submitted within the March 2014 Impact Study and clarifying forms attached, immediately upon the completion of the corresponding infrastructure.
- 6. A "Declaration of Restrictions" in favor of PWWM must be recorded in the Official Records of Miami-Dade County, Florida prior to the date of the school opening. The "Declaration of Restrictions" shall include a TOP narrative and plan that has been found acceptable by PWWM.

- Standard Comments:

1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
2. Safe sight distance clearance is required at all driveways; therefore, all tree placements in sight triangles shall meet or exceed FDOT Index 546. No tree foliage or branches shall descend below 7 feet within the public right-of-way. No trees shall remain or be planted in any clear zones.
3. Plans submitted for Permit shall conform to MUTCD, PWWM and other appropriate standards for engineering design in the public right-of-way. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
4. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required.

PWWM reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please feel free to contact Jeff Cohen, P.E., Assistant Chief, at (305) 375-2030.

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

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

Memorandum



Date: July 1, 2013

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

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

Subject: 13_045
Miami Country Day School

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

The applicant is requesting a special exception, modification of Resolutions No. CZAB8-10-09 and No. CZAB7-2-98, district boundary change from Neighborhood Business District (BU-1) to Limited Business District (BU-1A), and non-use variances related to a school on the property. The school on the property will likely be considered 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: March 6, 2014

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: Z2013000045: MIAMI COUNTRY DAY SCHOOL, INC.
Revised Plans Submitted Dated Stamped Received 2/13/2014

Application Name: MIAMI COUNTRY DAY SCHOOL, INC.

Project Location: The site is located at 601 NE 107 STREET & 10901, 10931, & 11001 NE 6 AVENUE, Miami-Dade County.

Proposed Development: The request is to seek approval for expansion of an existing school and modification of resolution and non-use variances.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor



Memorandum

Date: 25-FEB-14
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2013000045

Fire Prevention Unit:

APPROVAL
 No objection to the site plan with a Zoning Department received date of February 13, 2014.

Service Impact/Demand

Development for the above Z2013000045
 located at 601 NE 107 STREET & 10901, 10931, & 11001 NE 6 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0688 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>74,755</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: 25 alarms-annually.
 The estimated average travel time is: 7:01 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 30 - Miami Shores - 9500 NE 2nd Avenue
 Rescue, ALS Engine

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.

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

**Child Care Check List for
Day Nursery, Day Care Center, Kindergarten and Private School**

School Name: Miami Country Day School

School Address: 601 NE 107 Street, Miami FL 33161 Tax Folio # 30 -

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: 980 and age and grade ranges originally approved: Kindergarten-12th Gr.
2. Total size of site: _____ x _____ = 732,858 sf + 43,560 sq. ft. = 16.82 acres
3. Number of children or students requested: 1,250 Ages: Pre-K - 12th Grade
4. Number of teachers: 110 Number of administrative & clerical personnel: 50
5. Number of classrooms: 89 Total square footage of classroom area: 89,730 sf
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
232,642 sf (Building area only, not including covered walkways.)
7. Amount of outdoor recreation/play area in square footage: 320,634 sf

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
3 Buses, 2 Vans, 1 Truck and 1 Station Wagon
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 479 parking spaces required by §33-124(L) 310
10. Indicate the number of auto stacking spaces: 5 provided 5 required.
Off-site: 78
On-site: 40
11. Proposed height for the structure(s): 35'-0" See §33-151.18(g).
12. Size of identification sign: _____ x _____ = _____ sq. ft. See §33-151.18(c).
Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
* No additional sign is required, beyond individual building signs on elevations.
13. Days and hours of operation: M-F 8:00 A.M. to 5:30 P.M.
14. Does the subject facility share the site with other facilities? Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans).

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

3.

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 135 (number of children) = 4,725 sq. ft. of classroom area required.

- b. Elementary Grades 1-6

30 sq. ft. x 475 (number of children) = 14,250 sq. ft. of classroom area required.

- c. Junior High and Senior High Schools (Grades 7-12)

25 sq. ft. x 640 (number of children) = 16,000 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 34,975 sf
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 87,991 sf

OUTDOOR RECREATION SPACE:

- a. Day nursery/kindergarten, preschool and after school care

45 sq. ft. x 68 (1/2 of children) = 3,038 sf

- b. Grades 1-6

500 sq. ft. x 30 (first 30 children) = 15,000 sf

300 sq. ft. x 445 (remaining children) = 133,500 sf

- c. Grades 7-12

800 sq. ft. x 30 (first 30 children) = 24,000 sf

300 sq. ft. x 300 (next 300 children) = 90,000 sf

150 sq. ft. x 310 (remaining children) = 46,500 sf

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 312,038
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 320,634

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

- a. 28 trees are required per net acre. Trees required: 471 Trees provided: 475

- b. Ten shrubs are required for each tree required. Shrubs required 4,711 Shrubs provided 4,751

- c. Grass area for organized sports/play area in square feet: 123,850 sf

- d. Lawn area in square feet (exclusive of organized sports/play area): 57,763 sf

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BY: AA

School Address: 601 NE 107 St, Zip Code 33161

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 13th day of Feb., 2014 at Miami-Dade County, Florida.

WITNESSES

Astrie A. Brown

Jerry B. Proctor
Atty For Applicants

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby certify that on this 13 day of February, 2014, before me personally appeared Jerry B. Proctor, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:



IBIS DIAZ
MY COMMISSION # DD 994845
EXPIRES: May 24, 2014
Bonded Thru Budget Notary Services

IBIS DIAZ

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

DATE: 07-FEB-14

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

MIAMI COUNTRY DAY SCHOOL,
INC.

601 NE 107 STREET & 10901,
10931, & 11001 NE 6 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000045

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC; No open cases. BNC: No open cases for the following folios: 3022310280010, 3022310240050, 3022300010451 and folio 3022300010410. Folio 3022300010440 - BSS case 20100135091-B opened on February 16, 2010. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: Interior doorways enclosed in five separate locations. Civil Violation Notice P002413 issued on January 19, 2011 for non compliance. Final Notice of Intent to Lien/Demand for Payment issued on April 13, 2011. Citation was appealed and hearing held may 6, 2011, at hearing property owner withdrew appeal. Lien was recorded on December 9, 2011. Violation was corrected on September 12, 2013 and lien satisfied. Case was closed on September 30, 2013. BSS case A2013000165-x opened on October 11, 2012. Notice of Violation issued for expired permit 2012015885. Civil Violation Notice P011540 issued on May 8, 2013 for non compliance. Violation corrected on June 4, 2013, permit renewed and ticket paid. Case was closed on June 10, 2013.

Miami Country Day School, Inc.

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: MIAMI COUNTRY DAY SCHOOL, INC., a Florida non-profit corporation

NAME AND ADDRESS Percentage of Stock

PAULK, ANNE, PRESIDENT
9906 N.E 4 AVENUE ROAD
MIAMI SHORES FL 33138

PREMER, HOWARD, VICE PRESIDENT
601 NE 107 ST
MIAMI FL 33161

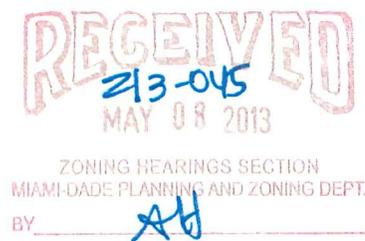
MOORE, JAMES, VICE PRESIDENT
5905 NORTH BAY ROAD
MIAMI BEACH FL 33140

LAZENBY, MATTHEW, SECRETARY
531 W 51ST STREET
MIAMI BEACH, FL 33140

FARREY, JOHN F, TREASURER
1315 BAY TERR
N BAY VILLAGE FL 33141

BUTTS, GARY, CHIEF OPERATING OFFICER
601 NE 107 ST
MIAMI FL 33161

*A Florida non-profit; no percentage of interest required



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

TRUST/ESTATE NAME: Not applicable.

NAME AND ADDRESS Percentage of Stock

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: Not applicable.

NAME AND ADDRESS Percentage of Stock

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: Not applicable.

NAME, ADDRESS AND OFFICE (if applicable) _____ Percentage of Stock _____

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 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.

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BY: AT

EXECUTION PAGE TO FOLLOW

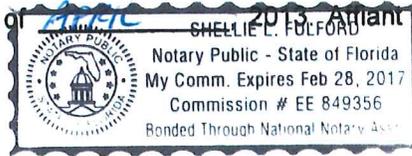
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

MIAMI COUNTRY DAY SCHOOL, INC.,
a Florida non-profit corporation

BY: Anne Paulk
Anne Paulk, President

Sworn to and subscribed before me this 3 day of April 2013, Anne Paulk is personally known to me or has produced as identification.

Shelley L. Fulford
(Notary Public)



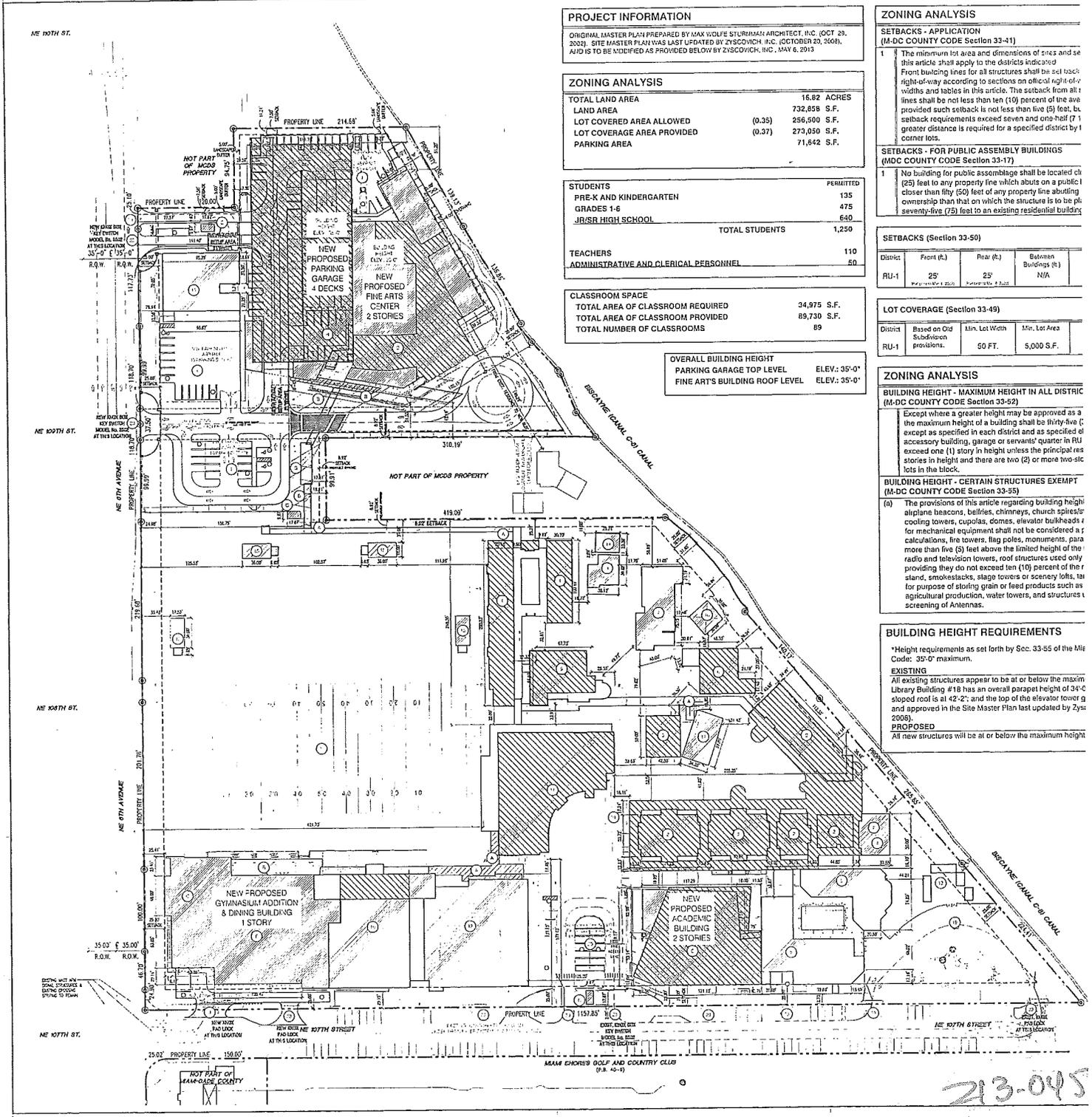
My commission expires 2/28/2017

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

MIAMI 3603289.1 76946/36987



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MIAMI-DADE PLANNING AND ZONING DEPT.
BY: AT



PROJECT INFORMATION

ORIGINAL MASTER PLAN PREPARED BY MAX WOLFE STURRMAN ARCHITECT, INC. (OCT. 29, 2009). SITE MASTER PLAN WAS LAST UPDATED BY ZYSGOVICH, INC. (OCTOBER 20, 2008), AND IS TO BE MODIFIED AS PROVIDED BELOW BY ZYSGOVICH, INC., MAY 6, 2013.

ZONING ANALYSIS

TOTAL LAND AREA	16.82 ACRES
LAND AREA	732,858 S.F.
LOT COVERED AREA ALLOWED	(0.35) 256,500 S.F.
LOT COVERAGE AREA PROVIDED	(0.37) 273,050 S.F.
PARKING AREA	71,842 S.F.

STUDENTS	PERMITTED
PRE-K AND KINDERGARTEN	135
GRADES 1-6	475
JR/SR HIGH SCHOOL	640
TOTAL STUDENTS	1,250

TEACHERS	110
ADMINISTRATIVE AND CLERICAL PERSONNEL	50

CLASSROOM SPACE	34,975 S.F.
TOTAL AREA OF CLASSROOM REQUIRED	89,730 S.F.
TOTAL NUMBER OF CLASSROOMS	89

OVERALL BUILDING HEIGHT	ELEV.: 35'-0"
PARKING GARAGE TOP LEVEL	ELEV.: 35'-0"
FINE ARTS BUILDING ROOF LEVEL	ELEV.: 35'-0"

ZONING ANALYSIS

SETBACKS - APPLICATION (M-DC COUNTY CODE SECTION 33-11)

1 The minimum lot area and dimensions of sites and set this article shall apply to the districts indicated. Front building lines for all structures shall be set back right-of-way according to sections on official right-of-way widths and tables in this article. The setback from all lines shall be not less than ten (10) percent of the area provided such setback is not less than five (5) feet, but setback requirements exceed seven and one-half (7 1/2) greater distance is required for a specified district by corner lots.

SETBACKS - FOR PUBLIC ASSEMBLY BUILDINGS (MDC COUNTY CODE SECTION 33-17)

1 No building for public assemblage shall be located within (25) feet to any property line which abuts on a public closer than fifty (50) feet of any property line abutting ownership than that on which the structure is to be placed seventy-five (75) feet to an existing residential building.

SETBACKS (Section 33-50)

District	Front (ft.)	Rear (ft.)	Between Buildings (ft.)
RU-1	25'	25'	N/A

LOT COVERAGE (Section 33-49)

District	Based on Old Subdivision Provisions	Min. Lot Width	Min. Lot Area
RU-1		50 FT.	5,000 S.F.

ZONING ANALYSIS

BUILDING HEIGHT - MAXIMUM HEIGHT IN ALL DISTRICT (M-DC COUNTY CODE SECTION 33-52)

Except where a greater height may be approved as the maximum height of a building shall be thirty-five (35) feet above the limited height of the radio and television towers, roof structures used only providing they do not exceed ten (10) percent of the r island, smokestacks, slag towers or scenery lots, for purpose of storing grain or feed products such as agricultural production, water towers, and structures screening of antennas.

BUILDING HEIGHT - CERTAIN STRUCTURES EXEMPT (M-DC COUNTY CODE SECTION 33-55)

(n) The provisions of this article regarding building height airplanes, beacons, buoys, chimneys, church spires or cooling towers, cupolas, domes, elevator bulkheads, fire towers, flag poles, monuments, para more than five (5) feet above the limited height of the radio and television towers, roof structures used only providing they do not exceed ten (10) percent of the r island, smokestacks, slag towers or scenery lots, for purpose of storing grain or feed products such as agricultural production, water towers, and structures screening of antennas.

BUILDING HEIGHT REQUIREMENTS

*Height requirements as set forth by Sec. 33-55 of the M Code: 35'-0" maximum.

EXISTING

All existing structures appear to be at or below the maximum height of 35 feet. Building #16 has an overall parapet height of 34'-0" slope of 15 at 42'-2" and the top of the elevator tower g and approved in the Site Master Plan last updated by Zys 2008).

PROPOSED

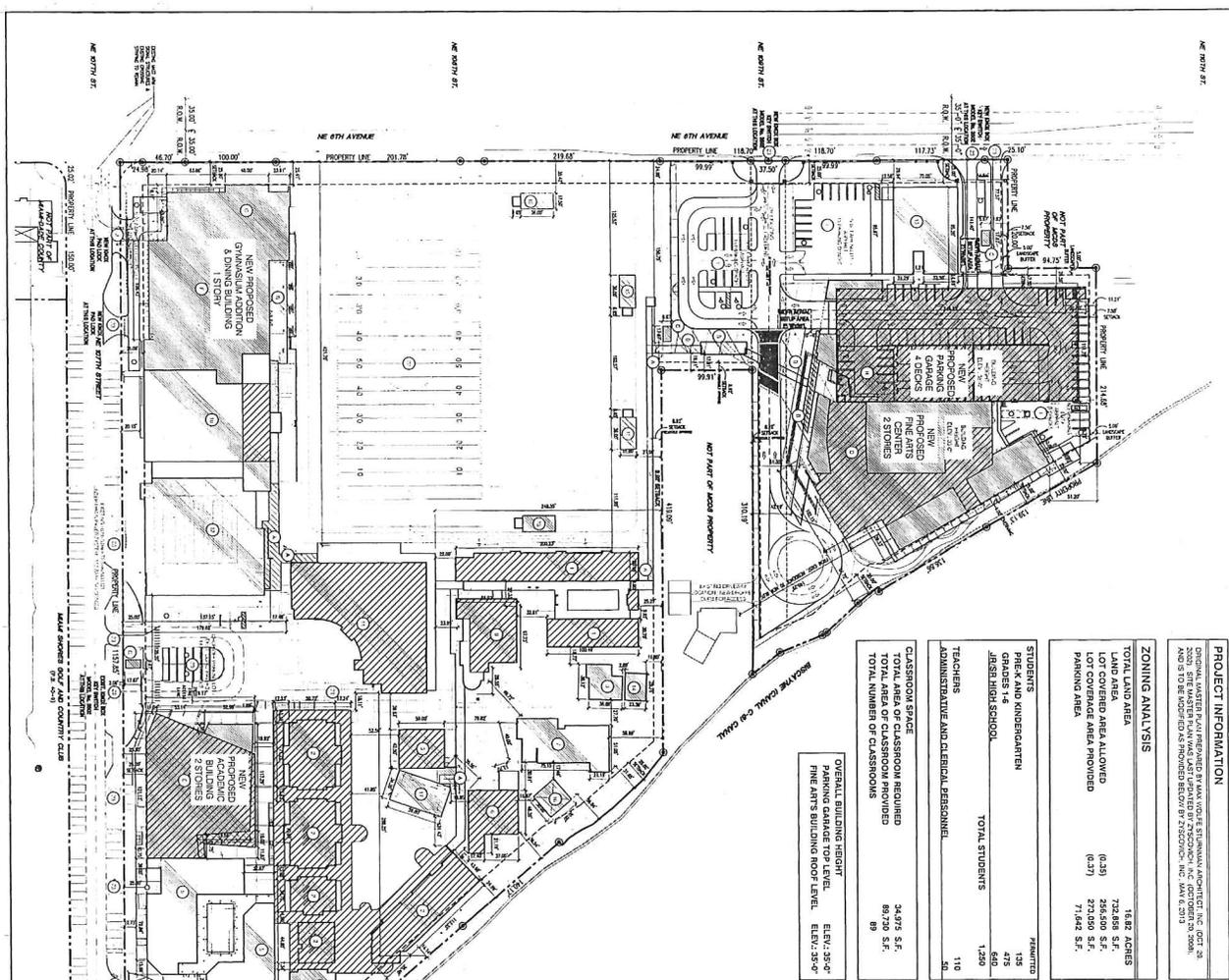
All new structures will be at or below the maximum height

ENLARGED SITE

213-045

AG

31



PROJECT INFORMATION

ORIGINAL MASTER PLAN PREPARED BY MARK WOLFE STANWELL ARCHITECT, INC. OCT 28 2003. SITE MASTER PLAN WAS LAST REVISED BY ZYSCOVICH, INC. (LOT COVER) ON 2008. THIS SITE MASTER PLAN WAS REVISED BY ZYSCOVICH, INC. ON 02/13/2014.

ZONING ANALYSIS

TOTAL LAND AREA: 168.8 ACRES
 LOT COVERED AREA ALLOWED: 255,400 S.F.
 LOT COVERED AREA PROVIDED: 272,950 S.F. (6.27)
 PARKING AREA: 71,942 S.F.

STUDENTS

PRE-K AND KINDERGARTEN: 128 PERMITTED
 1ST-5TH GRADE: 128 PERMITTED
 6TH-8TH GRADE: 684 PERMITTED
 9TH-12TH GRADE: 1,250 PERMITTED
TOTAL STUDENTS: 1,920

TEACHERS

ADMINISTRATIVE AND CLERICAL PERSONNEL: 110

CLASSROOM SPACE

PROPOSED CLASSROOM REQUIRED: 54,975 S.F.
 TOTAL AREA OF CLASSROOM PROVIDED: 60,220 S.F.
 TOTAL NUMBER OF CLASSROOMS: 89

OVERALL BUILDING HEIGHT

FINE ARTS BUILDING TOP LEVEL: ELEV. 35'-0"
 FINE ARTS BUILDING ROOF LEVEL: ELEV. 35'-0"

ZONING ANALYSIS

SETBACKS - APPLICATION

(MDC COUNTY CODE SECTION 23-11)

Front Building Line for all structures shall set back from the adjacent highway right-of-way as follows:

- 1. Structures shall set back from the adjacent highway right-of-way a minimum of 25 feet.
- 2. Structures shall set back from the adjacent highway right-of-way a minimum of 10 feet.
- 3. Structures shall set back from the adjacent highway right-of-way a minimum of 5 feet.
- 4. Structures shall set back from the adjacent highway right-of-way a minimum of 0 feet.

SETBACKS (Section 23-30)

Front	Rear	Side	Side	Side
25'	5'	5'	5'	5'

LOT COVERAGE (Section 23-43)

Front	Rear	Side	Side	Side
25%	5%	5%	5%	5%

ZONING ANALYSIS

EXISTING FACILITIES

EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE	AREAS (SF)
15,560 SF	17,460 SF	18,100 SF
6,165 SF	29,220 SF	13,500 SF
30 SF	14,500 SF	16,500 SF
2,028 SF	7,915 SF	20,835 SF
300 SF	33,000 SF	33,000 SF
12,225 SF	18,775 SF	63,000 SF
62,268 SF	228,668 SF	258,500 SF

BUILDING HEIGHT REQUIREMENTS

Height requirements are set forth by Sec. 23-55 of the Miami-Dade County Zoning Ordinance.

ZONING ANALYSIS

EXISTING FACILITIES

- UPPER SCHOOL BLDG.
- LOWER/MIDDLE SCHOOL BLDG.
- MIDDLE SCHOOL OFFICE
- LOWER SCHOOL OFFICE
- GARAGE
- FOURTH LANGUAGE BLDG.
- PRIMARY HALL BLDG.
- SCHOOL GUIDANCE BLDG.
- FISHER SCIENCE BLDG.
- ACADEMIC CENTER
- ROSE ATHLETIC CNTR.
- PERFORMING ARTS BLDG.
- ROBOTIC CENTER
- ADMINISTRATIVE BUILDING
- GIRLS HOUSE
- FIELD HOUSE
- CLUBHOUSE
- PLAZA WITH CANOPY
- COVERED SEATING
- LOWER SCHOOL DROP-OFF
- CONC. PARENTS PARKING LOT
- ATHLETIC FIELDS
- ATHLETIC DRIVERS

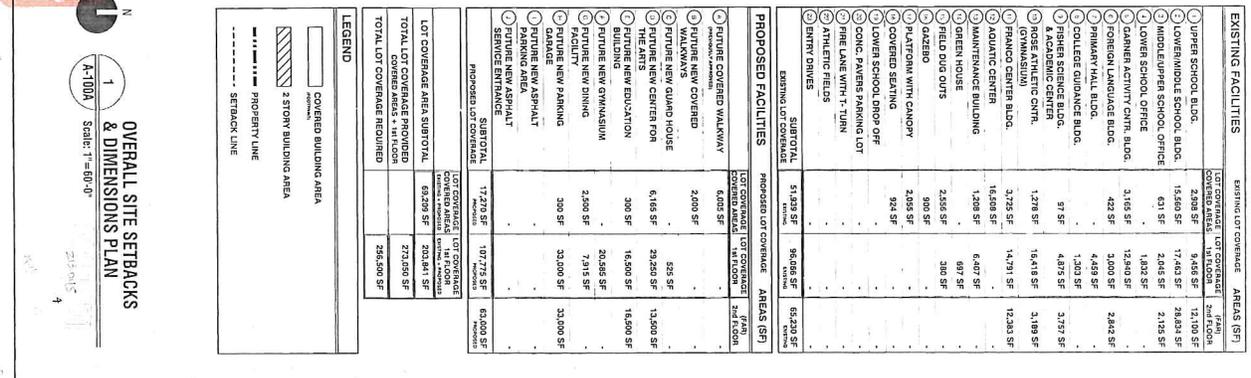
BUILDING HEIGHT REQUIREMENTS

Height requirements are set forth by Sec. 23-55 of the Miami-Dade County Zoning Ordinance.

ZONING ANALYSIS

EXISTING FACILITIES

- UPPER SCHOOL BLDG.
- LOWER/MIDDLE SCHOOL BLDG.
- MIDDLE SCHOOL OFFICE
- LOWER SCHOOL OFFICE
- GARAGE
- FOURTH LANGUAGE BLDG.
- PRIMARY HALL BLDG.
- SCHOOL GUIDANCE BLDG.
- FISHER SCIENCE BLDG.
- ACADEMIC CENTER
- ROSE ATHLETIC CNTR.
- PERFORMING ARTS BLDG.
- ROBOTIC CENTER
- ADMINISTRATIVE BUILDING
- GIRLS HOUSE
- FIELD HOUSE
- CLUBHOUSE
- PLAZA WITH CANOPY
- COVERED SEATING
- LOWER SCHOOL DROP-OFF
- CONC. PARENTS PARKING LOT
- ATHLETIC FIELDS
- ATHLETIC DRIVERS



LEGEND

- COVERED BUILDING AREA
- 2 STORY BUILDING AREA
- PROPERTY LINE
- SETBACK LINE

OVERALL SITE SETBACKS & DIMENSIONS PLAN

Scale: 1" = 60'-0"

Project Information:

Site Plan Modification Approval Submission
 Miami Country Day School
 601 NE 107th Street, Miami, FL 33161

Architect: ZYSCOVICH ARCHITECTS
 100 NE 10th Street, Suite 200
 Miami, FL 33132
 Phone: 305.375.3333
 Fax: 305.375.3334
 Website: www.zyscovich.com

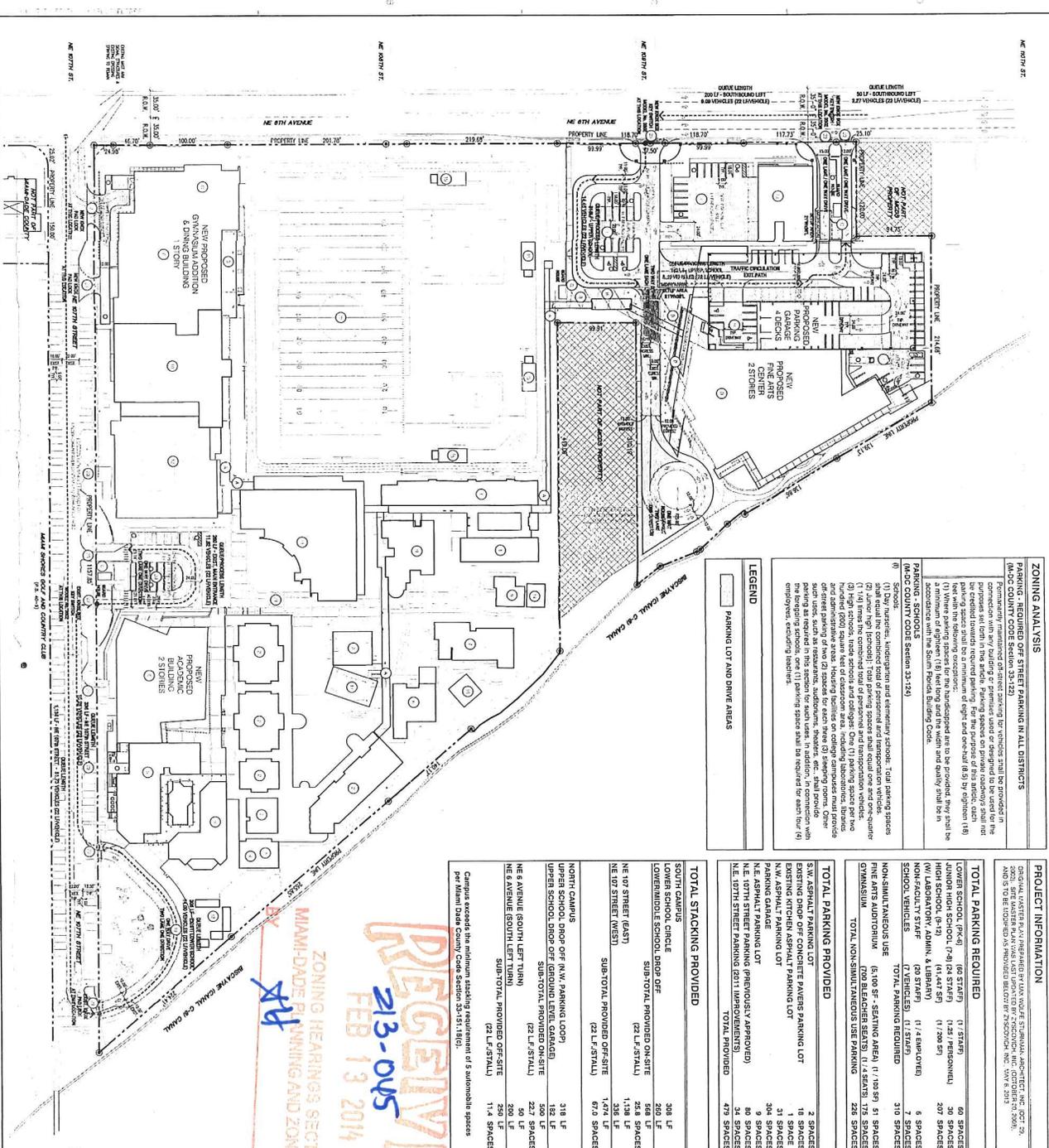
Client: MIAMI COUNTRY DAY SCHOOL

City Engineer: Schwabke-Shinn and Associates, Inc.
 10000 SW 15th St., Suite 200
 Miami, FL 33185
 Phone: 305.444.4444
 Fax: 305.444.4445
 Website: www.schwabke-shinn.com

City Engineer: Curtis + Rogers Design Architects
 10000 SW 15th St., Suite 200
 Miami, FL 33185
 Phone: 305.444.4444
 Fax: 305.444.4445
 Website: www.curtis-rogers.com

Approval: FEB 13 2014

Project ID: A-100A



ZONING ANALYSIS
 PARKING - REQUIRED OFF STREET PARKING IN ALL DISTRICTS
 (MDC CODE SECTION 35-122)
 CONNECTION WITH ANY BUILDING OR PREMISES USED OR DESIGNED TO BE USED FOR THE PURPOSE SET FORTH IN THIS ARTICLE. PARKING SPACES FOR PRIVATE RESIDENTIAL USE AND PARKING SPACES SHALL BE A MINIMUM OF EIGHT AND ONE-HALF (8 1/2) BY EIGHTY (8) FEET WITH THE FOLLOWING EXCEPTIONS: DEVELOPMENT ARE TO BE PROVIDED THAT SHALL BE A MINIMUM OF EIGHTY (8) FEET LONG AND THE WIDTH AND ANALY SHALL BE IN ACCORDANCE WITH THE SUNN FORD BUILDING CODE.

PARKING - SCHOOLS
 (MDC CODE SECTION 35-124)
 (1) Day nurseries, kindergarten and elementary schools: Total parking spaces shall equal the combined total of personnel and transportation vehicles. (2) High schools, trade schools and colleges: One (1) parking space per five (5) employees and one (1) parking space per five (5) students. Other parking as required in this section for other uses. In addition, in connection with the building schools, one (1) parking space shall be required for each (four (4) employees, including the driver).

LEGEND
 [Symbol] PARKING LOT AND DRIVE AREAS

PROJECT INFORMATION
 ORIGINAL MASTER PLAN PREPARED BY YALE WATKINS STEVENSON ARCHITECT INC. (02/12/20) AND IS TO BE SUBMITTED AS REVISED BY ZYSKOVICH ARCHITECTS, INC. (MAY 8, 2013)

TOTAL PARKING REQUIRED

UPPER SCHOOL BLDG. (66 STAFF)	112 SPACES
MIDDLE/UPPER SCHOOL OFFICE (1221 PERSONNEL)	207 SPACES
LOWER SCHOOL OFFICE (41,447 STAFF)	207 SPACES
W/ LABORATORY, ADMIN & LIBRARY (60 STAFF)	117 SPACES
NON-FACULTY STAFF (20 STAFF)	40 SPACES
SCHOOL VEHICLES	317 SPACES
TOTAL PARKING REQUIRED	517 SPACES

TOTAL PARKING PROVIDED

EXISTING ASPHALT PARKING LOT	2 SPACES
EXISTING DRIVE OFF CONCRETE PAVED PARKING LOT	13 SPACES
N.W. ASPHALT PARKING LOT	31 SPACES
PARKING GARAGE	304 SPACES
N.E. ASPHALT PARKING LOT (PREVIOUSLY APPROVED)	9 SPACES
N.E. 10TH STREET PARKING (PENDING APPROVAL)	50 SPACES
N.E. 10TH STREET PARKING (PENDING APPROVAL)	475 SPACES
TOTAL PROVIDED	475 SPACES

TOTAL STACKING PROVIDED

SOUTH CAMPUS	320 LF
LOWER SCHOOL OFFICE	564 LF
CONCRETE DRIVE OFF ASPHALT	288 LF
NE 10TH STREET (EAST)	1,138 LF
NE 10TH STREET (WEST)	1,224 LF
SUB-TOTAL PROVIDED OFF-SITE	6,720 SPACES

TOTAL STACKING PROVIDED

NORTH CAMPUS	318 LF
UPPER SCHOOL DRIVE OFF (N.W. PARKING LOOP)	500 LF
UPPER SCHOOL DRIVE OFF (SUB-TOTAL PROVIDED ON-SITE)	227 SPACES
NE 6 AVENUE (SOUTH LEFT TURN)	90 LF
NE 6 AVENUE (SOUTH LEFT TURN)	250 LF
SUB-TOTAL PROVIDED OFF-SITE	1,140 SPACES

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPARTMENT
 FEB 13 2014
 213-045

EXISTING FACILITIES

EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	AREAS (SF)
UPPER SCHOOL BLDG.	2,990 SF	9,498 SF
MIDDLE/UPPER SCHOOL BLDG.	1,580 SF	17,443 SF
LOWER SCHOOL OFFICE	631 SF	2,048 SF
GARDEN ACTIVITY CENT. BLDG.	3,165 SF	12,940 SF
FOREIGN LANGUAGE BLDG.	422 SF	3,000 SF
PRIMARY HALL BLDG.	4,459 SF	2,842 SF
COLLEGE GUIDANCE BLDG.	97 SF	1,303 SF
FISHER SCIENCE BLDG.	97 SF	4,875 SF
ROSE ATHLETIC CENTR.	1,278 SF	16,419 SF
FRANCO CENTER BLDG.	3,725 SF	14,791 SF
ACADEMIC CENTER	16,808 SF	12,830 SF
MAINTENANCE BUILDING	1,200 SF	6,497 SF
GREEN HOUSE	2,565 SF	697 SF
FIELD DOG HOUSE	2,565 SF	383 SF
GAZEBO	900 SF	383 SF
PLATFORM WITH CANOPY	2,055 SF	2,055 SF
COVERED SEATING	924 SF	924 SF
LOWER SCHOOL DRIVE OFF	2,055 SF	2,055 SF
CONC. PAVED PARKING LOT	1,224 LF	1,224 SF
ATHLETIC FIELDS	1,138 LF	1,138 SF
ENTRY DRIVERS	51,939 SF	95,068 SF
SUB-TOTAL	51,939 SF	65,230 SF

PROPOSED FACILITIES

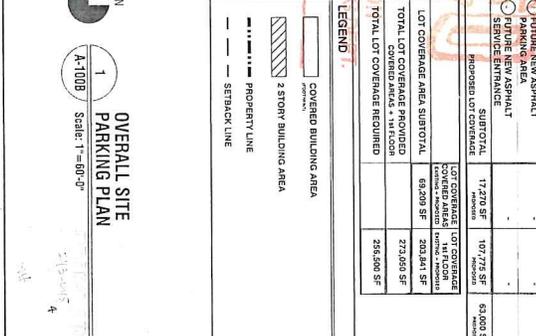
PROPOSED LOT COVERAGE	PROPOSED LOT COVERAGE	AREAS (SF)
FUTURE COVERED WALKWAY	2,300 SF	2,300 SF
FUTURE NEW COVERED WALKWAYS	6,165 SF	6,165 SF
FUTURE NEW QUARD HOUSE	500 SF	500 SF
FUTURE NEW CENTER FOR THE ARTS	300 SF	29,500 SF
FUTURE NEW EDUCATION BUILDING	2,300 SF	16,500 SF
FUTURE NEW GYMNASIUM	2,300 SF	20,585 SF
FUTURE NEW DINING FACILITY	2,300 SF	73,915 SF
FUTURE NEW PARKING GARAGE	300 SF	33,000 SF
FUTURE NEW ASPHALT SERVICE ENTRANCE	17,220 SF	107,772 SF
SUB-TOTAL	17,220 SF	63,000 SF

LEGEND

- COVERED BUILDING AREA
- 2 STORY BUILDING AREA
- PROPERTY LINE
- SETBACK LINE

OVERALL SITE PARKING PLAN

LOT COVERAGE AREA SUB-TOTAL	69,209 SF
TOTAL LOT COVERAGE PROVIDED	203,841 SF
COVERED AREAS + 119,000 SF	273,041 SF
TOTAL LOT COVERAGE REQUIRED	288,500 SF



ZYSKOVICH ARCHITECTS
 1101 NE 107th Street, Suite 100, Miami, FL 33161
 Phone: 305.572.3300
 Fax: 305.572.3301
 Website: www.zyskovich.com

Client: Miami Country Day School
 501 NE 107th Street, Miami, FL 33161

Project: Site Plan Modification Approval Submission

Civil Engineers: Schwabke-Shiskin and Associates, Inc.
 1101 NE 107th Street, Suite 100, Miami, FL 33161
 Phone: 305.572.3300
 Fax: 305.572.3301
 Website: www.schwabke-shiskin.com

Landscaping Architecture: Curtis & Rogers Design Studio, Inc.
 1101 NE 107th Street, Suite 100, Miami, FL 33161
 Phone: 305.572.3300
 Fax: 305.572.3301
 Website: www.curtisandrogers.com

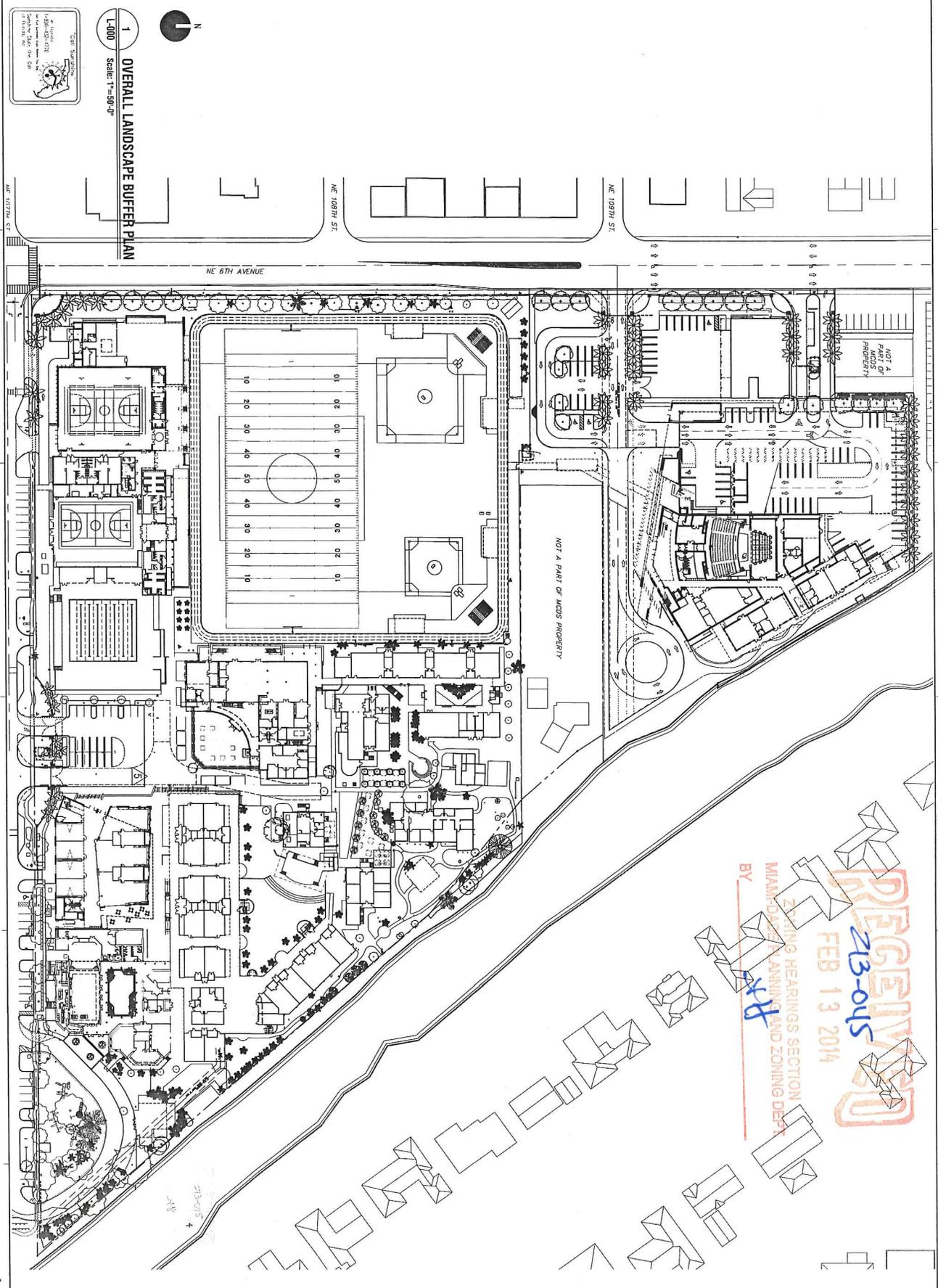
Overall Site Parking Plan
 A-1100B
 12/28/2013 09:06:2013

Seal: Jose L. Murpido, Reg. No. AR6910670

Architect: Zyskovich Architects

Stamp: FEB 11 2014

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<p>L-000</p> <p>12586/CDS 08/06/2013</p> <p>OVERALL LANDSCAPE BUFFER PLAN</p>	<p>Seal</p> <p>Jean C. Lee Reg. No. LA0001721</p>	<p>Architect</p> <p>ZYSCOVICH ARCHITECTS</p> <p>100 N. Biscayne Blvd., 20th Fl. Miami, FL 33139-3841 Tel: 305-372-2022 Fax: 305-372-0082 www.zyscovich.com</p>	<p>Client</p> <p>MIAMI COUNTRY DAY SCHOOL</p>	<p>Project</p> <p>Site Plan Modification Approval Submission</p> <p>Miami Country Day School</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers</p> <p>Schwabke-Shelton and Associates, Inc. 2940 Corporate Way 5th Floor, Suite 2000 Miami, FL 33133 Tel: 305-652-7070 Fax: 305-652-8044</p> <p>Landscape Architecture</p> <p>Curtis + Rogers Design Studio, Inc. 7532 S. Red Road, Suite 10 5200 West, Fort Lauderdale, FL 33314 Tel: 305-442-1774 Fax: 305-442-9465</p>
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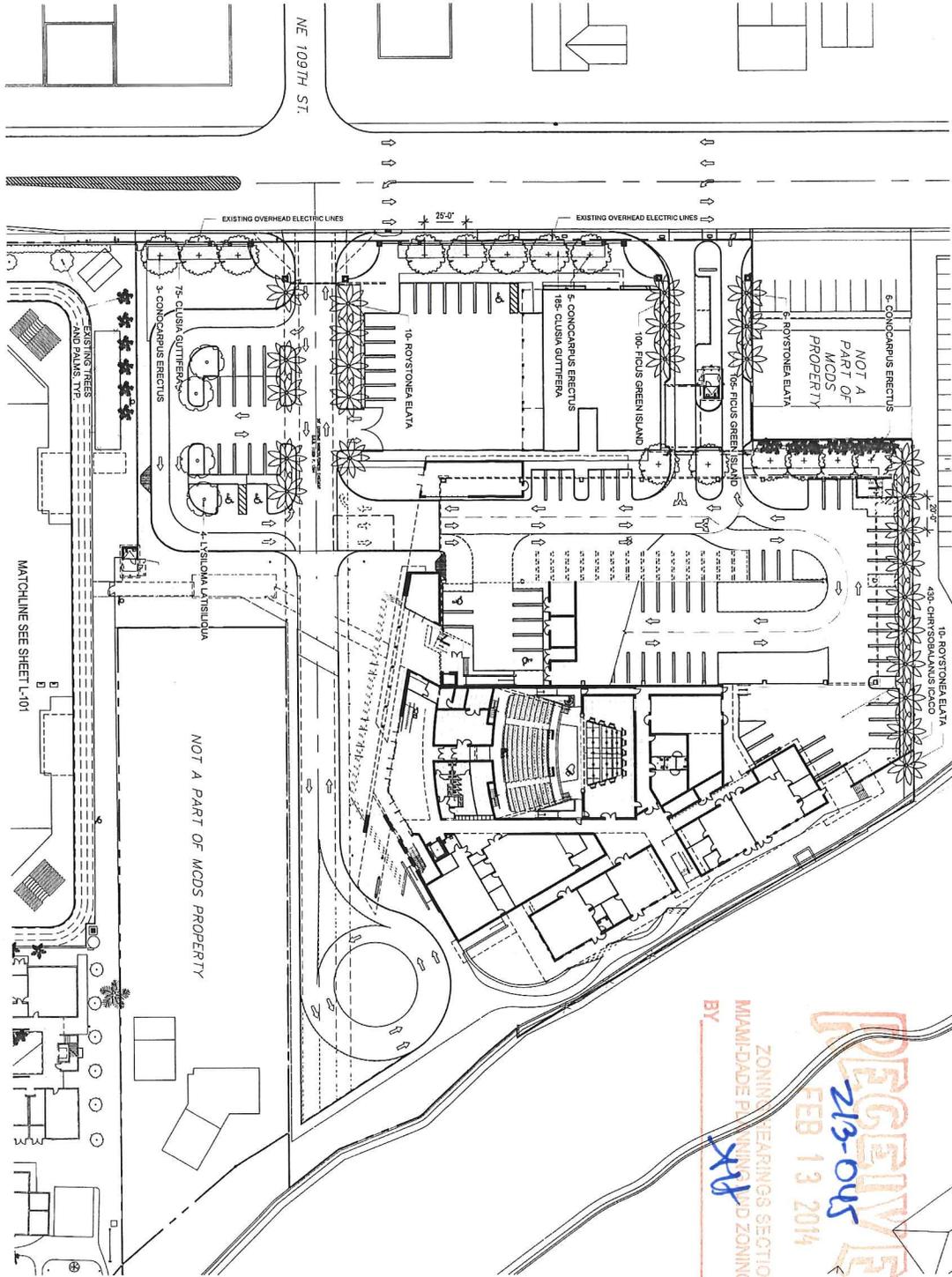
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MIAMI-DADE COUNTY LAND ZONING DEPT

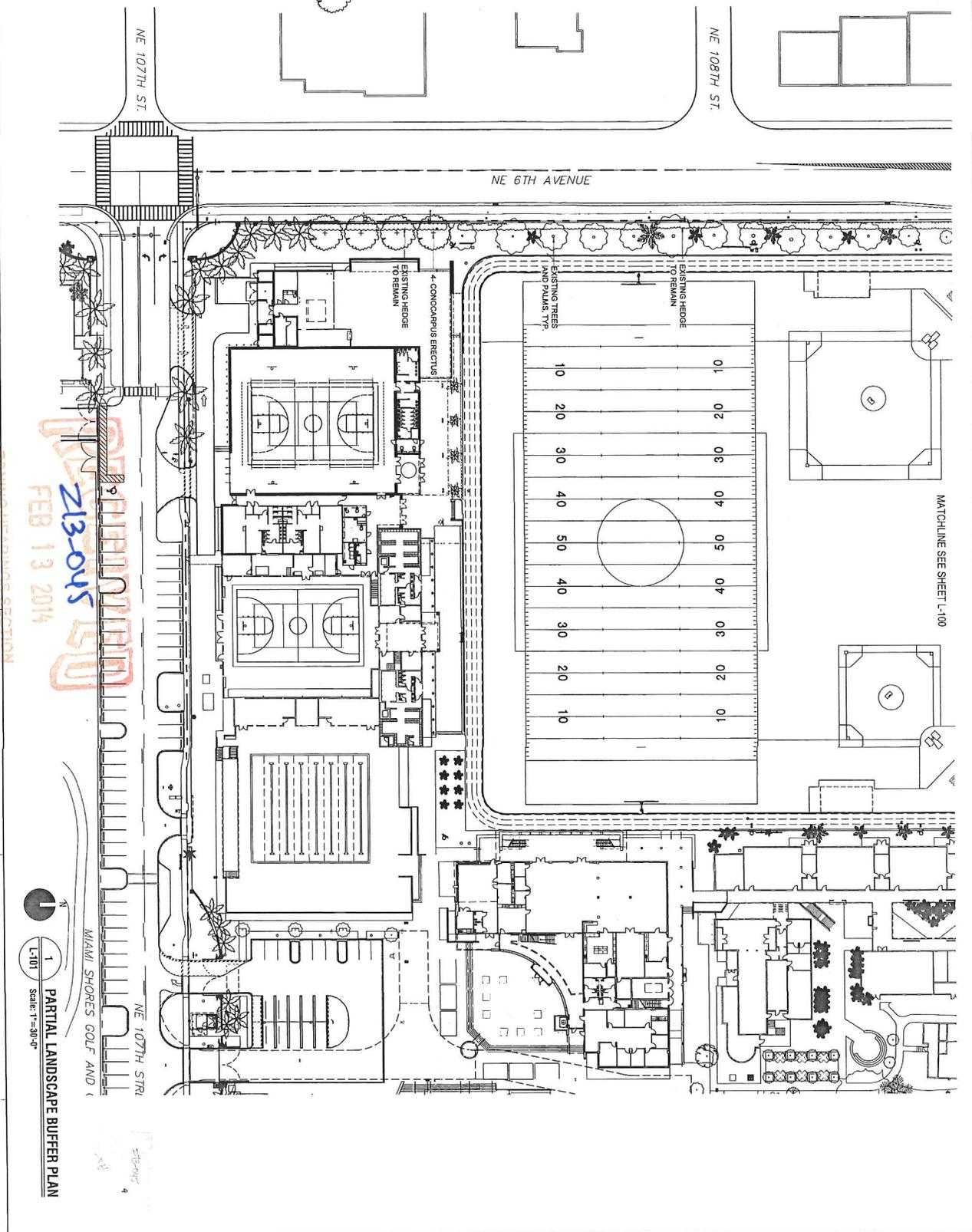
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1 PARTIAL LANDSCAPE BUFFER PLAN
L-100 Scale: 1" = 30'-0"

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY *XFL*

<p>1256MCD5 05/08/2013 L-100</p>	<p>PARTIAL LANDSCAPE BUFFER PLAN</p>	<p>Seal Jean C. Lee Reg. No. LA0001721</p>	<p>Architect ZYSCOVICH ARCHITECTS 199 N. Flamingo Blvd., 200 FL Miami, FL 33136-2642 Tel: 305.372.8222 Fax: 305.377.4021 www.zyscovich.com</p>	<p>Client Miami Country Day School</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers Schwebe-Dehlin and Associates, Inc. 200 Corporate Blvd., Suite 200 Miami, FL 33156 Tel: 305.432.5214 Fax: 305.432.5215 www.schwebe-dehlin.com</p> <p>Landscape Architecture Curtis + Rogers Design Studio, Inc. 1285 SW 14th Street, Suite 100 Miami, FL 33135 Tel: 305.402.1774 Fax: 305.416.9588</p>
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ZONING HEADINGS SECTION

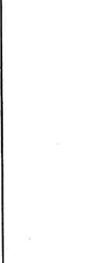
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PARTIAL LANDSCAPE BUFFER PLAN

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

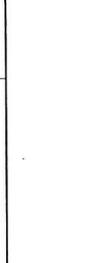
<p>12569MCS 05/06/2013</p>	<p>PARTIAL LANDSCAPE BUFFER PLAN</p>	<p>Seal </p>	<p>Architect ZYSCOVICH ARCHITECTS 1100 N. Bayshore Blvd., 7th Fl. Miami, FL 33131 Tel: 305.372.8221 Fax: 305.372.8222 www.zyscovich.com</p>	<p>Client MIAMI COUNTRY DAY SCHOOL 601 NE 107th Street, Miami, FL 33161</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School</p>	<p>Civil Engineers Schwabe-Shiskin and Associates, Inc. 2545 Corporate Way Miramar, Florida 33025 (305) 667-7242 Fax (305) 667-8254 Fax</p>	<p>Landscape Architecture Curtis + Rogers Design Studio, Inc. 7335 Mac Road, Suite 111 South Miami Beach, FL 33156 (305) 441-7174 Fax (305) 441-5488 Fax</p>
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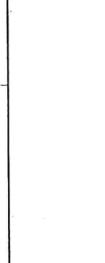
1 SHRUB/GROUND COVER SPACING
Scale: 1/4" = 1'-0"



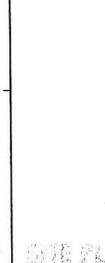
2 SHRUB PLANTING DETAIL
Scale: 1/4" = 1'-0"



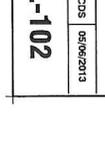
3 GROUND COVER PLANTING DETAIL
Scale: 1/4" = 1'-0"



4 PALM PLANTING DETAIL
Scale: 1/4" = 1'-0"



5 MEDIUM TREE PLANTING DETAIL
Scale: 1/4" = 1'-0"



6 LARGE TREE PLANTING DETAIL
Scale: 1/4" = 1'-0"

7 FENCING FOR TREE PROTECTION - TREE GROUPINGS
Scale: 1/4" = 1'-0"



8 SOD ADJACENT TO ASPHALT DETAIL
Scale: 1/2" = 1'-0"



9 SOD ADJACENT TO CONCRETE DETAIL
Scale: 1/2" = 1'-0"

NOTES:
1. ALL AREAS NOT COVERED BY BUILDINGS, PLAYGROUNDS, SHRUBS OR GROUND COVERS SHALL BE PLANTED WITH SOD.
2. ALL AREAS NOT COVERED BY BUILDINGS, PLAYGROUNDS, SHRUBS OR GROUND COVERS SHALL BE PLANTED WITH SOD.
3. ALL PLANT MATERIAL SHALL BE FLORIDA #1 UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES AND OBTAINING THE NECESSARY CLEARANCES PRIOR TO PLANTING.
5. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIAL IS AS SPECIFIED AND OBTAINING ALL QUANTITIES PRIOR TO STARTING WORK.
6. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO COMMENCING WORK.

PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
1	TRISS PALM	CONCARBARIUS BREVISTIS	16 HT. 8" SPK. 3" CAL. 8" CT.	YES
2	ROSTONIA FLAVA	ROVAL PALM	10" G.W. MATCHED	YES
4	LYSL OVAL LANTANA	WILD TAMARIND	14 HT. 7" SPK. 2 1/2" CAL. 5" CT.	YES
400	SHRUBS / GROUND COVERS	CORRUGATED WOOD	3" CAL. 24 HT. 24" CT. FULL	YES
200	FOCUS GREEN ISLAND	FOCUS GREEN ISLAND	7" CAL. 30" HT. 30" CT. FULL	NO
200	FOCUS GREEN ISLAND	FOCUS GREEN ISLAND	3" CAL. 24" HT. 24" CT. FULL	NO
SOD	STENOZYPERUM SECUNDARIUM	ST. AUGUSTINE FLOPPY	SOLID SOD	

SCALE: 1/4" = 1'-0"

DATE: 02/13/2014

PROJECT: MIAMI COUNTRY DAY SCHOOL

LOCATION: 601 NE 107th Street, Miami, FL 33161

DESIGNER: ZYSCOVICH ARCHITECTS

CLIENT: MIAMI COUNTY DAY SCHOOL

DATE: FEB 13 2014

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DATE: 02/13/2014

1 2 3 4 5 6

1256MDCS 05/06/2013

L-102

LANDSCAPE NOTES & DETAILS

JEAN C. LEE

Reg. No. LA0001721

ZYSCOVICH ARCHITECTS

601 NE 107th Street, Miami, FL 33161

MIAMI COUNTY DAY SCHOOL

601 NE 107th Street, Miami, FL 33161

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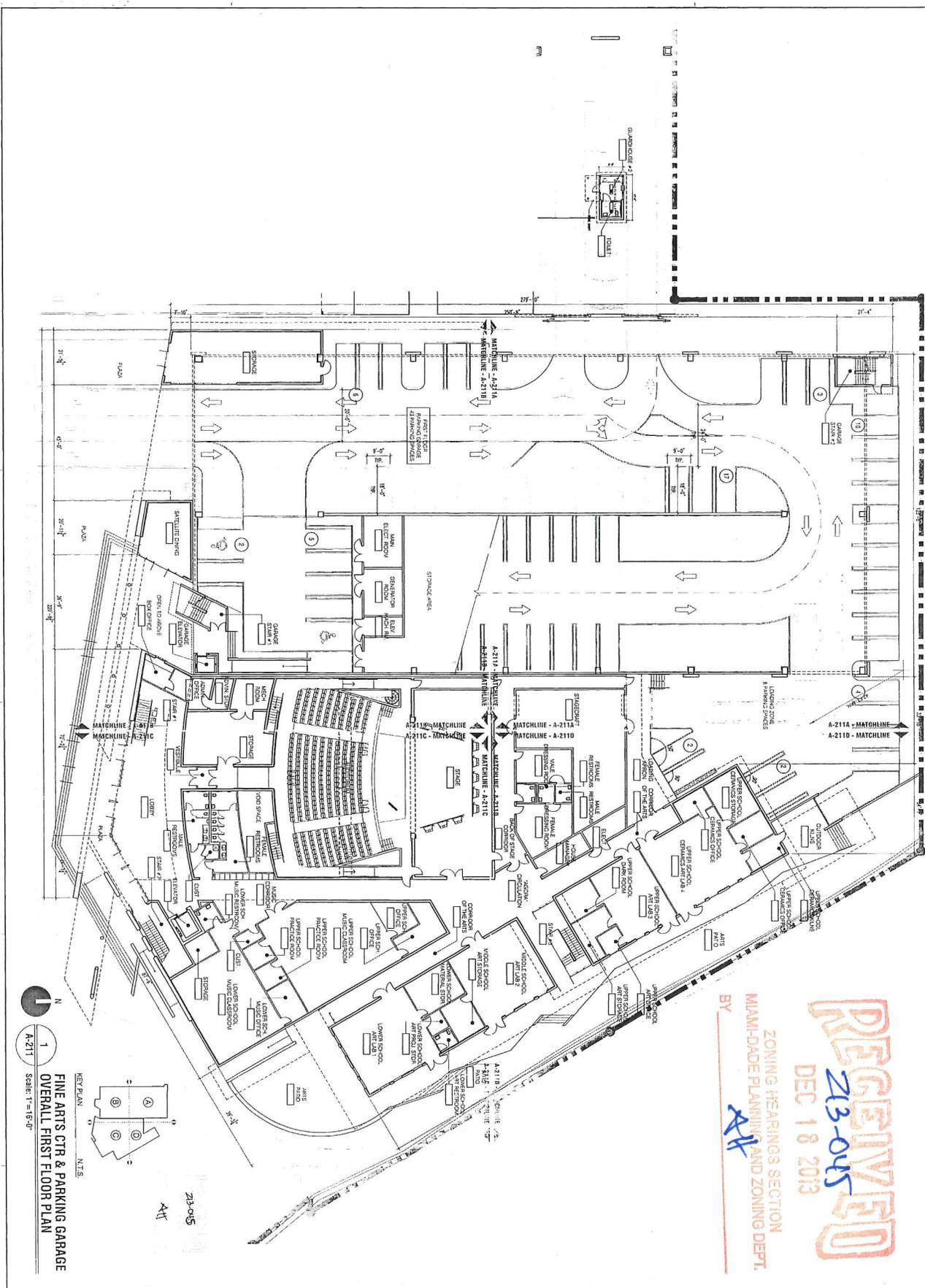
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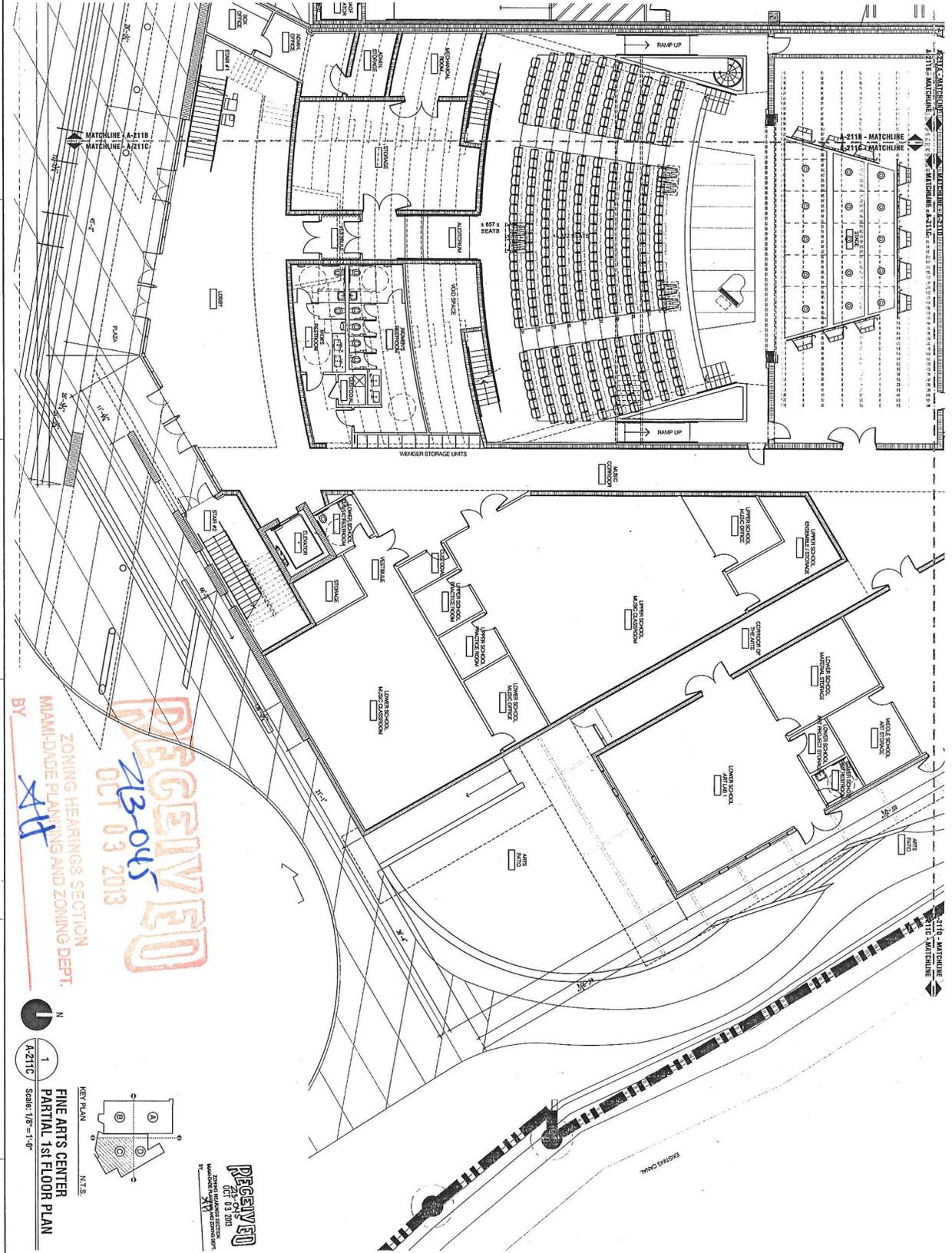
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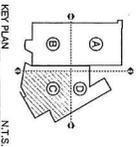
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 BY *AH*

1
 A-211
 Scale: 1" = 16'-0"
 FINE ARTS CTR & PARKING GARAGE
 OVERALL FIRST FLOOR PLAN
 N.T.S.

<p>Seal DEC 10 2013</p>	<p>Architect ZYSCOVICH ARCHITECTS 100 NE 10th Street, Suite 1000 Miami, FL 33132 Tel: 305.375.1111 Fax: 305.375.1112 www.zyscovich.com</p>	<p>Client Miami Country Day School</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 10th Street, Miami, FL 33132</p>	<p>Civil Engineers Schwabke-Shickin and Associates, Inc. 1000 NE 10th Street, Suite 1000 Miami, FL 33132 Tel: 305.375.1111 Fax: 305.375.1112 www.schwabke-shickin.com</p>
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 OCT 03 2013
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 BY *SH*



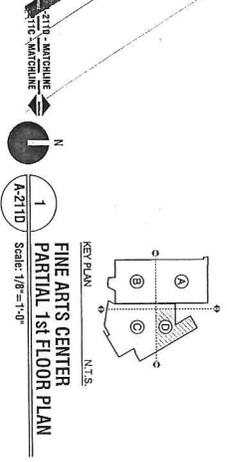
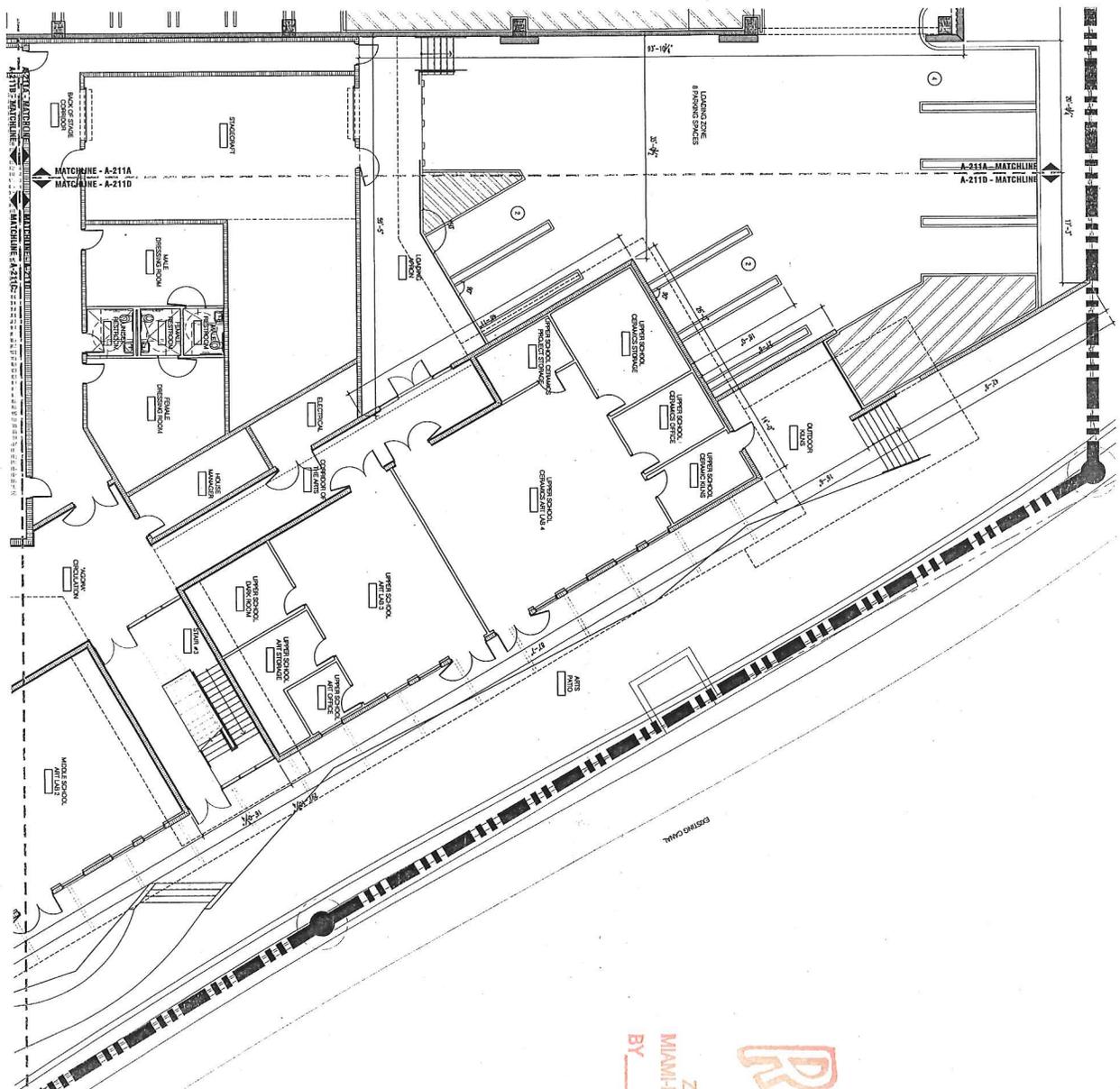
KEY PLAN
 N.T.S.
 FINE ARTS CENTER
 PARTIAL 1ST FLOOR PLAN
 Scale: 1/8"=1'-0"

RECEIVED
 23-045
 OCT 03 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
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SITE PLAN MODIFICATION APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #1 - 09/26/2013

<p>A-211C</p> <p>125260925 09/16/2013</p> <p>FINE ARTS CENTER PARTIAL 1ST FLOOR PLAN</p>	<p>Seal</p> <p>Jose L. Murguido Reg. No. AF10010670</p>	<p>Architect</p> <p>ZYSCOVICH ARCHITECTS</p> <p>142 NE Bayview Blvd., 2nd Fl. Miami, FL 33132-2514 Tel: 305.373.3333 Fax: 305.377.4551 www.zyscovich.com</p>	<p>Client</p> <p>Schwabke-Shakin and Associates, Inc. 3240 Corporate Way Miramar, Florida 33189 (305) 667-7393 Fax (305) 667-8918 Fax</p>	<p>Project</p> <p>Site Plan Modification Approval Submission</p> <p>Miami Country Day School 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers</p> <p>Schwabke-Shakin and Associates, Inc. 3240 Corporate Way Miramar, Florida 33189 (305) 667-7393 Fax (305) 667-8918 Fax</p>
					<p>Landscaps Architecture</p> <p>Curtis + Rogers Design Studio, Inc. 3700 Wynwood, Suite 102 Coconut Grove, Florida 33133 (305) 455-3774 Fax (305) 455-9489 Fax</p>

43



1
FINE ARTS CENTER
PARTIAL 1st FLOOR PLAN
Scale: 1/8" = 1'-0"

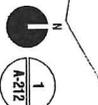
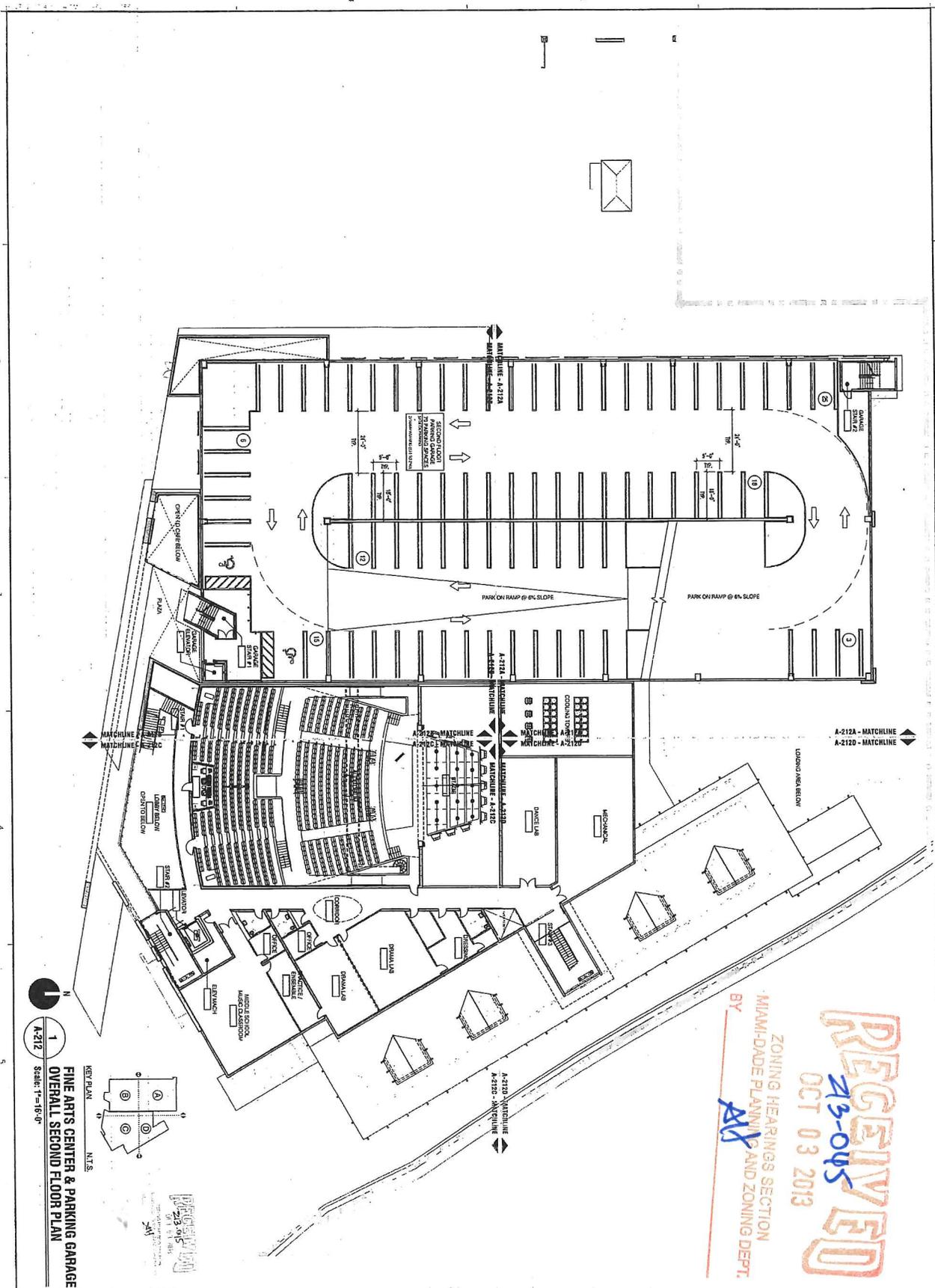
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MAY 6 2013
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OCT 03 2013
BY *AVF*

SITE PLAN MODIFICATION APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #1 - 09/26/2013

<p>A-211D 1586MCS 02/08/2013</p>	<p>FINE ARTS CENTER PARTIAL 1st FLOOR PLAN</p>	<p>Seal <i>[Signature]</i> Jose L. Murguio Reg. No. AF0010670</p>	<p>Architect ZYSCOVICH ARCHITECTS 100 N. Bayshore Blvd., 27th Fl. Miami, FL 33130-2011 Tel: 305.372.3122 Fax: 305.372.6701 www.zysoverch.com</p>	<p>Client MIAMI COUNTRY DAY SCHOOL</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers Schwetke-Shiskin and Associates, Inc. 2245 Cypress Way Miami, Florida 33155 Tel: 305.652-9000 Fax: 305.652-6084 Landscape Architecture Curia + Rogers Design Studio, Inc. 2350 W. 15th Street, Suite 201 Coral Gables, Florida 33133 Tel: 305.442-7774 Fax: 305.445-8888</p>
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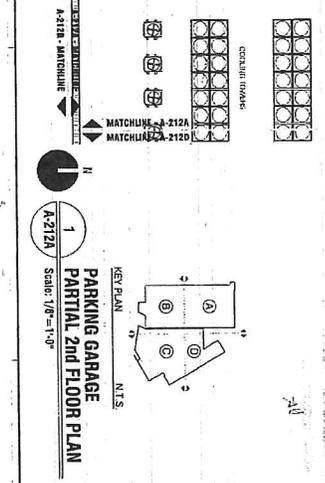
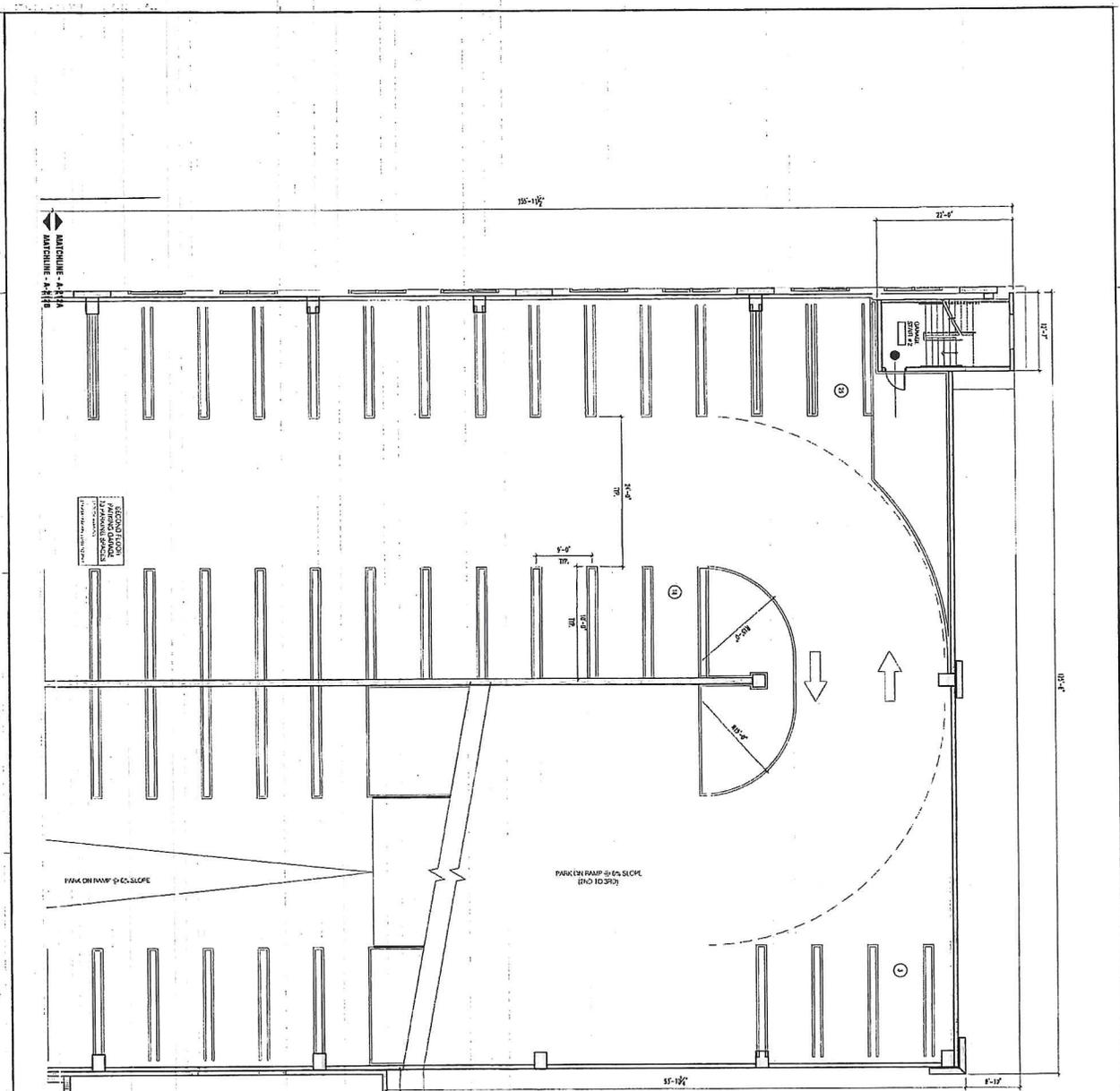
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KEY PLAN
N.T.S.
FINE ARTS CENTER & PARKING GARAGE
OVERALL SECOND FLOOR PLAN
Scale: 1"=16'-0"

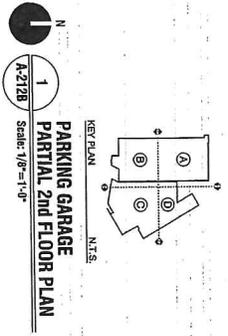
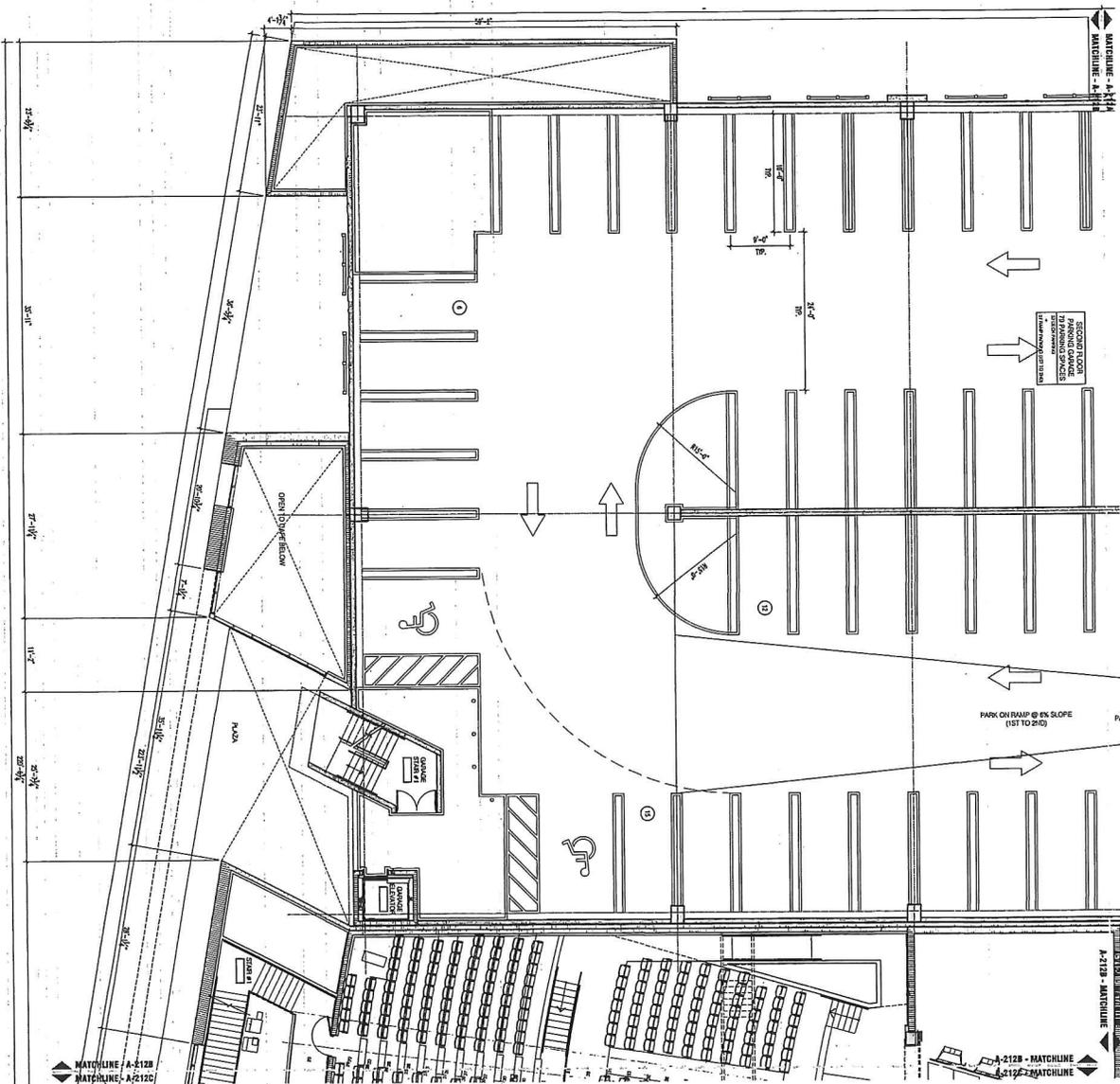
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *AK*

<p>1536M003 02/06/2013 A-212</p>	<p>Seal 3/27/2013 Architect ZYSCOVICH ARCHITECTS 100 W. Flagler Blvd., 20th Fl. Miami, FL 33130 Tel: 305.372.5211 Fax: 305.372.4818 www.zyscovich.com</p>	<p>Client Miami Country Day School</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 177th Street, Miami, FL 33161</p>	<p>Civil Engineers Schwabe-Shilkin and Associates, Inc. 2000 Corporate Way Suite 200 Miami, FL 33133 Tel: 305.442.4242 Fax: 305.442.4245</p> <p>Landscape Architect Curtis + Rogers Design Studio, Inc. 3333 NE 16th Ave, Suite 201 Miami, FL 33137 Tel: 305.757.1111 Fax: 305.757.1112</p>
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 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *AD*

<p>PARKING GARAGE PARTIAL 2ND FLOOR PLAN A-212A 12/20/2013 10:06:00 AM</p>	<p>Scale: 1/8" = 1'-0" Date: 12/20/2013 By: <i>AD</i></p>	<p>ZYSCOVICH ARCHITECTS 100 N. Broward Blvd., 20th Fl. Fort Lauderdale, FL 33304 Tel: 954-371-5333 Fax: 954-371-5255 www.zyscovich.com</p>	<p>Client: </p>	<p>Project: Site Plan Modification Approval Submission Miami Country Day School 600 14E 14th Street, Miami, FL 33137</p>	<p>Civil Engineer: Schwabach-Giblin and Associates, Inc. 2700 N.W. 107th Ave., Suite 100 Doral, FL 33126 Tel: 305-875-8800 Fax: 305-875-8801 www.schwabach-giblin.com</p> <p>Architectural Engineer: Curtis + Rogers Design Studio, Inc. 2551 N.W. 107th Ave., Suite 200 Doral, FL 33126 Tel: 305-875-8800 Fax: 305-875-8801 www.curtis-rogers.com</p>
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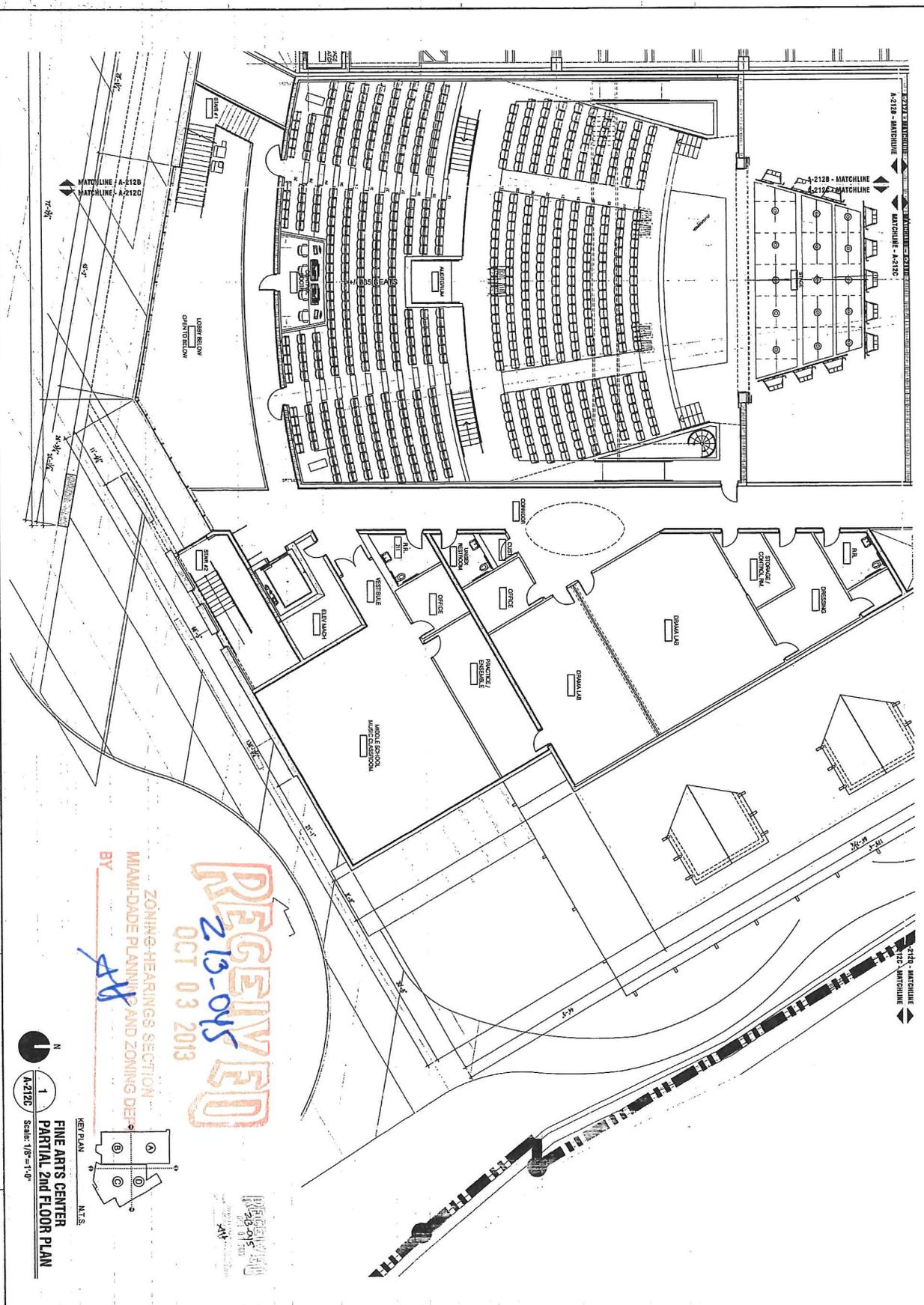
2/13-045

OCT 03 2013

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

BY *AF*

<p>A-212B</p> <p>12586DCS 05/06/2013</p> <p>PARKING GARAGE PARTIAL 2nd FLOOR PLAN</p>	<p>Architect</p> <p style="font-size: 1.5em; font-weight: bold;">ZYSCOVICH ARCHITECTS</p> <p>100 NE Broward Blvd., 20th Fl. Miami, FL 33136-3544</p> <p>305.370.7021 305.377.1021</p> <p>info@zyscovich.com www.zyscovich.com</p> <p>Seal Jose L. Murquico Reg. No. AR00010012</p>	<p>Client</p> <p style="text-align: center;"></p> <p>Miami Country Day School</p>	<p>Project</p> <p style="text-align: center;">Site Plan Modification Approval Submission</p> <p>Miami Country Day School</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers</p> <p>Schwabe-Shtekin and Associates, Inc. 2250 NW 42nd Ave., Suite 301 Miami, FL 33147 305.551.9771</p> <p>Landscape Architecture</p> <p>Curtis + Rogers Design Studio, Inc. 2250 NW 42nd Ave., Suite 301 Miami, FL 33147 305.551.9771</p>
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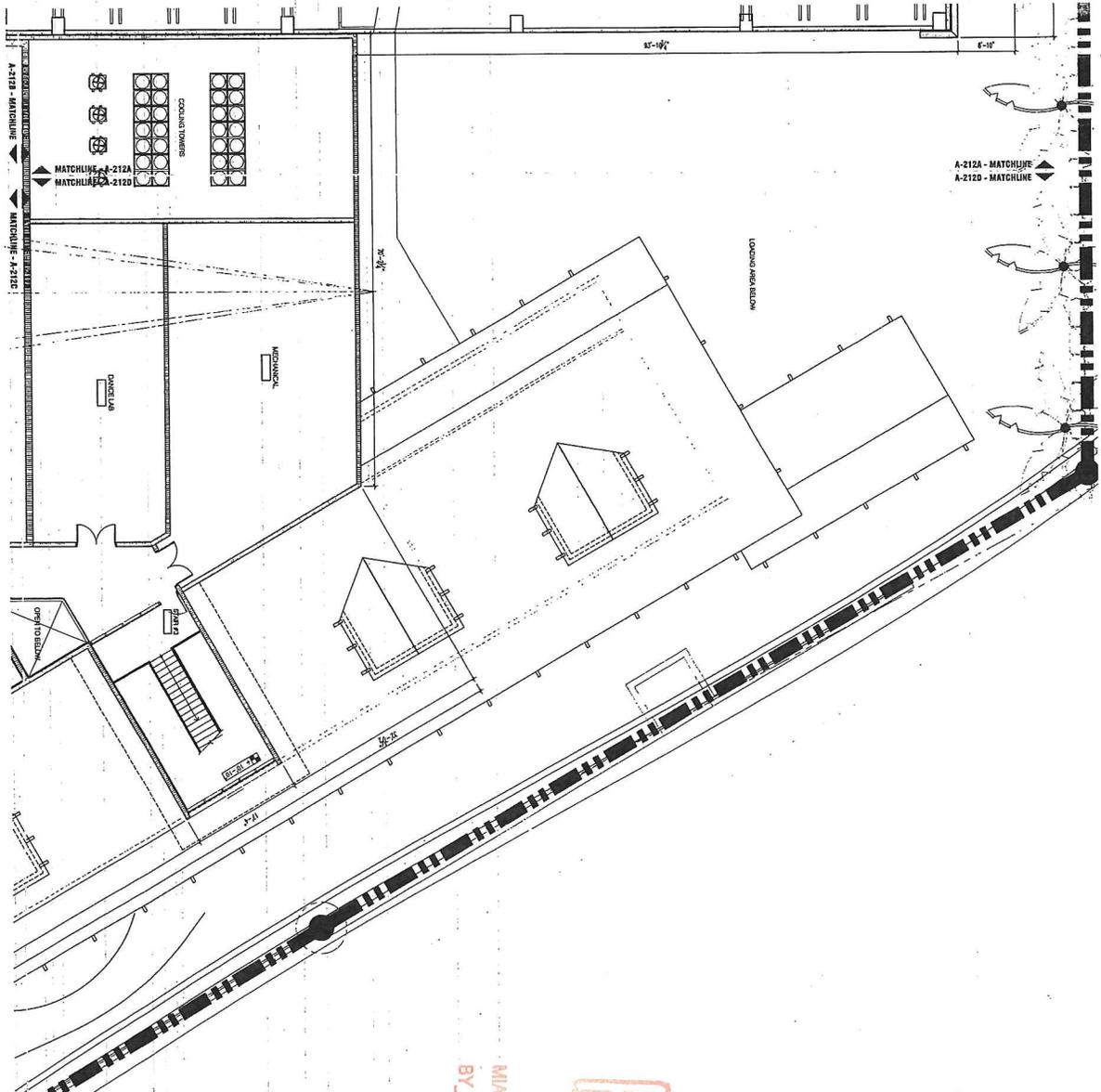
OCT 03 2013

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

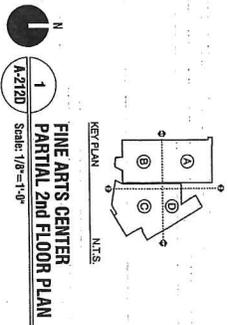
N
1
A-212C
FINE ARTS CENTER
PARTIAL 2ND FLOOR PLAN
Scale: 1/8"=1'-0"

<p>15898003 A-212C</p>	<p>FINE ARTS CENTER PARTIAL 2ND FLOOR PLAN</p>	<p>Seal <i>SSP 27 2013</i> Jose L. Lugo Professional Engineer No. 10,000-000000000</p>	<p>Architect ZYSCOVICH ARCHITECTS 160 NE Wynwood Blvd., Suite 201 Miami, FL 33132-3211 Tel: 305.375.4321 Fax: 305.375.4321 www.zysova.com</p>	<p>Client  MIAMI COUNTRY DAY SCHOOL 1939</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers Schwabe-Shelton and Associates, Inc. 4000 N.W. 12th Street Miami, FL 33142 Tel: 305.575.1234 Fax: 305.575.1234 www.schwabe-shelton.com</p> <p>Landscape Architecture Curtis + Rogers Design Studio, Inc. 2727 SW 9th Street, Suite 201 Miami, FL 33135 Tel: 305.417.1234 Fax: 305.417.1234 www.curtisrogers.com</p>
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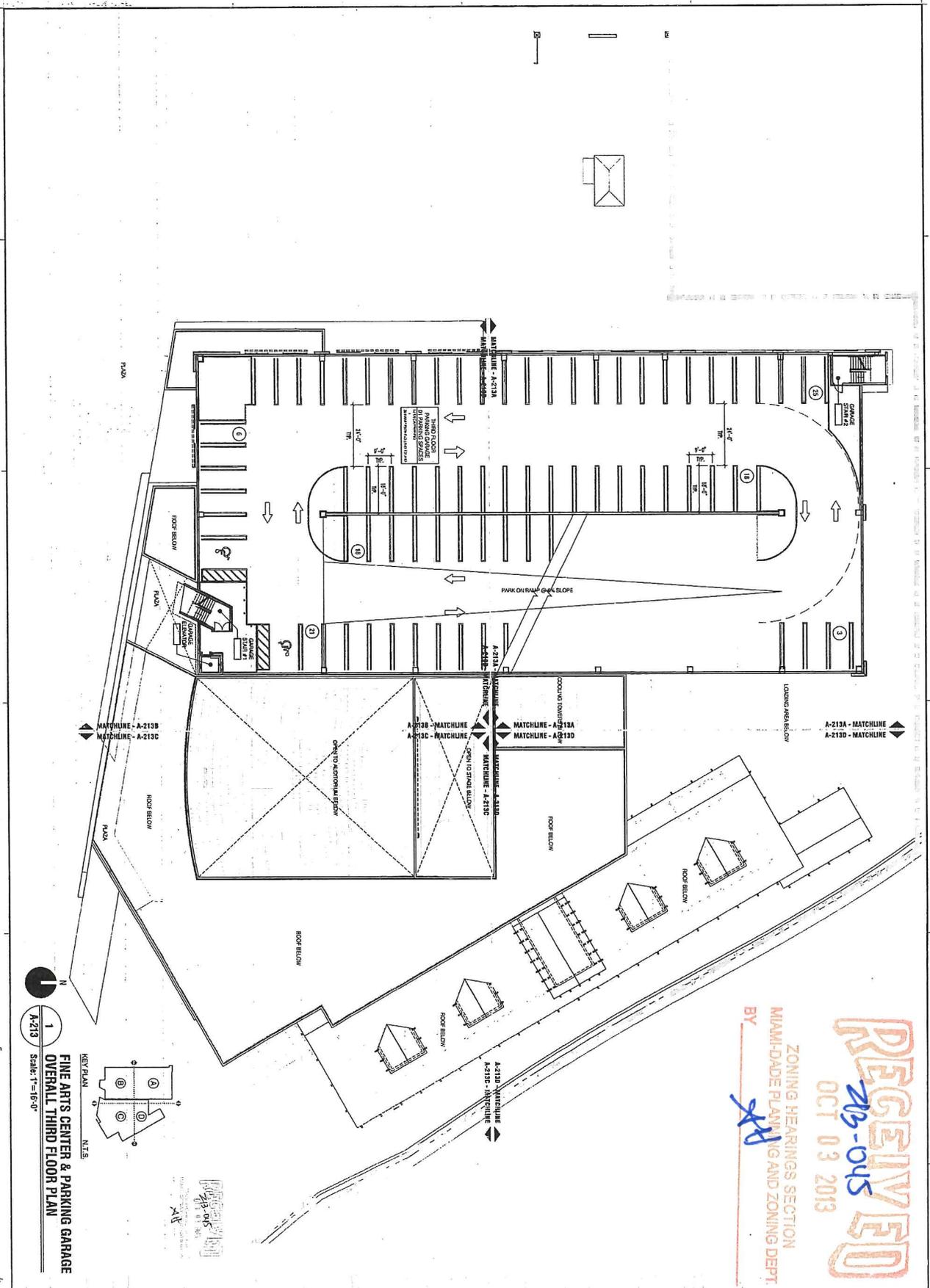


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 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *AF*



<p>A-2120</p> <p>125660051 05062013</p> <p>FINE ARTS CENTER PARTIAL 2nd FLOOR PLAN</p>	<p>Seal</p> <p><i>SEP 27 2013</i></p> <p>Jose L. Murguido P.E. No. AR010670</p>	<p>Architect</p> <p>ZYSCOVICH ARCHITECTS</p> <p>100 N. Bayshore Blvd., 20th Fl. Miami, FL 33132-2164</p> <p>305.373.8222 305.377.4251 info@zyscovich.com www.zyscovich.com</p>	<p>Client</p> 	<p>Project</p> <p>Site Plan Modification Approval Submission</p> <p>Miami Country Day School</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers</p> <p>Schweske-Schlesin and Associates, Inc.</p> <p>3000 Corporate Center Suite 1000 2100 N.W. 10th St. Ft. Lauderdale, FL 33309</p> <p>Landscape Architecture</p> <p>Curtis + Rogers Design Studio, Inc.</p> <p>2350 Mary Street, Suite 301 Coral Gables, FL 33134</p> <p>305.442.7214 305.442.9647 fax</p>
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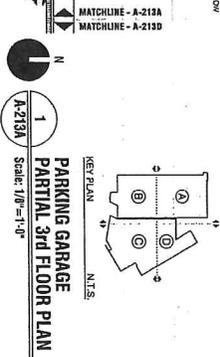
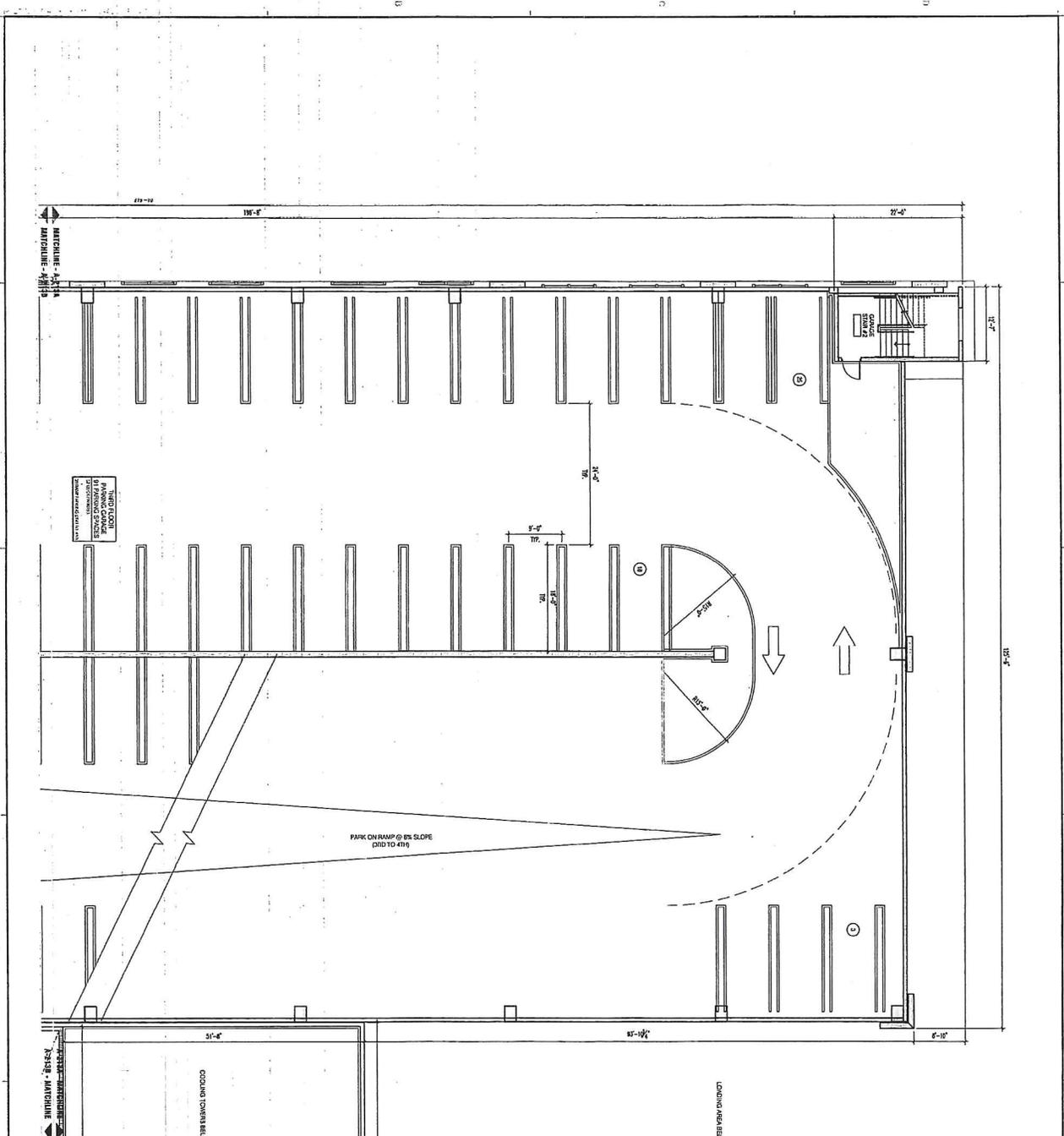
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 205-045
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 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *JA*

KEY PLAN
 1
 A-213
 Scale: 1" = 16'-0"
**FINE ARTS CENTER & PARKING GARAGE
 OVERALL THIRD FLOOR PLAN**

<p>A-213</p>	<p>Seal </p>	<p>Architect ZYSCOVICH ARCHITECTS 1345 Brickyard Blvd., Suite 200 Miami, FL 33131-2004 Tel: 305.352.1333 Fax: 305.352.1335 www.zyscovich.com</p>	<p>Client Miami Country Day School</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers Schwabke-Schickel and Associates, Inc. 2500 N.W. 107th Ave., Suite 100 Miami, FL 33177 Tel: 305.444.4444 Fax: 305.444.4445 www.schwabke-schickel.com</p> <p>Landscape Architecture Ennis + Rogers Design Studio, Inc. 12000 N.W. 36th St., Suite 100 Miami, FL 33187 Tel: 305.444.4444 Fax: 305.444.4445 www.ennisrogers.com</p>
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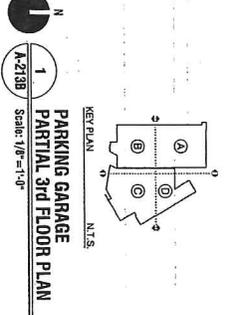
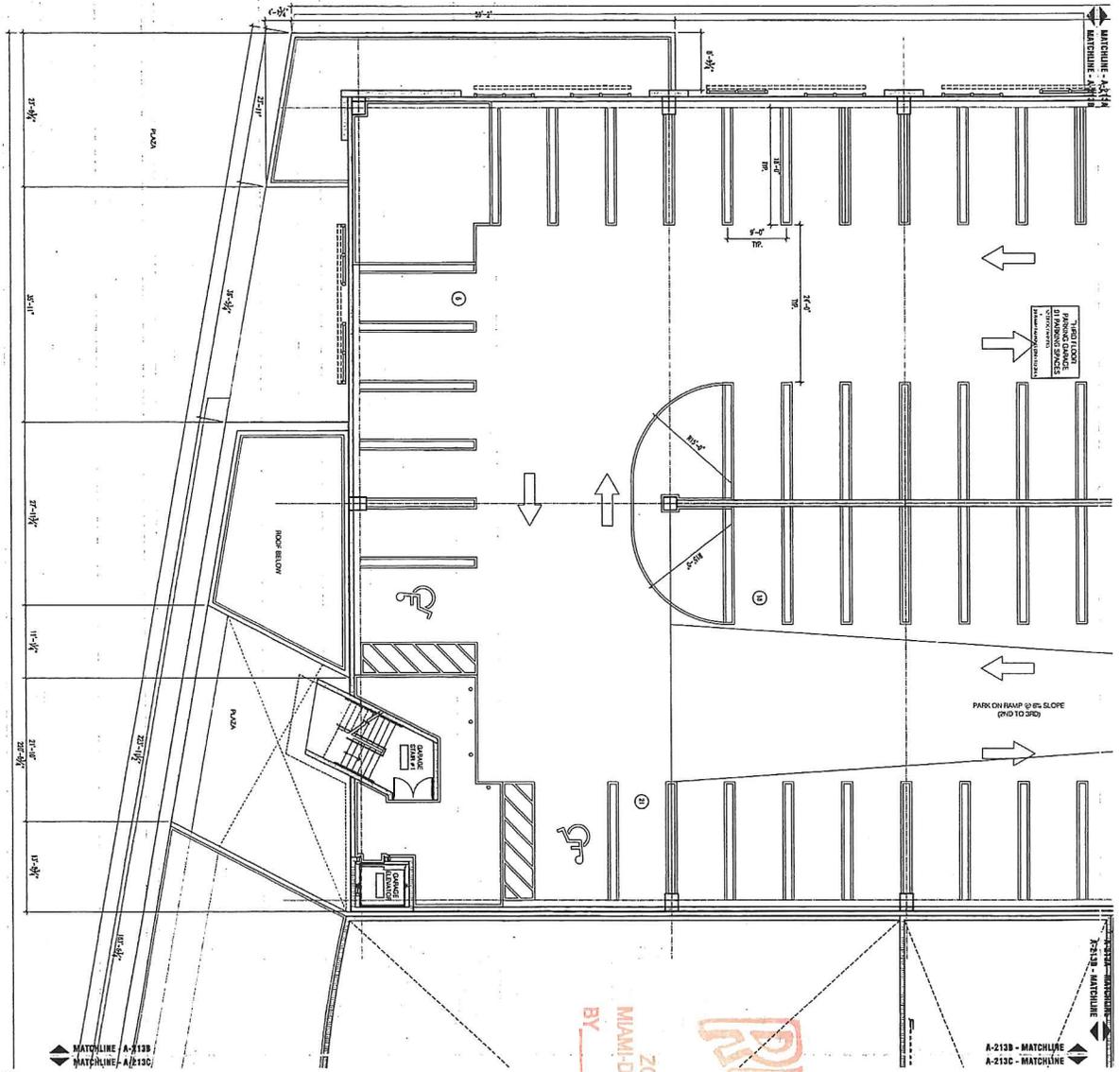
A-213A
 PARKING GARAGE PARTIAL 3rd FLOOR PLAN
 1/25/2013 09:00:23
 Scale: 1/8" = 1'-0"

Seal
 Architect
ZYSCOVICH ARCHITECTS
 140 NE Wallace Blvd., 2nd Fl.
 Miami, FL 33132
 P 305.371.1111
 F 305.371.1110
 www.zyscovich.com

Client

Miami Country Day School
 Project
Site Plan Modification Approval Submission
 Miami Country Day School
 601 NE 107th Street, Miami, FL 33151

Civil Engineer
Schwabe, Schalkin and Associates, Inc.
 10000 SW 15th St.
 Suite 200
 Miami, FL 33186
 P 305.441.1111
 F 305.441.1110
 www.schwabe.com
 Landscape Architecture
Curia - Rogers Design Studio, Inc.
 2525 NW 79th Street, Suite 201
 Miami, FL 33142
 P 305.441.1111
 F 305.441.1110
 www.curia.com



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 155600505 09/09/2013
PARKING GARAGE PARTIAL 3rd FLOOR PLAN

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 27 2013

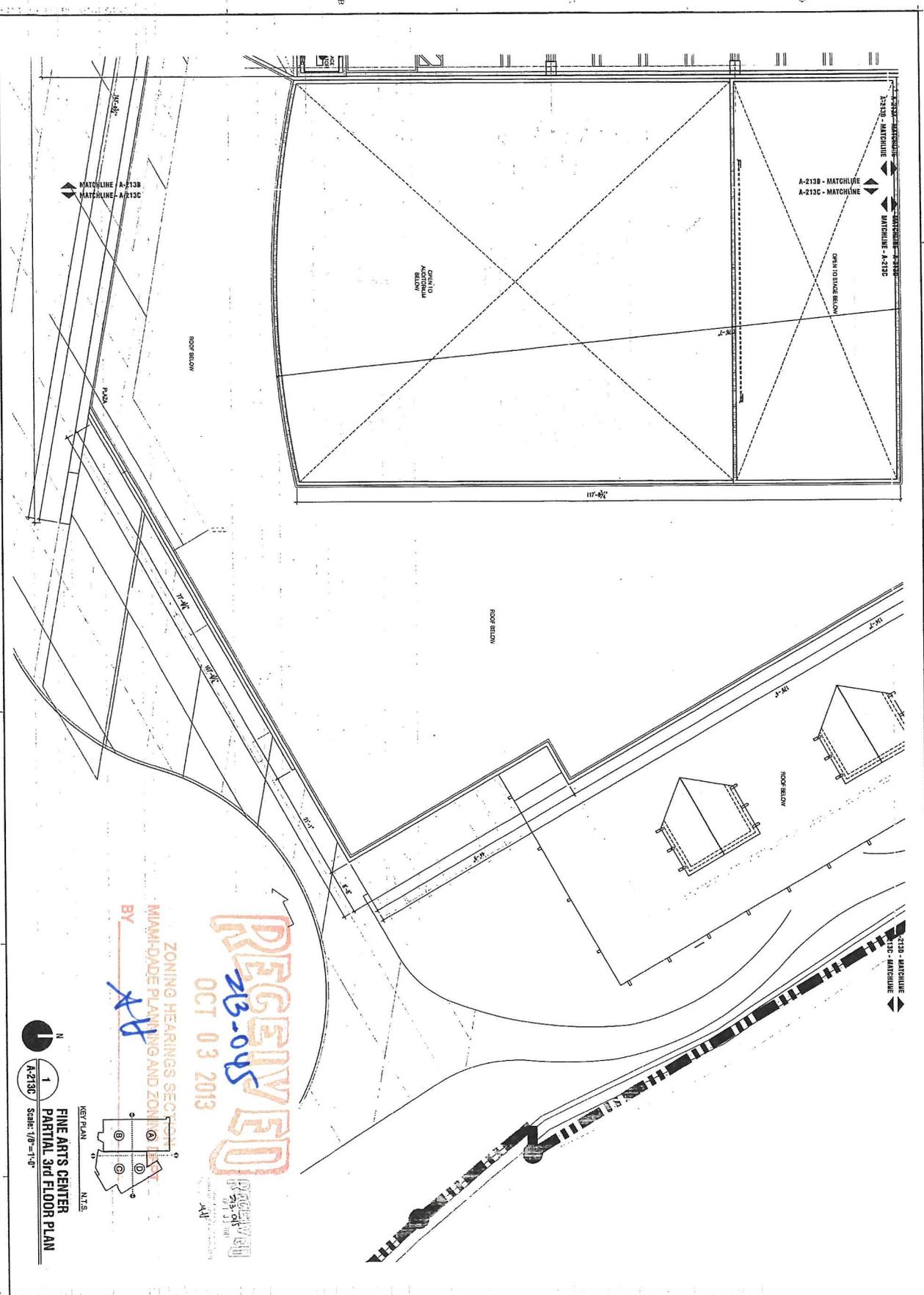
ZYSCOVICH ARCHITECTS
 100 NE Riverside Blvd., 37th Fl.
 Miami, FL 33130-3644
 P 313.377.5123 F 313.377.4201
 www.zyscovich.com



Client
Site Plan Modification Approval Submission
 Miami Country Day School
 601 NE 107th Street, Miami, FL 33161

Civil Engineers
Schwab, Shultz and Associates, Inc.
 1301 NW 12th St., Suite 200
 Ft. Lauderdale, FL 33304
 P 954.575.1200 F 954.575.1201
 www.schwabshultz.com

Landscape Architecture
Curtis - Rogers Design Studio, Inc.
 2725 NE 15th Ave, Suite 201
 Ft. Lauderdale, FL 33305
 P 954.575.1200 F 954.575.1201
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPARTMENT

BY AA



**FINE ARTS CENTER
PARTIAL 3rd FLOOR PLAN**

SCALE: 1/8" = 1'-0"

<p style="text-align: center;">FINE ARTS CENTER PARTIAL 3rd FLOOR PLAN</p> <p style="text-align: center;">135660CS 08/08/2013</p> <p style="text-align: center; font-size: 1.5em; font-weight: bold;">A-213C</p>	<p>Seal</p>
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Architect

ZYSCOVICH ARCHITECTS

13518 Wynnton Blvd., 20th Fl. Miami, FL 33157-2641 | 305.573.2333 | 305.577.4031 | info@zyscovich.com | www.zyscovich.com

Client

Project

Site Plan Modification
Approval Submission

Miami Country Day School

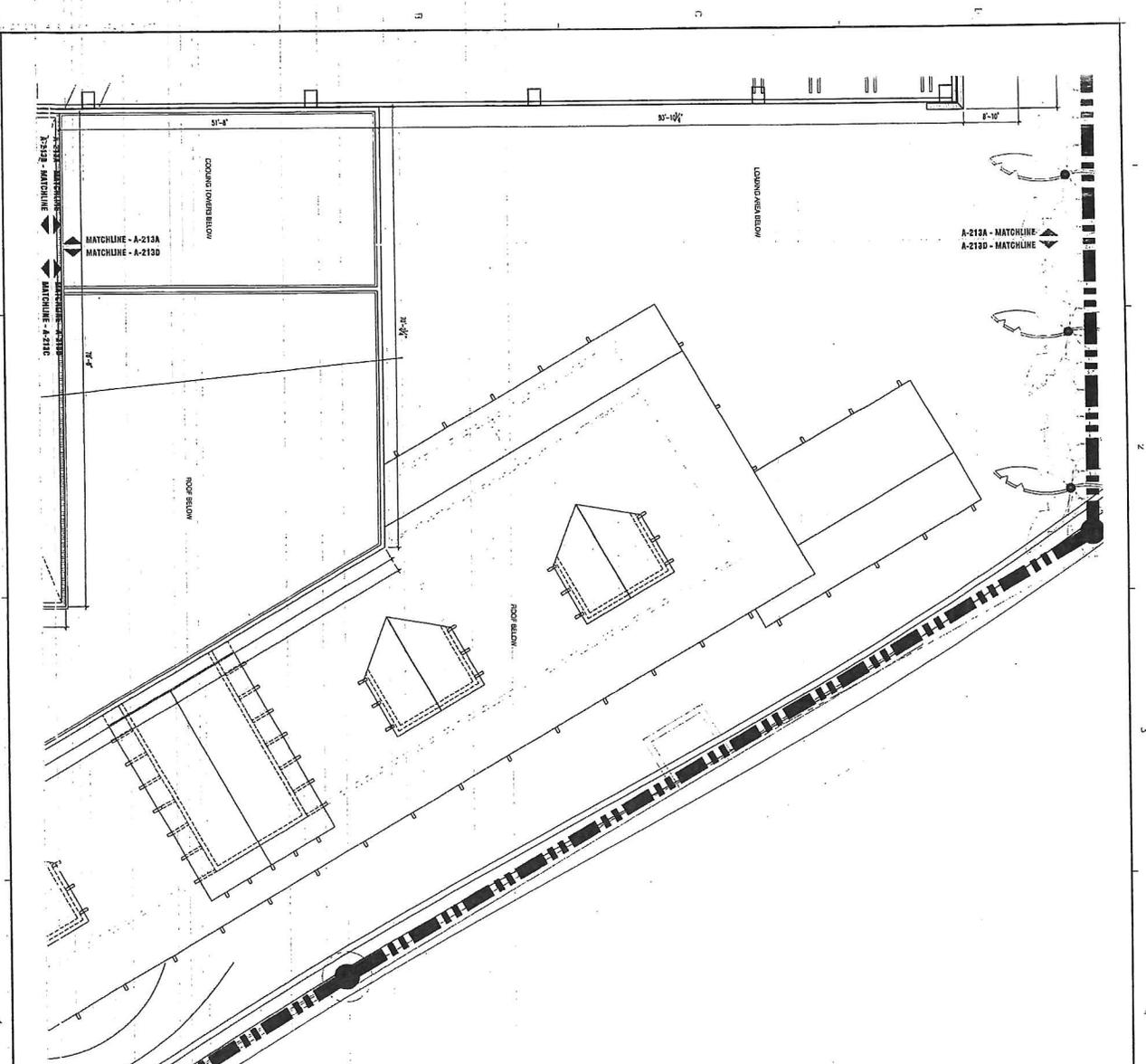
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Civil Engineer

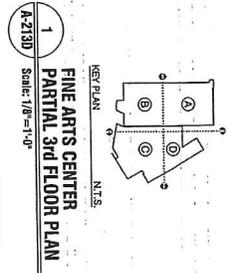
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2545 Corporate Way
Miami, FL 33157
305.442.2427

Landscape Architecture

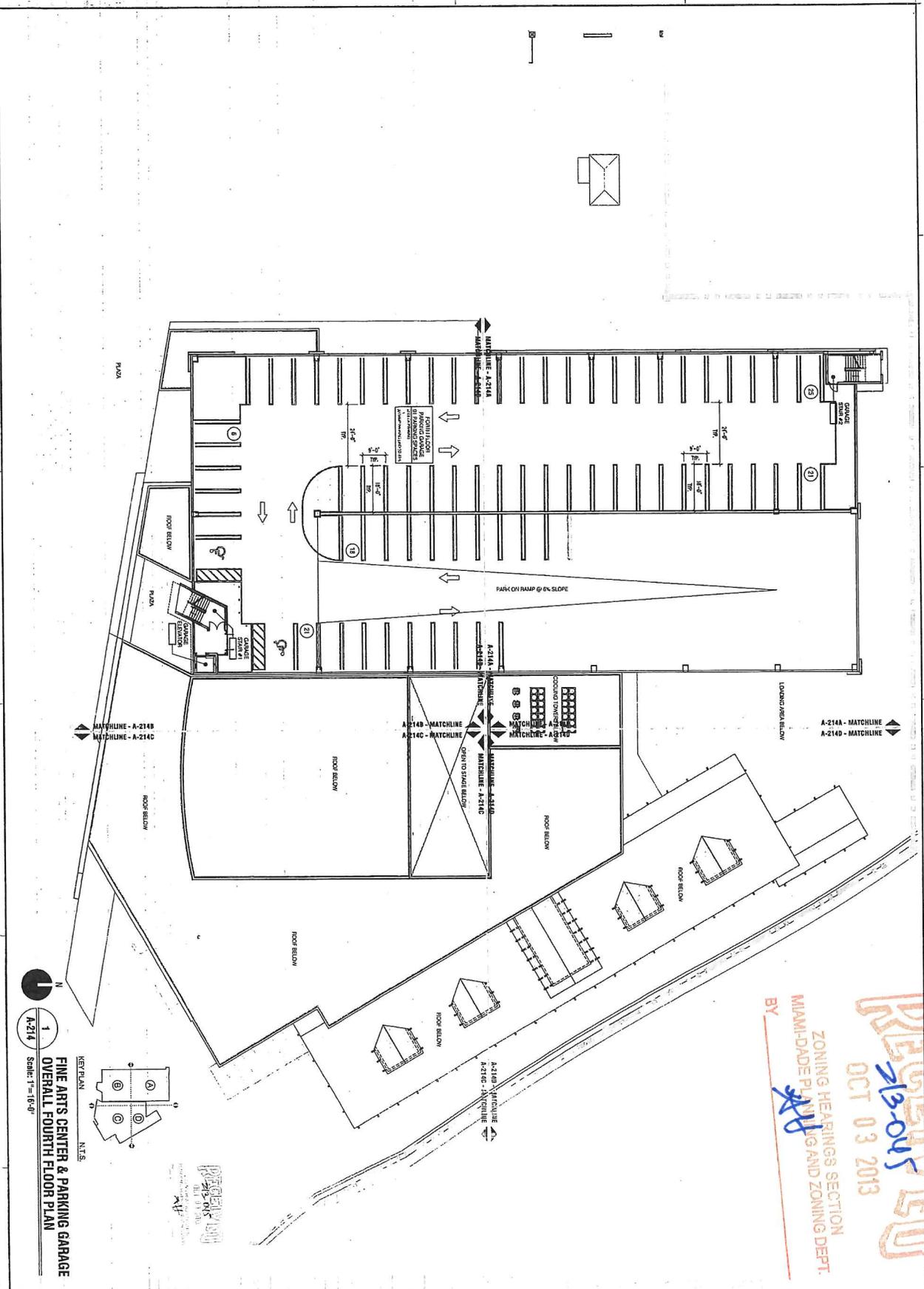
Curtis + Rogers
Design Studio, Inc.
12500 Everglades Blvd.
215th St. Suite 1000
Miami, FL 33157
305.442.2427



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



<p>A-213D</p> <p>125600000 09/09/2013</p> <p>FINE ARTS CENTER PARTIAL 3RD FLOOR PLAN</p>	<p>Seal</p> <p><i>[Signature]</i></p> <p>10/12/2013</p> <p>David L. Munguia</p> <p>Page 2 of 2</p>	<p>Architect</p> <p>ZYSCOVICH ARCHITECTS</p> <p>100 W. Broward Blvd., Suite 700 Fort Lauderdale, FL 33304-2504 Phone: 954.370.2500 Fax: 954.370.4000 www.zyscovich.com</p>	<p>Client</p> 	<p>Project</p> <p>Site Plan Modification Approval Submission</p> <p>Miami Country Day School</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers</p> <p>Schwabe-Shokin and Associates, Inc.</p> <p>2625 E. 15th Ave., Suite 200 Fort Lauderdale, FL 33316 Phone: 954.522.2222 Fax: 954.522.2222 www.schwabe-shokin.com</p> <p>Landscape Architecture</p> <p>Curtis + Rogers Design Studio, Inc.</p> <p>1000 NE 107th Street, Suite 200 Fort Lauderdale, FL 33316 Phone: 954.522.2222 Fax: 954.522.2222 www.curtisrogers.com</p>
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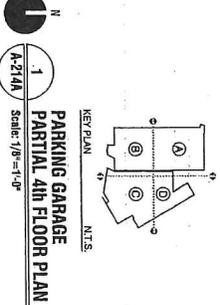
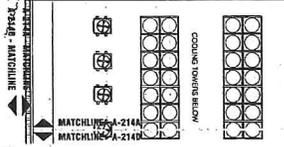
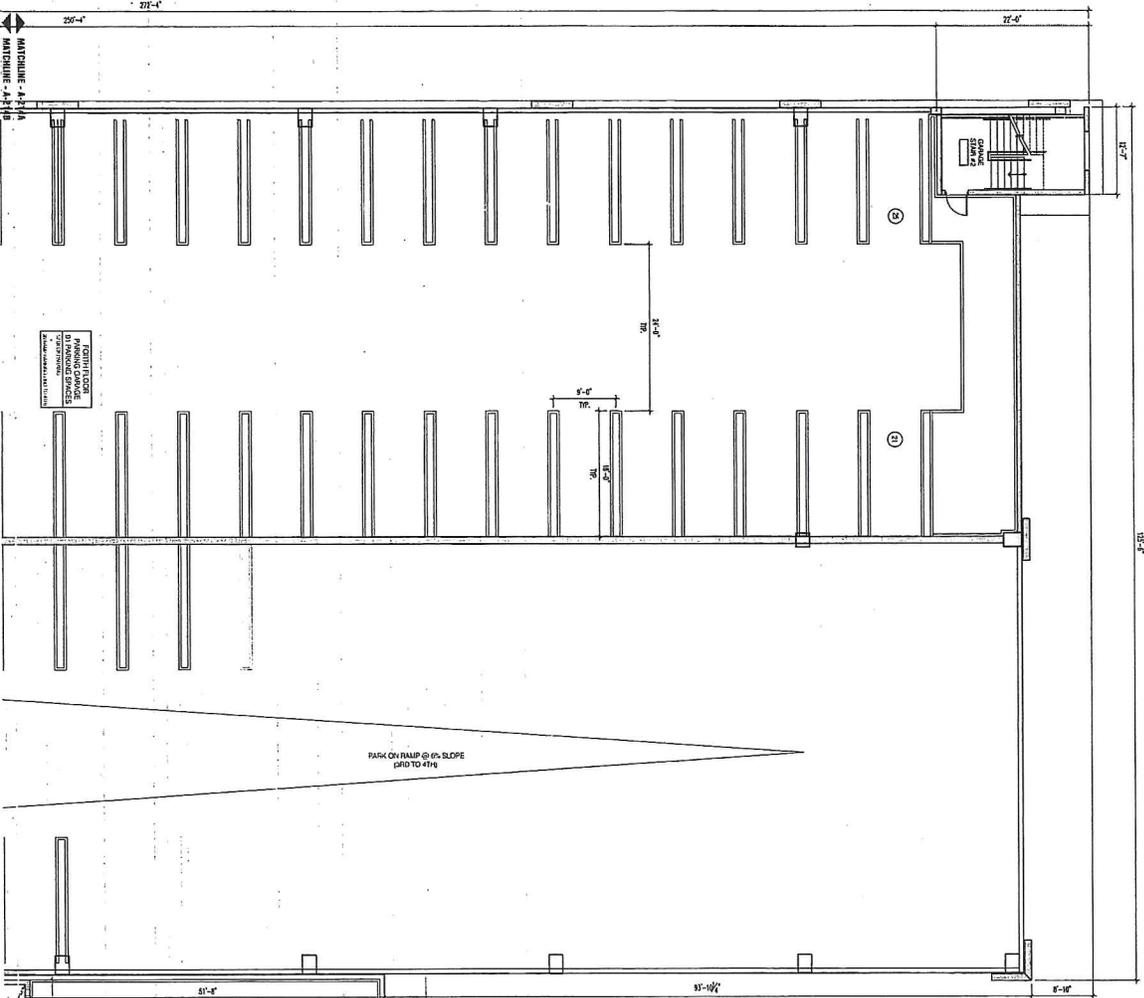
OCT 03 2013

BY: *[Signature]*

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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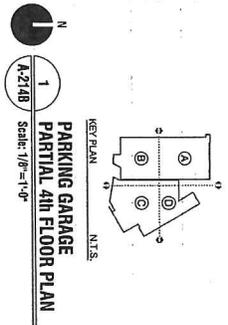
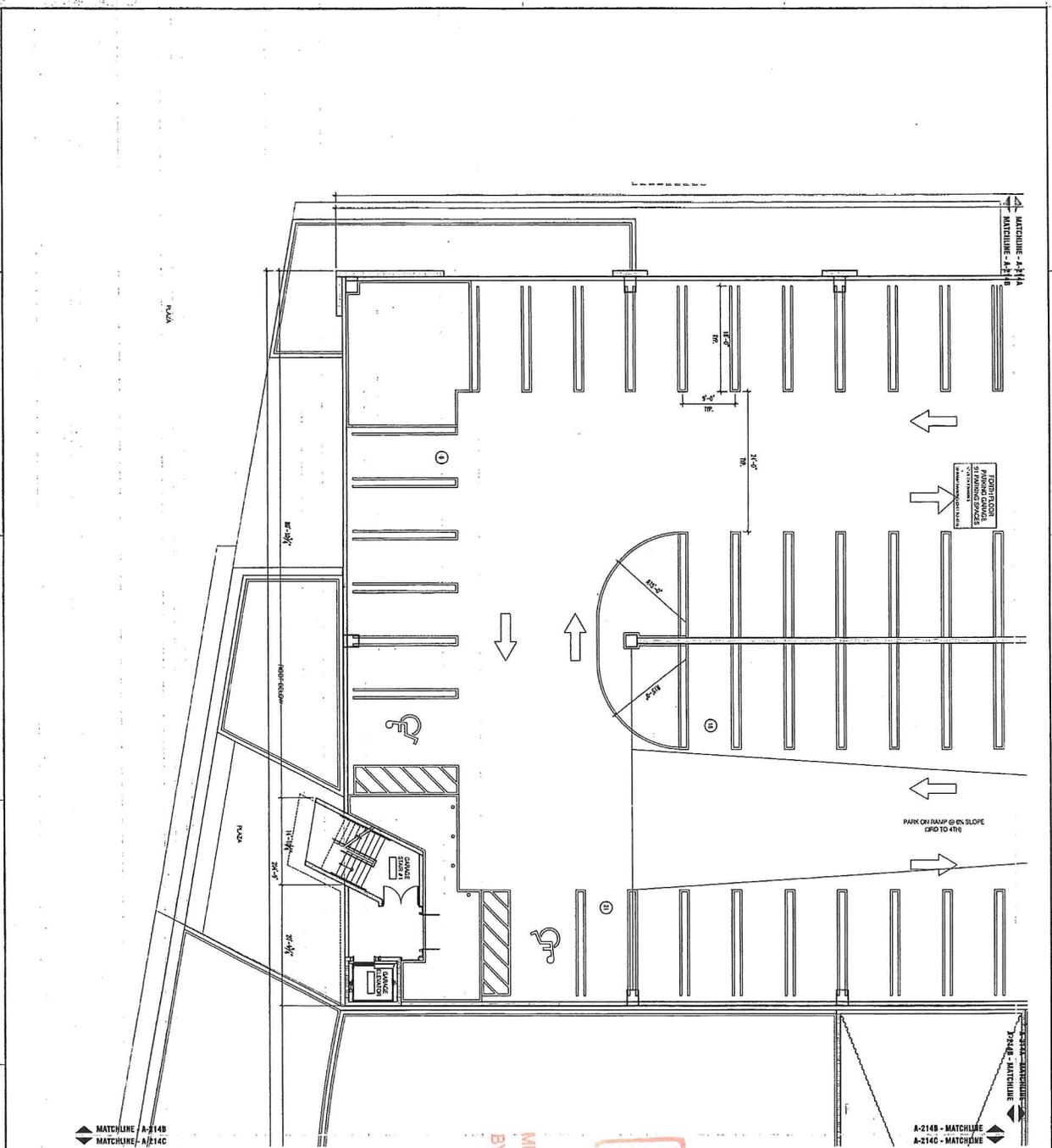
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OCT 03 2013

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

BY *AD*

<p>A-214A</p> <p>1525M003 09/08/2013</p>	<p>PARKING GARAGE PARTIAL 4th FLOOR PLAN</p>	<p>Seal</p> <p><i>AD</i></p> <p>SEP 27 2013</p> <p>Jose L. Mangulac</p> <p>Professional Engineer</p> <p>Exp. 12/31/2017</p>	<p>Architect</p> <p>ZYSCOVICH ARCHITECTS</p> <p>348 N. Bayshore Blvd., 20th Fl. Miami, FL 33132-2844</p> <p>T 305.372.3333 F 305.372.7401</p> <p>info@zysovrch.com www.zysovrch.com</p>	<p>Client</p> <p></p>	<p>Project</p> <p>Site Plan Modification Approval Submission</p> <p>Miami Country Day School</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers</p> <p>Schwabe-Schickel and Associates, Inc.</p> <p>3100 Corporate Ln., Suite 200 Miami, FL 33156</p> <p>T 305.421.2121 F 305.421.2122</p> <p>Landscape Architecture</p> <p>Curtis + Rogers Design Studio, Inc.</p> <p>2200 NW 10th St., Suite 201 Miami, FL 33136</p> <p>T 305.575.7171 F 305.575.7172</p>
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PARKING GARAGE PARTIAL 4th FLOOR PLAN
 Scale: 1/8" = 1'-0"

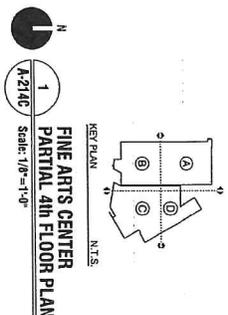
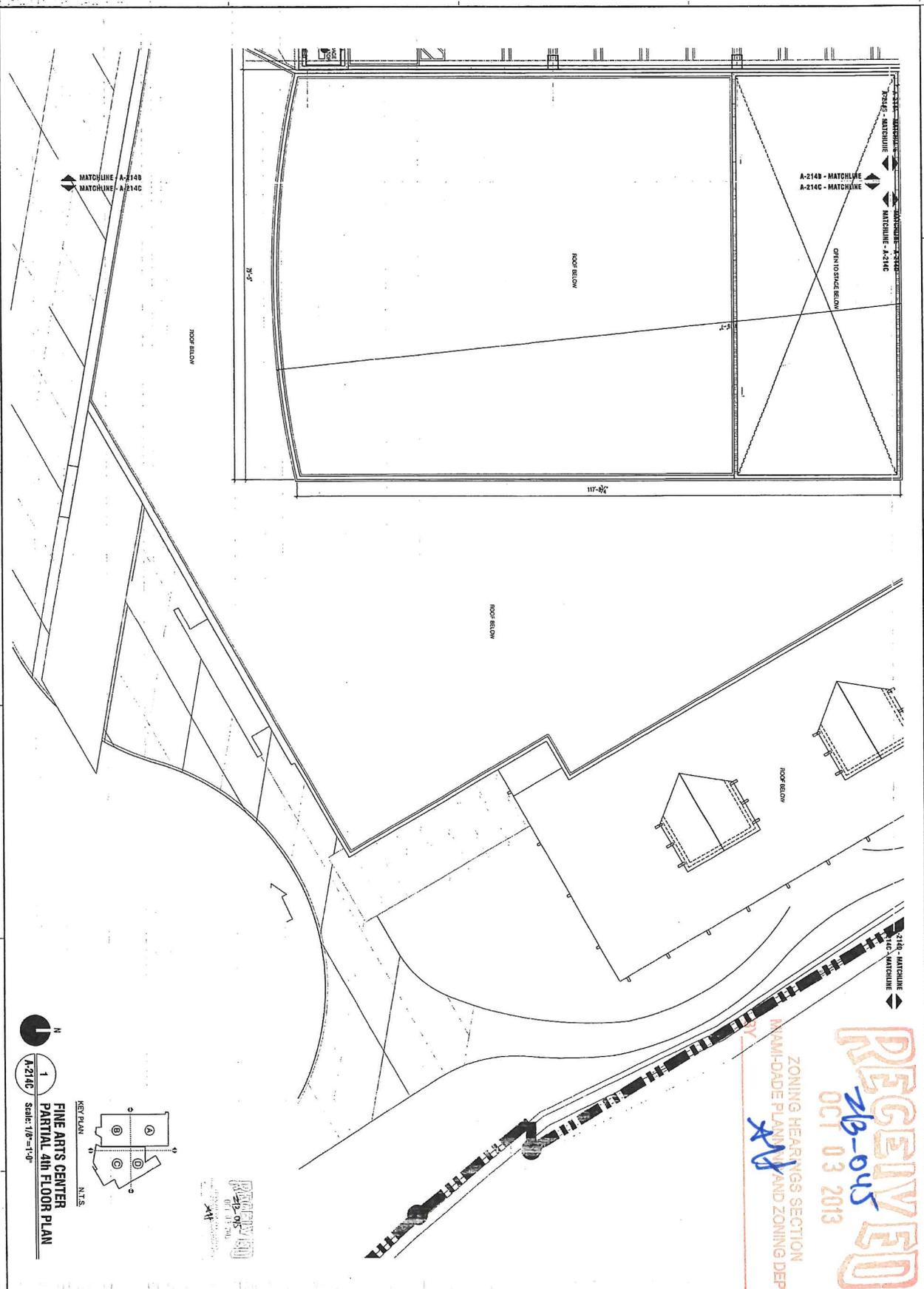
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *ADP*

<p>A-214B</p>	<p>PARKING GARAGE PARTIAL 4th FLOOR PLAN</p>	<p>Seal  Jose L. Marguato No. 122, F.P.L.C. 0073</p>	<p>ZYSCOVICH ARCHITECTS 300 N. Broward Blvd., 20th Fl. Miami, FL 33137-2544 Tel: 305.572.8332 Fax: 305.572.4121 www.zyscovich.com</p>	<p>Client  Miami-Dade County</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers Schwabke-Shtekin and Associates, Inc. 10450 SW 15th St., Suite 200 Miami, FL 33186 Tel: 305.444.4444 Fax: 305.444.4444</p> <p>Landscape Architecture Curtin + Rogers Design Studio, Inc. 2225 N.W. 107th Ave., Suite 200 Miami, FL 33177 Tel: 305.444.4444 Fax: 305.444.4444</p>
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 12584003 05/06/2013
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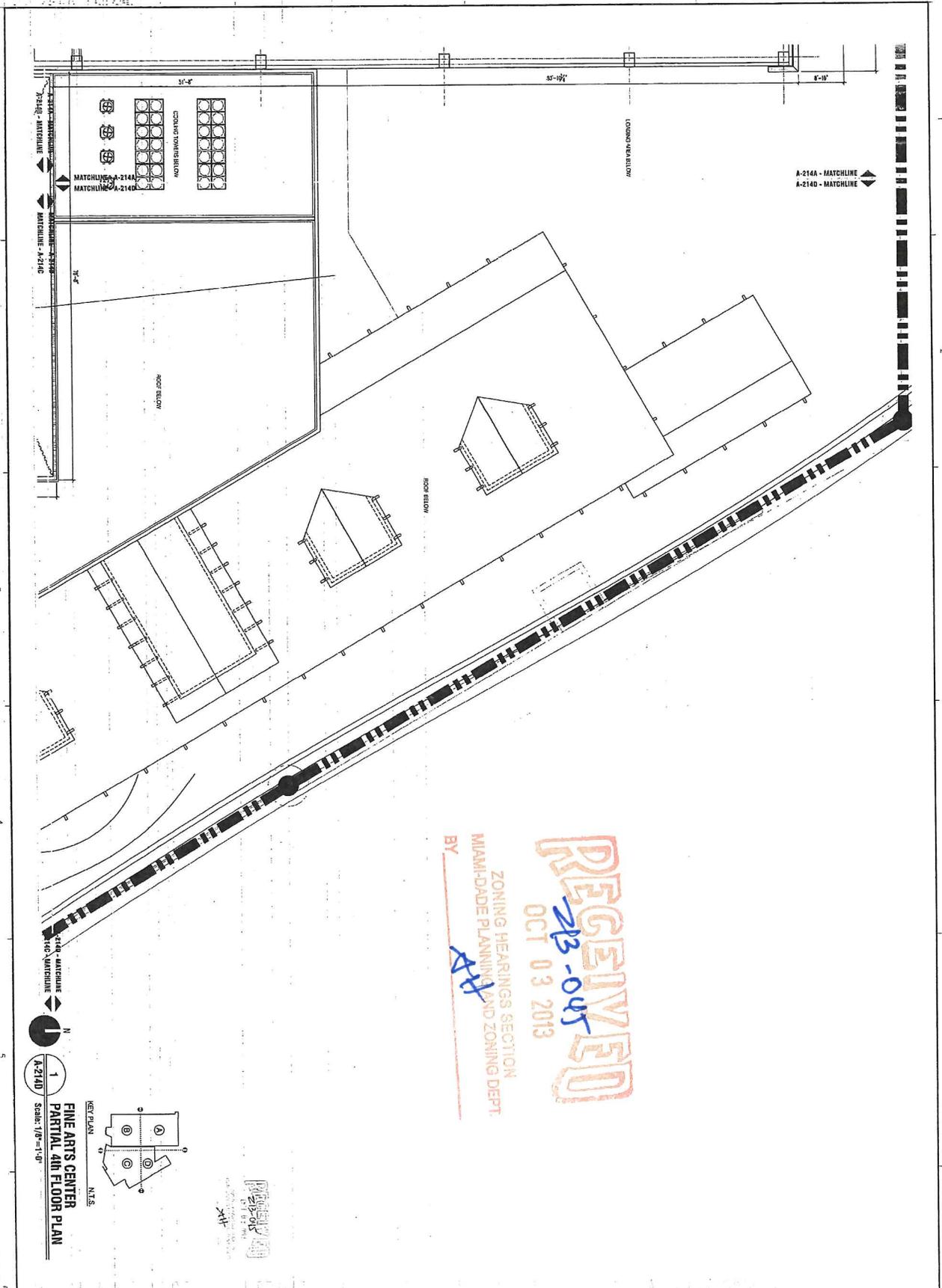
Seal
 ARCHITECT
ZYSCOVICH ARCHITECTS
 1400 NE Bayshore Pkwy, Suite 100
 Miami, FL 33132-2344
 Tel: 305.375.3333 Fax: 305.375.3333
 www.zyscovich.com

Client
MIAMI COUNTRY DAY SCHOOL
 601 NE 107th Street, Miami, FL 33178

Project
Site Plan Modification Approval Submission
 Miami Country Day School
 601 NE 107th Street, Miami, FL 33178

Civil Engineers
Schwabe Shiskin and Associates, Inc.
 2501 N.W. 107th Ave., Suite 200
 Miami, FL 33177
 Tel: 305.428.2500 Fax: 305.428.2501
 www.schwabe.com

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 MIAMI-DADE PLANNING AND ZONING DEPT

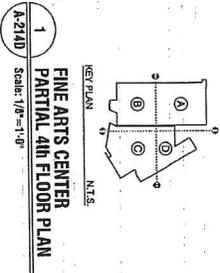


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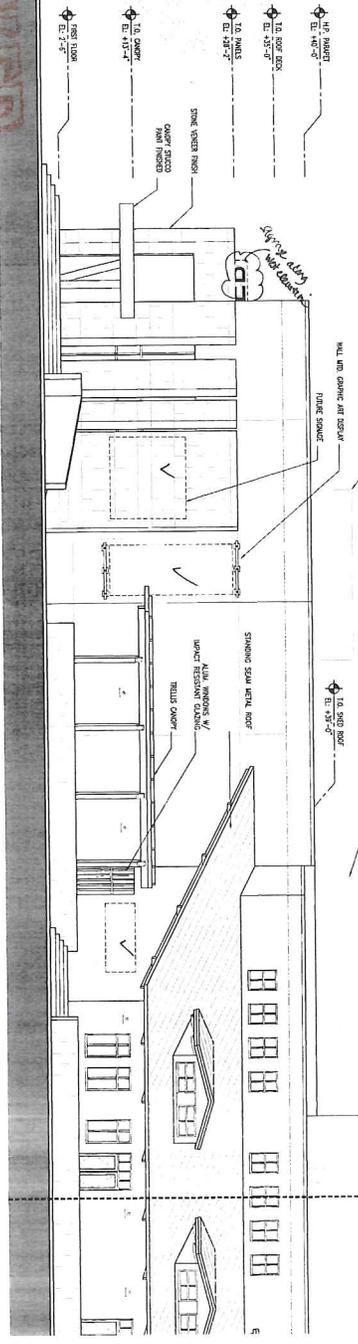
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AA



<p style="font-weight: bold; font-size: 1.2em;">A-214D</p> <p style="font-size: 0.8em;">TERRACOS 10/09/2013</p>	<p style="font-weight: bold; font-size: 1.2em;">FINE ARTS CENTER PARTIAL 4TH FLOOR PLAN</p>	<p style="font-size: 0.8em;">Seal</p> <p style="font-size: 0.8em;">L. L. Zyscovich</p> <p style="font-size: 0.8em;">100 N. Biscayne Blvd., Suite 200 Miami, FL 33132</p>	<p style="font-weight: bold; font-size: 1.5em;">ZYSCOVICH ARCHITECTS</p> <p style="font-size: 0.8em;">100 N. Biscayne Blvd., Suite 200 Miami, FL 33132</p> <p style="font-size: 0.8em;">Tel: 305.372.5132 Fax: 305.372.5133 www.zyscovich.com</p>		<p style="font-weight: bold; font-size: 1.2em;">Project</p> <p style="font-weight: bold; font-size: 1.1em;">Site Plan Modification Approval Submission</p> <p style="font-size: 0.9em;">Miami Country Day School</p> <p style="font-size: 0.8em;">601 NE 107th Street, Miami, FL 33161</p>	<p style="font-size: 0.8em;">Civil Engineers Schwartz-Shtain and Associates, Inc. 2400 S.W. 8th St., Suite 200 Miami, FL 33135 Tel: 305.352.2222</p> <p style="font-size: 0.8em;">Landscape Architecture Curtis + Rogers Design Studio, Inc. 3520 NW 56th Ave., Suite 201 Miami, FL 33147 Tel: 305.415.7777</p>
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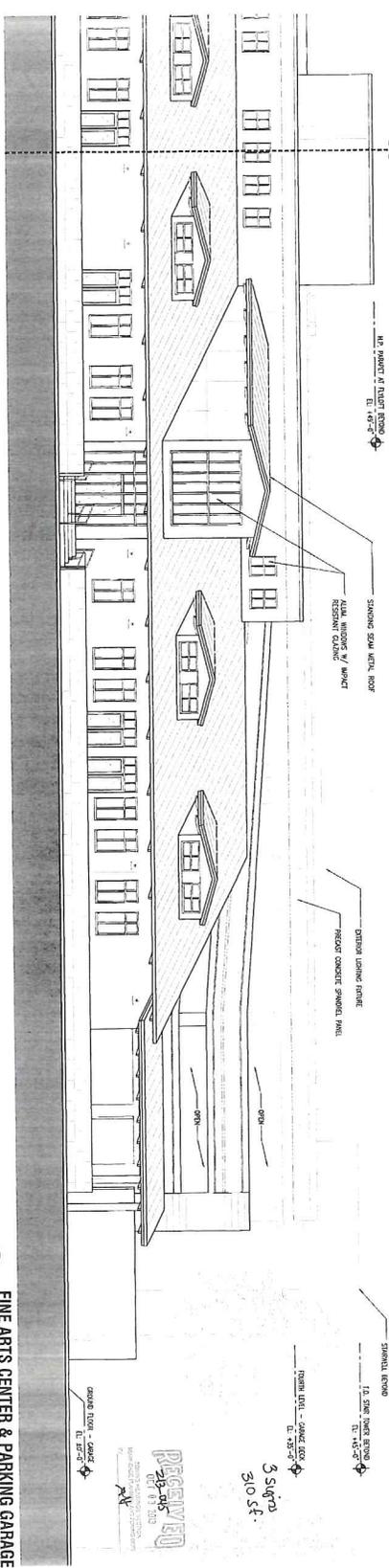
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *AV*



SIGNAGE CALCULATIONS

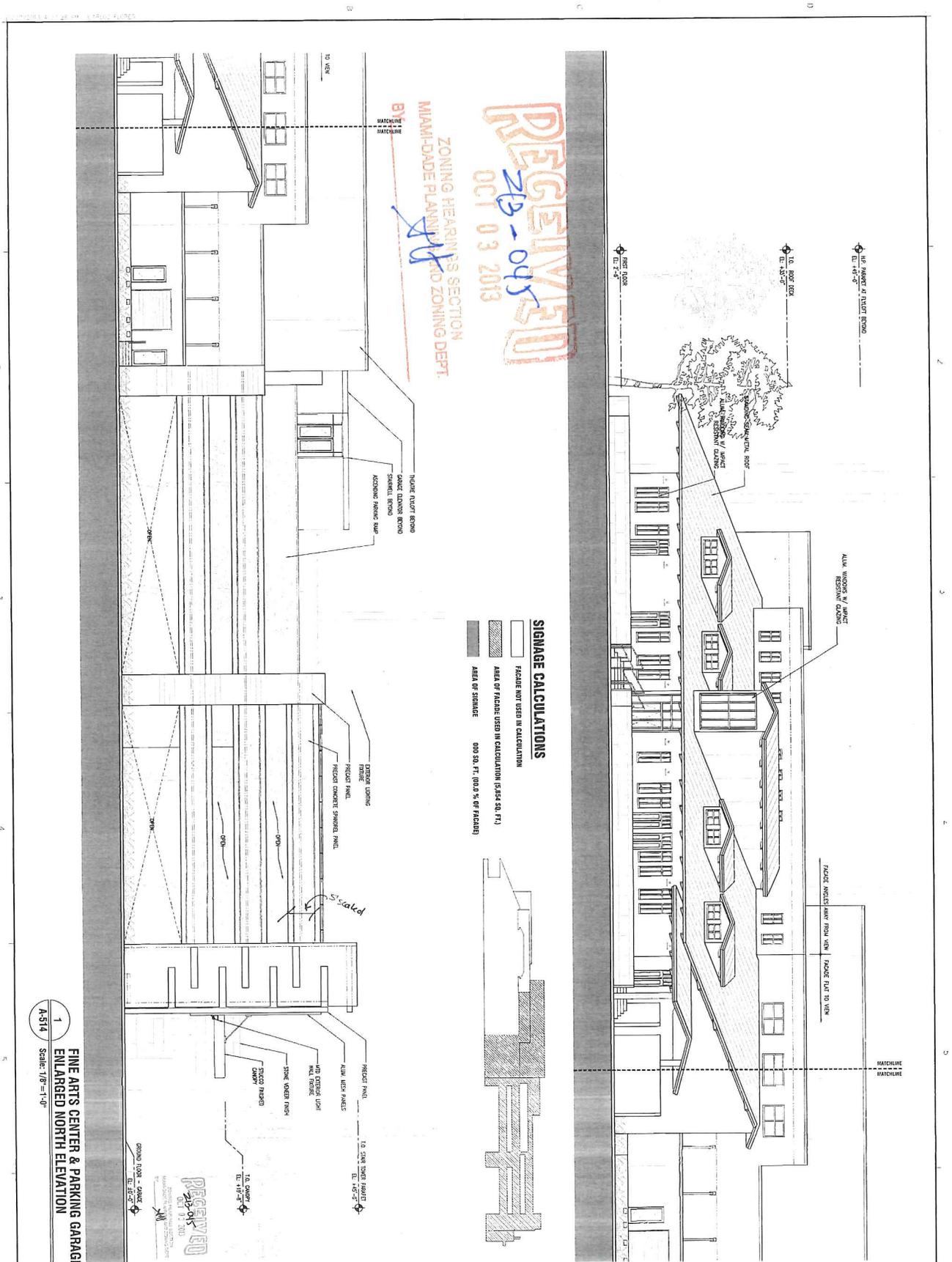
- FAÇADE NOT USED IN CALCULATION
- AREA OF FAÇADE USED IN CALCULATION (8,724 SQ. FT.)
- AREA OF SIGNAGE 310 SQ. FT. (3.6% OF FAÇADE)



2
 FINE ARTS CENTER & PARKING GARAGE
 ENLARGED EAST ELEVATION
 Scale: 1/8" = 1'-0"

SITE PLAN MODIFICATION APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #1 - 09/26/2013

<p>A-513</p>	<p>FINE ARTS CTR & PARKING GARAGE ENLARGED ELEVATIONS</p> <p>15:58MCS 05/06/2013</p>	<p>Seal <i>AV</i> SEP 27 2013 Daniel Murphy P.E. No. 12426</p>	<p>Architect ZYSCOVICH ARCHITECTS 1101 S.W. 15TH AVENUE, SUITE 200 MIAMI, FL 33135 TEL: 305.375.1100 WWW.ZYSCOVICHARCHITECTS.COM</p>	<p>Client MIAMI COUNTRY DAY SCHOOL MIAMI, FLORIDA</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 107th Street Miami, FL 33138</p>	<p>Civil Engineers Raymond G. Glick and Associates, Inc. 1101 S.W. 15TH AVENUE, SUITE 200 MIAMI, FL 33135 TEL: 305.375.1100 WWW.RAYMONDGLICK.COM</p> <p>Landscape Architecture Ortiz + Rogers Design Studio, Inc. 2374 NW 57th Street Suite 201 MIAMI, FL 33142 TEL: 305.442.1111 WWW.ORTIZROGERS.COM</p>
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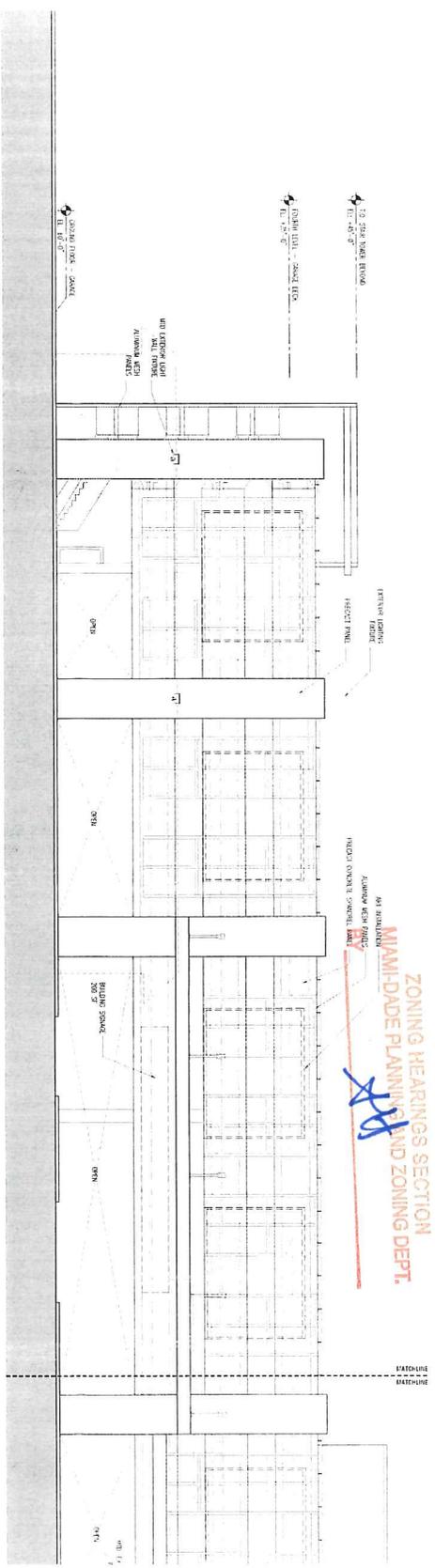
SITE PLAN MODIFICATION APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #1 - 09/26/2013

<p>A-514</p> <p>1558MDCS 06/06/2013</p> <p>FINE ARTS CTR & PARKING GARAGE ENLARGED ELEVATIONS</p>	<p>Seal</p> <p>ENG. L. MANUEL 09/27/2013</p> <p>Jose L. Manuella Proj. No. 2013-001-000</p>	<p>Architect</p> <p>ZYSCOVICH ARCHITECTS</p> <p>120 Biscayne Blvd., 27th Fl. Miami, FL 33132 Tel: 305.372.1111 Fax: 305.372.1112 www.zyscovich.com</p>	<p>Client</p> <p>Miami-Dade County of Florida</p>	<p>Project</p> <p>Site Plan Modification Approval Submission</p> <p>Miami Country Day School</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers</p> <p>Chapman, Shanks and Associates, Inc.</p> <p>1101 N. Florida Ave. Suite 200 Fort Lauderdale, FL 33304 Tel: 754.463.1111 Fax: 754.463.1112 www.chapman-shanks.com</p> <p>Landscape Architecture</p> <p>Curtis + Rogers Design Studio, Inc.</p> <p>2000 N.W. 107th Ave., Suite 100 Miami, FL 33157 Tel: 305.444.1111 Fax: 305.444.1112 www.curtisrogers.com</p>
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63

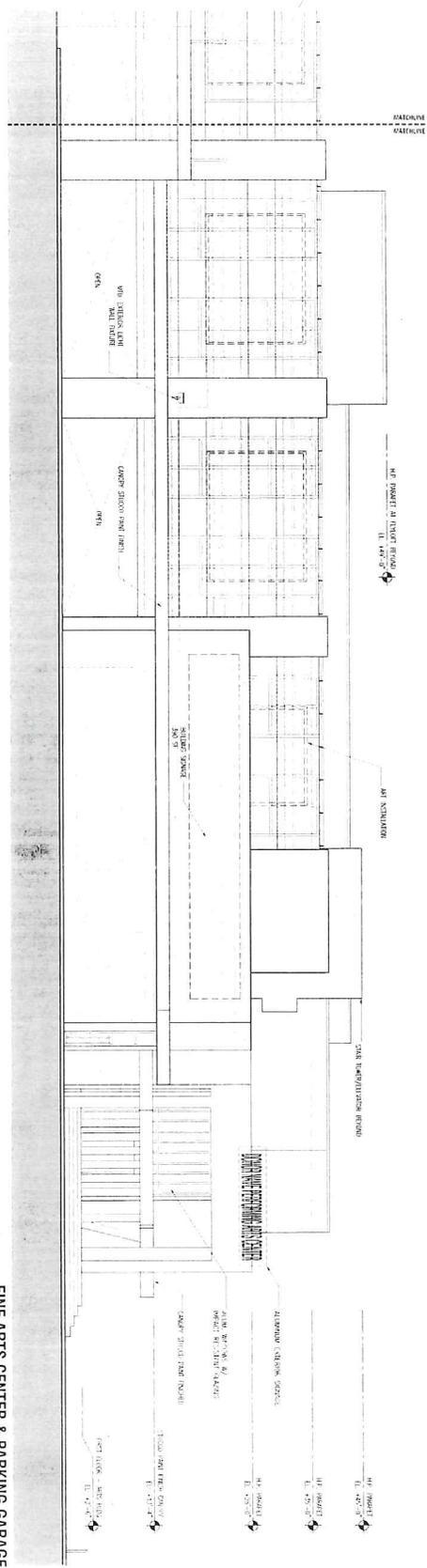
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 13-015

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.



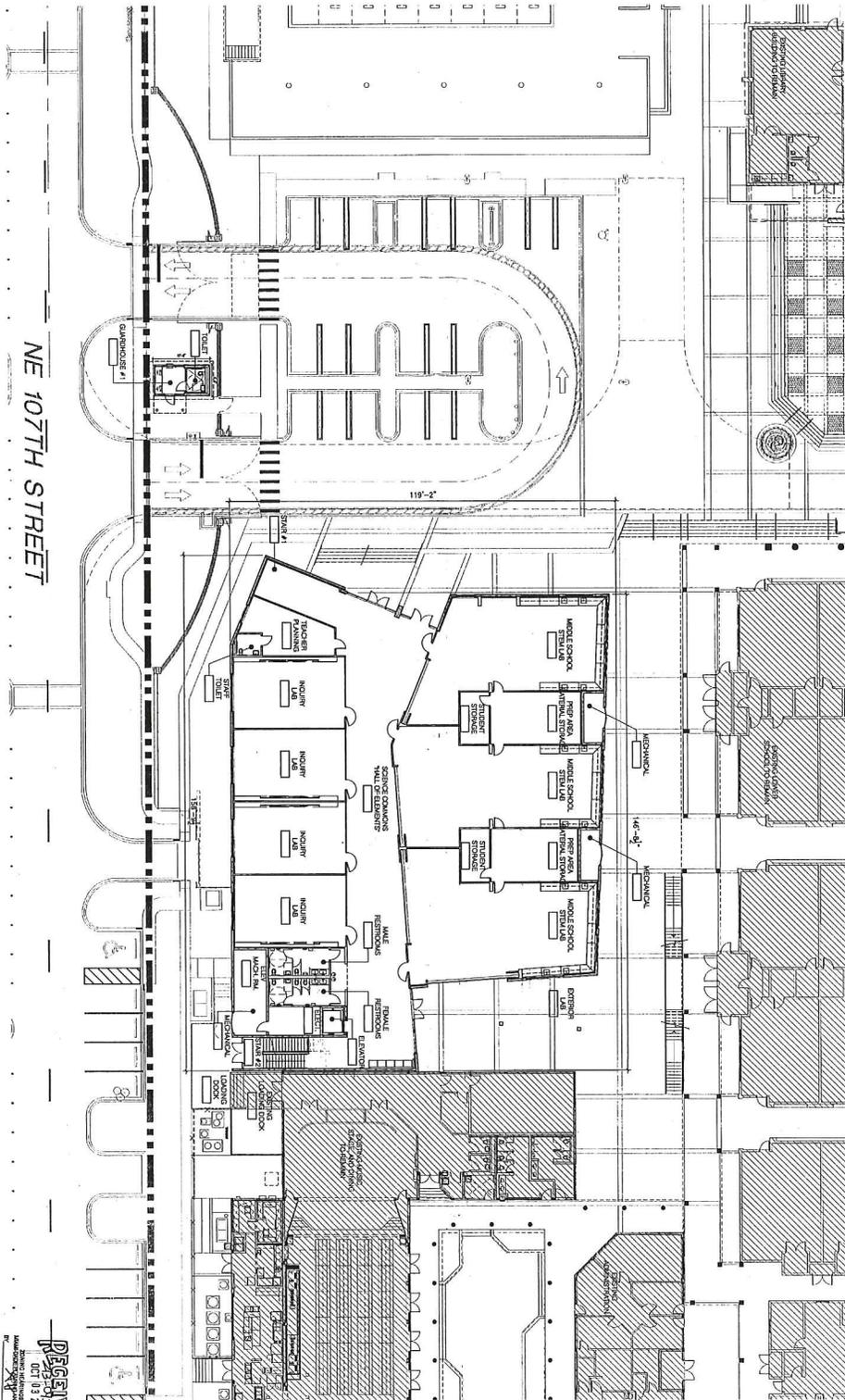
SIGNAGE CALCULATIONS

- PACKAGE NOT USED IN CALCULATION
- AREA OF PACKAGE USED IN CALCULATION (18,371 SQ. FT.)
- AREA OF ART INSTALLATION (2,100 SQ. FT. - 19.6% OF PACKING)
- AREA OF BUILDING SIGNAGE (390 SQ. FT. - 5.5 % OF PACKING)

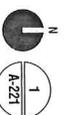


**FINE ARTS CENTER & PARKING GARAGE
 ENLARGED WEST ELEVATION**
 Scale: 1/8" = 1'-0"

<p>1 A-515 Scale: 1/8" = 1'-0"</p>	<p>FINE ARTS CTR & PARKING GARAGE ENLARGED ELEVATIONS 12560(C)CS 06/08/2013</p>	<p>YZSCOVICH ARCHITECTS 110 N. Pine Street, Suite 200 Miami, FL 33130 Tel: 305.375.1000 Fax: 305.375.1001 www.yzscovich.com</p>	<p>Miami Country Day School 12000 SW 17th Street, Suite 100 Miami, FL 33185</p>	<p>Schucke-Burkin and Associates, Inc. 12000 SW 17th Street, Suite 100 Miami, FL 33185</p>	<p>Site Plan Modification Approval Submission Miami Country Day School</p>	<p>APPROVED FEB 11 2014</p>	<p>A-515</p>
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NE 107TH STREET



ACADEMIC BUILDING
OVERALL FIRST FLOOR PLAN
Scale: 1"=16'-0"

RECEIVED
MAY 13 2013
MAY 13 2013

RECEIVED

213-045

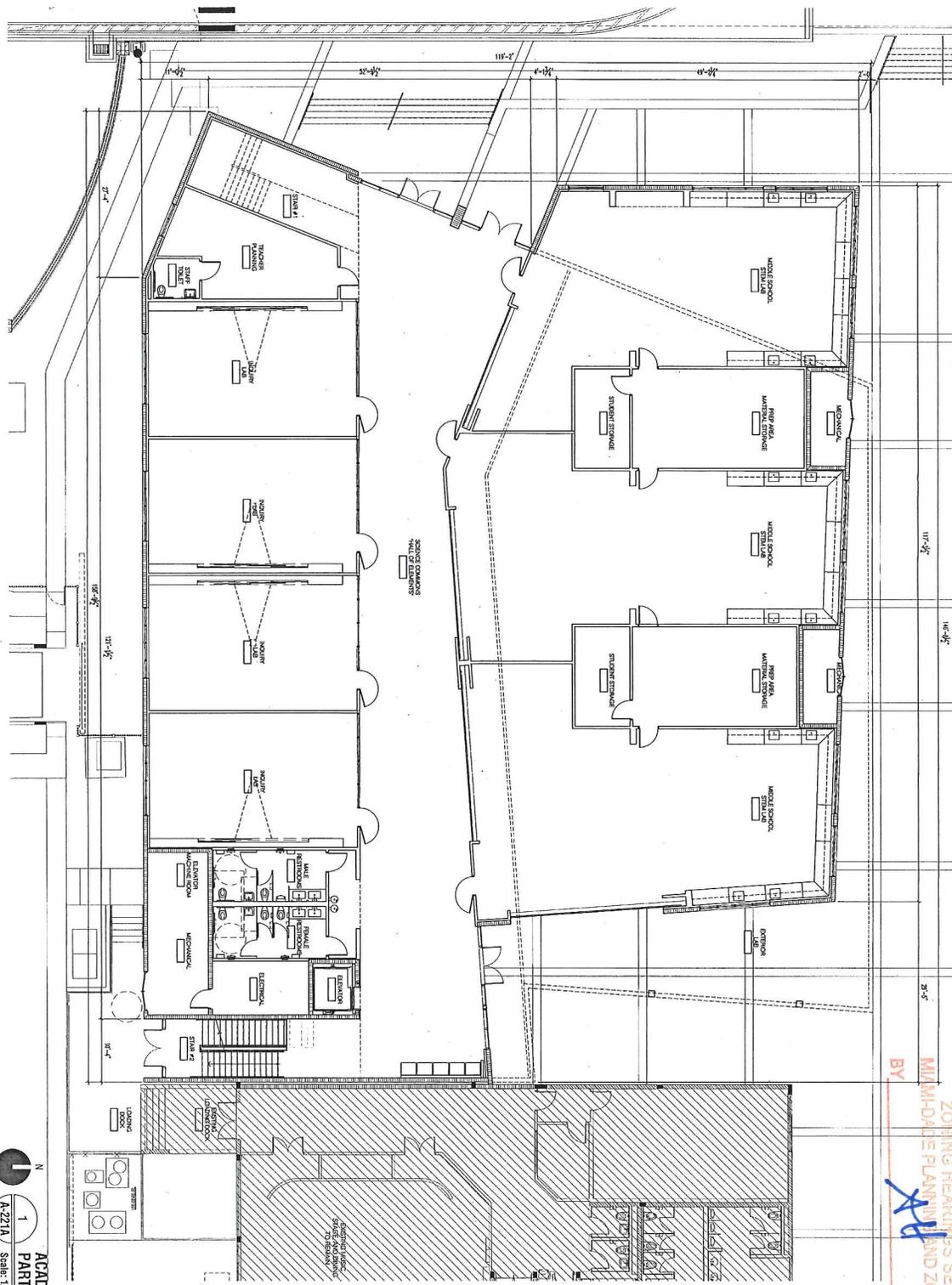
XIV

OCT 03 2013

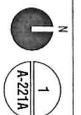
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SITE PLAN MODIFICATION APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #1 - 09/26/2013

<p>A-221</p>	<p>ACADEMIC BUILDING OVERALL 1ST FLOOR PLAN</p> <p>12689MCS 10/06/2013</p>	<p>Seal</p> <p>Jose L. Murguldo Reg. No. AF0010670</p>	<p>Architect</p> <p>ZYSCOVICH ARCHITECTS</p> <p>12689MCS 10/06/2013 305.277.4511 www.zyscovich.com</p>	<p>Client</p> <p>Miami Country Day School</p>	<p>Project</p> <p>Site Plan Modification Approval Submission</p> <p>Miami Country Day School</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers</p> <p>Schwabke-Siskin and Associates, Inc.</p> <p>2945 Corporate Way Miami, FL 33125 (305) 652-1188 Fax (305) 652-6234 Fax</p> <p>Landscape Architecture</p> <p>Curtis + Rogers Design Studio, Inc.</p> <p>1250 West Street, Suite 201 Coral Gables, Florida 33133 (305) 442-1776 Fax (305) 442-9183 Fax</p>
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ACADEMIC BUILDING
PARTIAL 1ST FLOOR PLAN
A-221A Scale: 1/8"=1'-0"



BY **AF** ZONING HEARINGS SECTION
MID-DATE PLANNING AND ZONING DEPT.

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PLAN MODIFICATION APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #1 - 09/26/2013

A-221A
1256NCCS 05/06/2013
ACADEMIC BUILDING
PARTIAL 1ST
FLOOR PLAN

Seal
Jose L. Murguido
Reg. No. AR0010670

Architect
ZYSCOVICH ARCHITECTS
190 NE Wynwood Blvd., Suite 200
Miami, FL 33122-2642
Tel: 305.372.3332
Fax: 305.372.3333
www.zyscovich.com

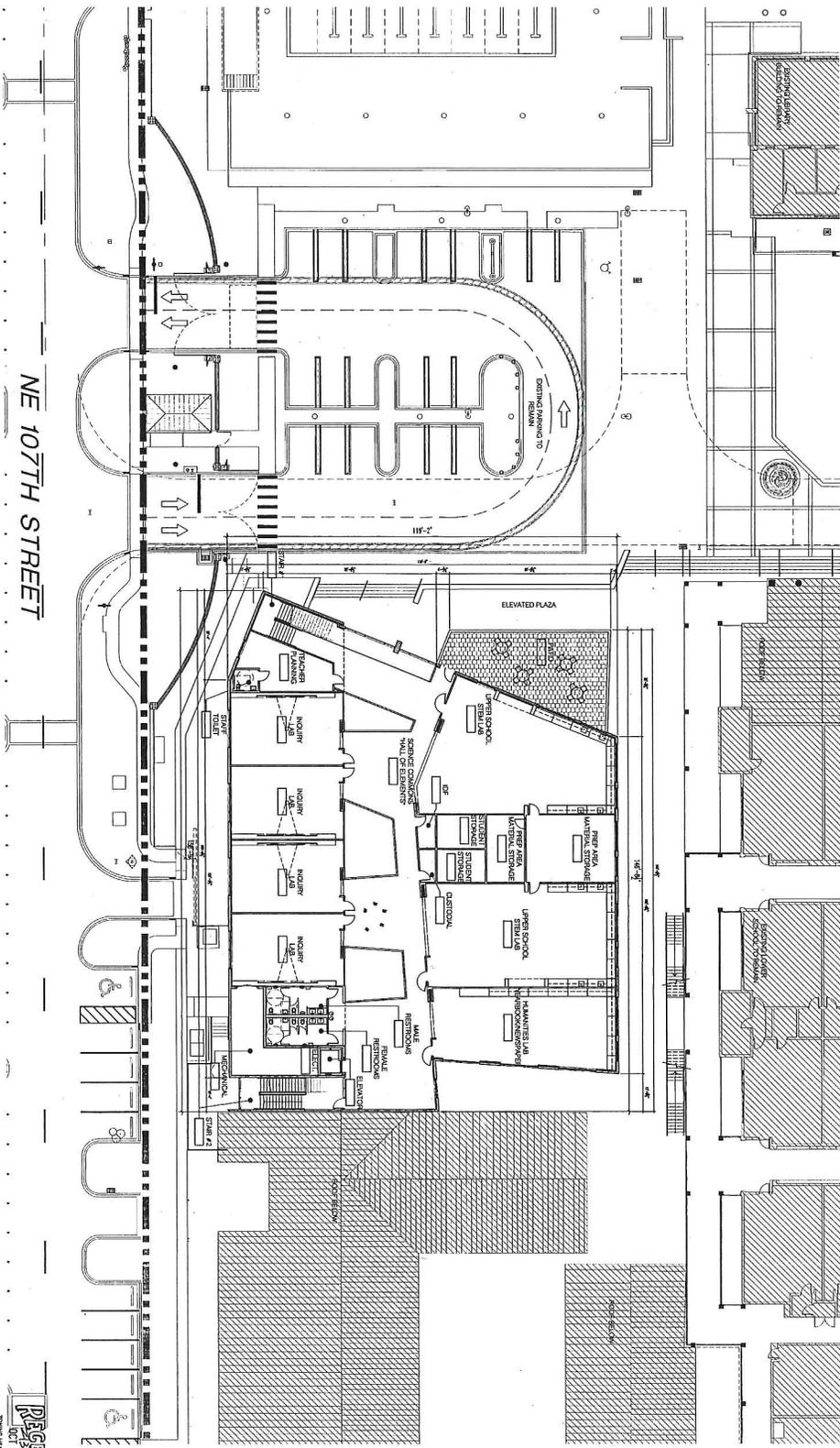


Client
Miami Country Day School
601 NE 107th Street, Miami, FL 33161

Project
Site Plan Modification Approval Submission

Civil Engineers
Schwebe-Shiskin and Associates, Inc.
2148 Coppola Way
Miami, Florida 33155
(305) 552-2899
(305) 552-8584 Fax

Landscape Architecture
Curtis + Rogers
Design Studio, Inc.
2300 May Street, Suite 201
Coral Gables, Florida 33133
(305) 443-1771 Fax
(305) 443-8888 Fax



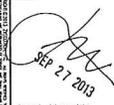


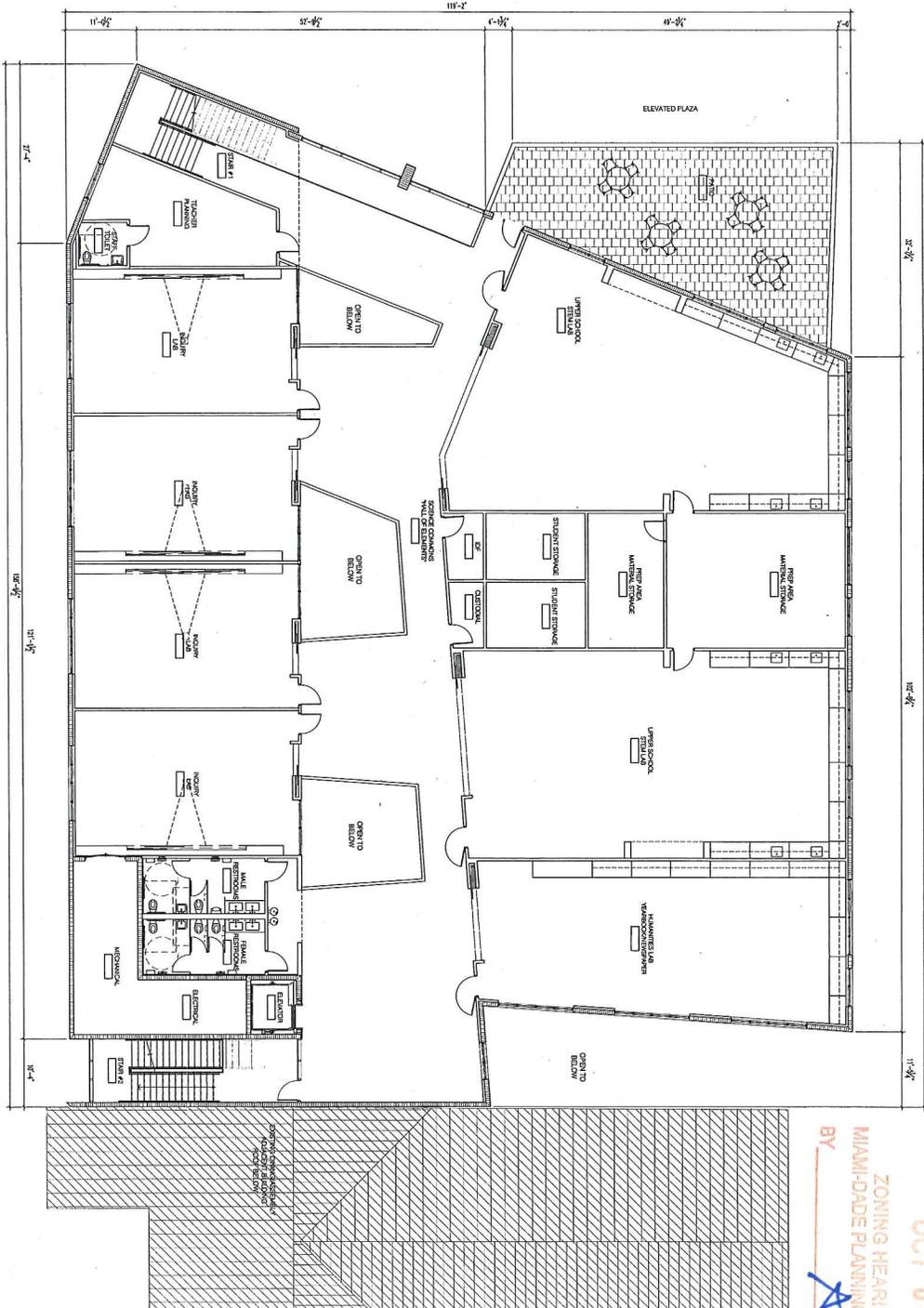
 1
 A-222
 Scale: 1" = 16'-0"
ACADEMIC BUILDING
OVERALL SECOND FLOOR PLAN

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

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PLAN MODIFICATION APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #1 - 09/26/2013

12806CCS 05/06/2013 A-222	ACADEMIC BUILDING OVERALL 2nd FLOOR PLAN	Seal  SEP 27 2013 Jose L. Murguldo Reg. No. AF0010670	Architect ZYSCOVICH ARCHITECTS 100 N. Broward Blvd., 22nd Fl. Miami, FL 33136-3844 P 305.372.3333 F 305.372.4101 www.zyscovich.com	Client  Miami Country Day School	Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 107th Street, Miami, FL 33161	Civil Engineers Schwabke-Shiskin and Associates, Inc. 3245 Crooked Way Miami, Florida 33133 (305) 452-2900 Fax (305) 452-2900	Landscape Architecture Curtis + Rogers Design Studio, Inc. 2300 Bay Street, Suite 302 Coconut Grove, Florida 33133 (305) 442-1878 Fax (305) 442-9463 Fax
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 MIAMI-DADE PLANNING & ZONING DEPT.
 BY *AK*

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 ZONING HEARING'S SECTION
 MIAMI-DADE PLANNING & ZONING DEPT.

**PARKING GARAGE
 PARTIAL 2nd FLOOR PLAN**
 Scale: 1/8" = 1'-0"

APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #1 - 09/26/2013

ACADEMIC BUILDING PARTIAL 2nd FLOOR PLAN
 12556NCDS 05/06/2013
A-222A

Seal

 Jose L. Murgado
 Reg. No. AR0010670

ZYSKOVICH ARCHITECTS
 100 NE Bayshore Blvd., 27th Fl.
 Miami, FL 33132
 305.372.5222
 305.372.0701
 www.zyskovich.com

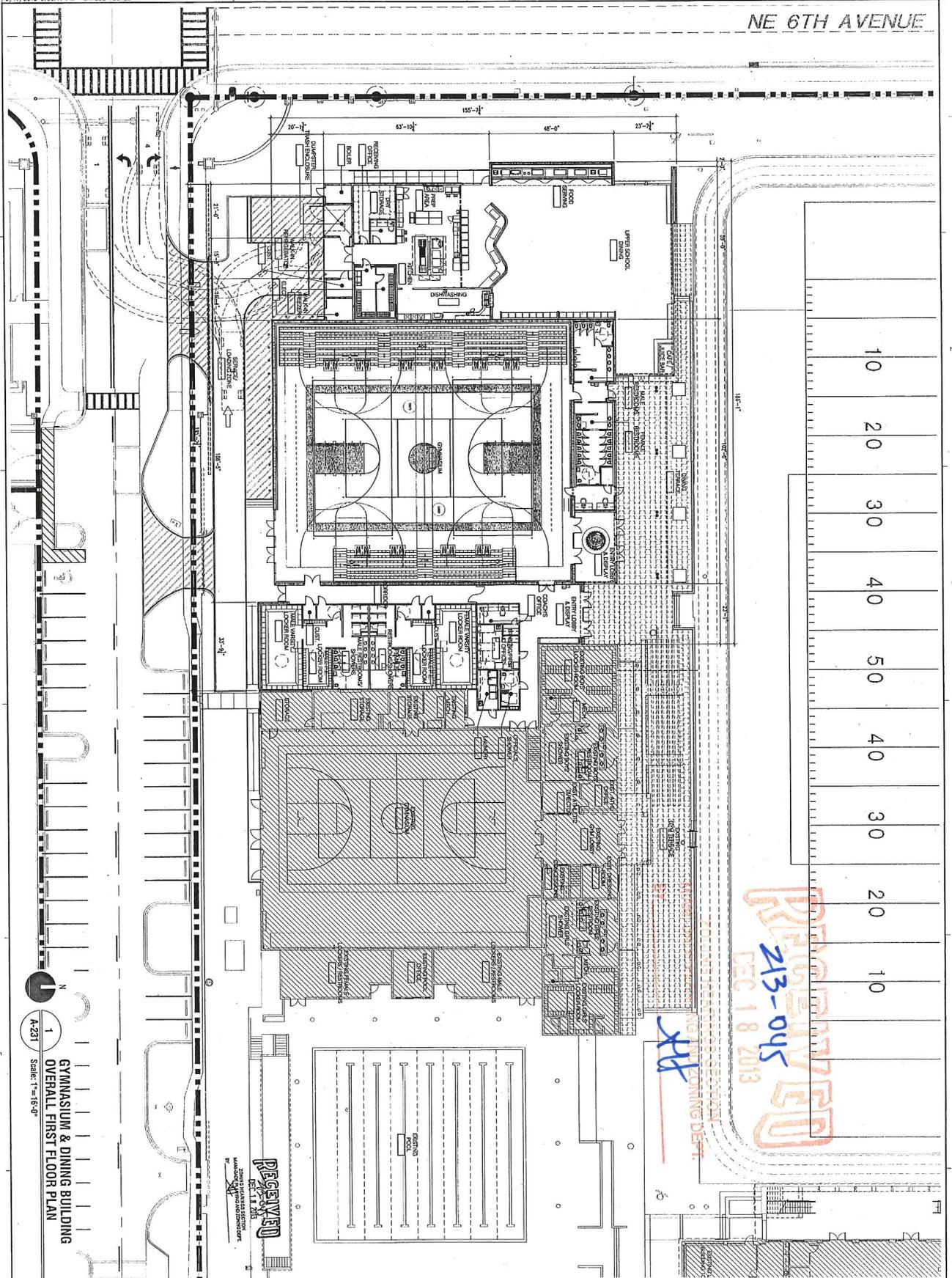


Site Plan Modification Approval Submission
 Miami Country Day School
 601 NE 107th Street, Miami, FL 33161

Civil Engineers
Schwabe-Shiskin and Associates, Inc.
 2300 Corporate Way
 Krasco, Florida 33195
 305.432.7200 Fax
 305.432.7088 Fax

Landscape Architecture
Curtis + Rogers Design Studio, Inc.
 2300 W. 79th Street, Suite 201
 Coconut Creek, Florida 33433
 305.442-1774 Fax
 305.442-1661 Fax

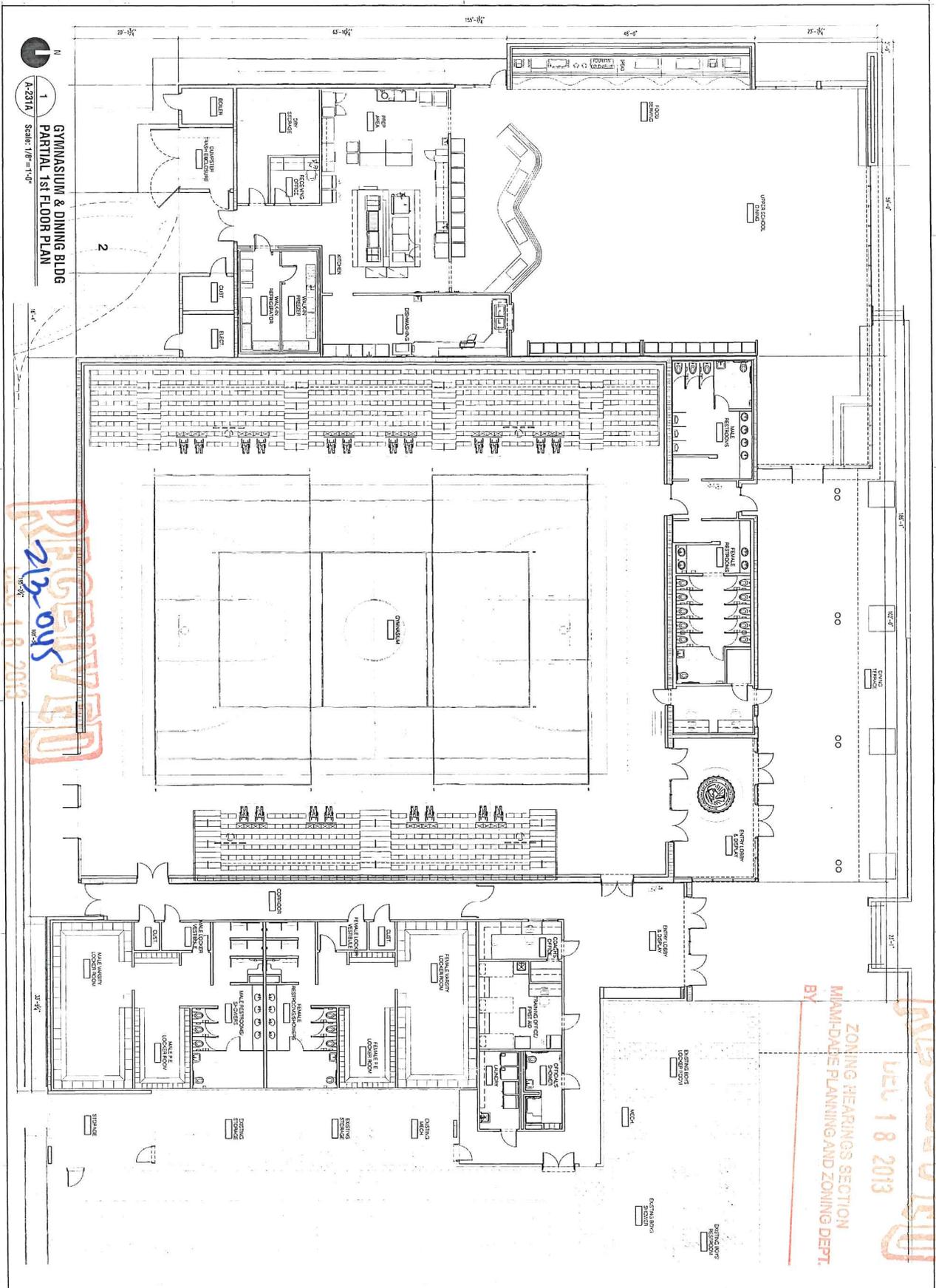
NE 6TH AVENUE



A-231
 Scale: 1"=16'-0"
 GYMNASIUM & DINING BUILDING
 OVERALL FIRST FLOOR PLAN

SITE PLAN MODIFICATION APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #2 - 10/29/2013

<p>A-231</p> <p>125656DCS 05/06/2013</p> <p>GYMNASIUM & DINING BUILDING OVERALL 1ST FLOOR PLAN</p>	<p>Seal</p> <p>Jose L. Murquido Reg. No. AR0010670</p>	<p>Architect</p> <p>ZYSCOVICH ARCHITECTS</p> <p>100 NE 10th St., 2nd Fl. Miami, FL 33132-2941 Tel: 305.377.4321 Fax: 305.377.4322 www.zyscovich.com</p>	<p>Client</p>	<p>Project</p> <p>Site Plan Modification Approval Submission</p> <p>Miami Country Day School</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineers</p> <p>Schwabe Shiskin and Associates, Inc. 2013 Corporate Way 14 Corner Pines 2004 Coral Gables, FL 33134 Tel: 305.442.9210 Fax: 305.442.9214</p> <p>Landscape Architecture</p> <p>Curtis Rogers Design Studio, Inc. 2020 West 17th St., Suite 201 Coral Gables, Florida 33133 Tel: 305.443.0714 Fax: 305.445.9438</p>
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N
 1
 A-231A
 Scale: 1/8" = 1'-0"
GYMNASIUM & DINING BLDG
PARTIAL 1st FLOOR PLAN

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

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 APR 19 2013

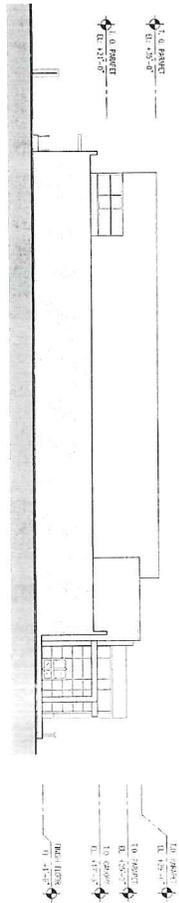
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
 BY **AKB**

APR 18 2013

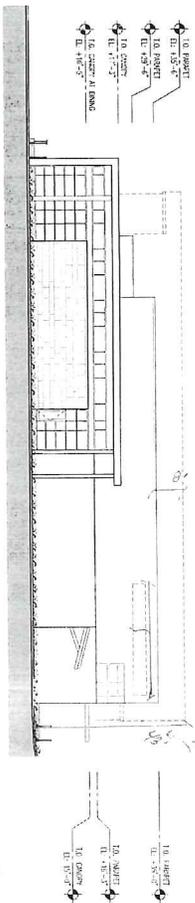
RECEIVED

A-231A 12586RCS 06/06/2013	GYMNASIUM & DINING BUILDING PARTIAL 1st FLOOR PLAN	Seat 213-045 JLR Date: L. Mangano Rec. No. 480-10020	Architect ZYSCOVICH ARCHITECTS 10118 Bayshore Blvd., 21st Fl. Miami, FL 33133-3544 P 305.772.3332 F 305.577.4201 www.zyscovich.com	Client  MIAMI COUNTRY DAY SCHOOL 1201 NE 107th Street, Miami, FL 33161	Project Site Plan Modification Approval Submission Miami Country Day School 1201 NE 107th Street, Miami, FL 33161	Civil Engineers Schwabe Shiskin and Associates, Inc. 10000 SW 12th St., Suite 200 Miami, FL 33186 P 305.556.8888 F 305.556.8889 www.schwabe.com	Landscape Architects Curtis + Rogers Design Studio, Inc. 10000 SW 12th St., Suite 200 Miami, FL 33186 P 305.556.8888 F 305.556.8889 www.curtisrogers.com
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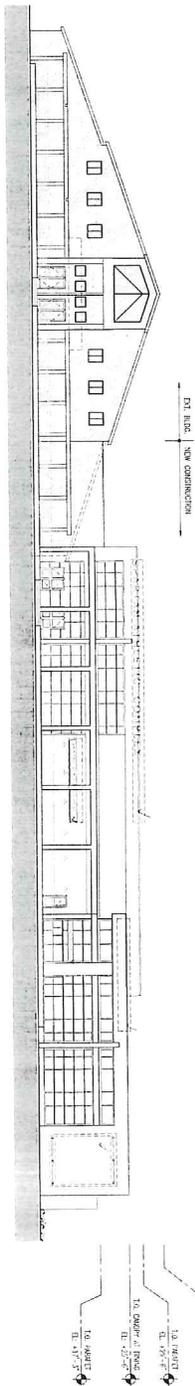
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 OCT 03 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *AK*



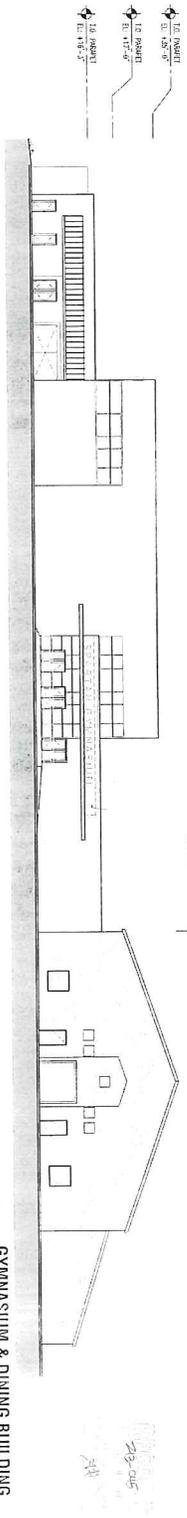
4
 GYMNASIUM & DINING BUILDING
 OVERALL EAST ELEVATION
 Scale: 1/16"=1'-0"



3
 GYMNASIUM & DINING BUILDING
 OVERALL WEST ELEVATION
 Scale: 1/16"=1'-0"



2
 GYMNASIUM & DINING BUILDING
 OVERALL NORTH ELEVATION
 Scale: 1/16"=1'-0"

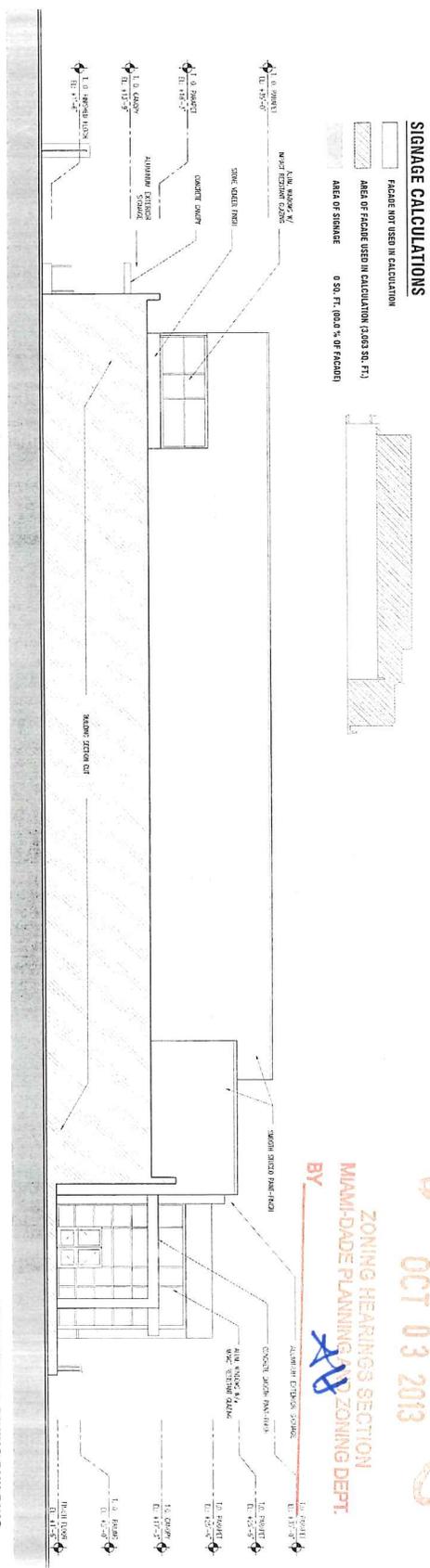


1
 GYMNASIUM & DINING BUILDING
 OVERALL SOUTH ELEVATION
 Scale: 1/16"=1'-0"

<p>Architect ZYSCOVICH ARCHITECTS <small>1000 Biscayne Blvd., Suite 1000, Miami, FL 33132</small></p>	<p>Client Florida Country Day School <small>101 NE 10th Street, Miami, FL 33132</small></p>	<p>Project Site Plan Modification Approval Submission</p>	<p>Scale <small>1"=1'-0"</small></p> <p>Site Plan Modification Approval Submission</p> <p>Project GYMNASIUM & DINING BUILDING OVERALL ELEVATIONS</p> <p>Scale: 1/16"=1'-0"</p> <p>A-531</p>
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *AB*



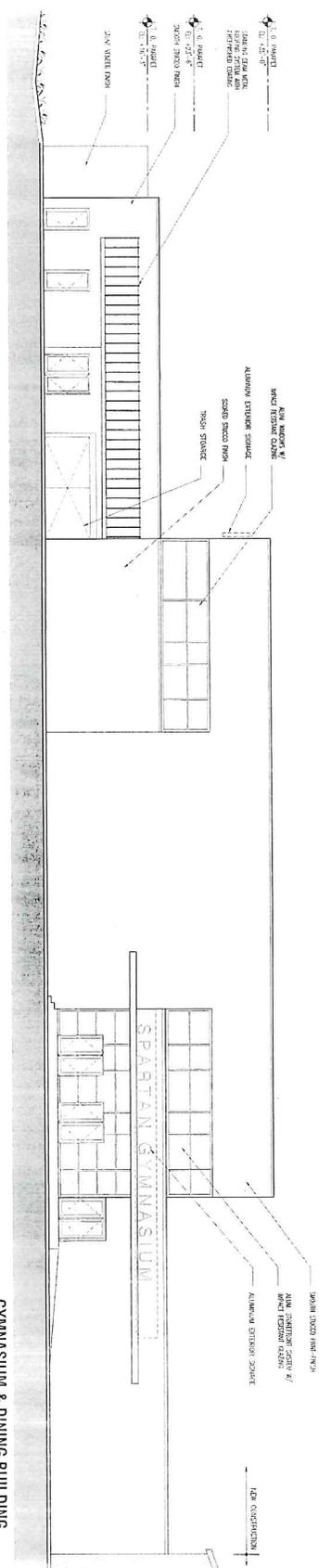
SIGNAGE CALCULATIONS

- FACADE NOT USED IN CALCULATION
- ▨ AREA OF FACADE USED IN CALCULATION (3,000 SQ. FT.)
- AREA OF SIGNAGE 830. FT. (28% % OF FACADE)

2
 GYMNASIUM & DINING BUILDING
 ENLARGED EAST ELEVATION
 Scale: 1/8" = 1'-0"

SIGNAGE CALCULATIONS

- FACADE NOT USED IN CALCULATION
- ▨ AREA OF FACADE USED IN CALCULATION (6,819 SQ. FT.)
- AREA OF SIGNAGE 179 SQ. FT. (3% % OF FACADE)



1
 GYMNASIUM & DINING BUILDING
 ENLARGED SOUTH ELEVATION
 Scale: 1/8" = 1'-0"

<p>Site Plan Modification Approval Submission Miami County Day School</p>	<p>ZYSCOVICH ARCHITECTS 11111 N.W. 11th St., Suite 100 Miami, FL 33158 Phone: (305) 551-1111 Fax: (305) 551-1112 www.zyscovich.com</p>	<p>EMPASSIONED DESIGN 2111 N.W. 11th St., Suite 100 Miami, FL 33136 Phone: (305) 551-1111 Fax: (305) 551-1112 www.empassioned.com</p>
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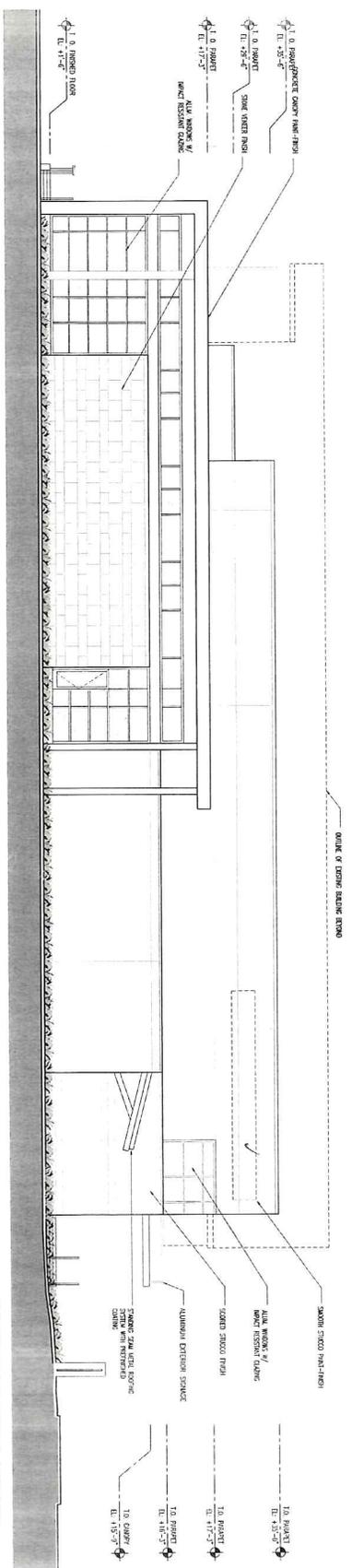
RECEIVED
 OCT 03 2013

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

1 sign
 213 sq. ft.

SIGNAGE CALCULATIONS

- FAÇADE NOT USED IN CALCULATION
- AREA OF FAÇADE USED IN CALCULATION (6,117 SQ. FT.)
- AREA OF STORAGE 213 SQ. FT. (4 % OF FAÇADE)



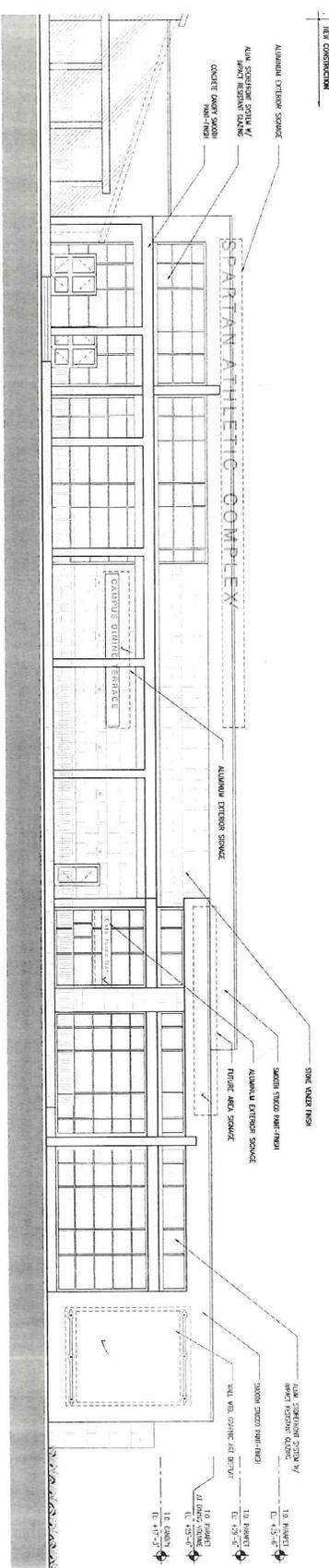
SIGNAGE CALCULATIONS

- FAÇADE NOT USED IN CALCULATION
- AREA OF FAÇADE USED IN CALCULATION (6,649 SQ. FT.)
- AREA OF STORAGE 817 SQ. FT. (14 % OF FAÇADE)



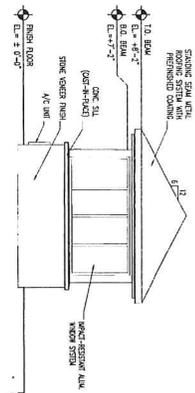
2
 GYMNASIUM & DINING BUILDING
 ENLARGED WEST ELEVATION
 Scale: 1/8" = 1'-0"

6 signs
 817 sq. ft.

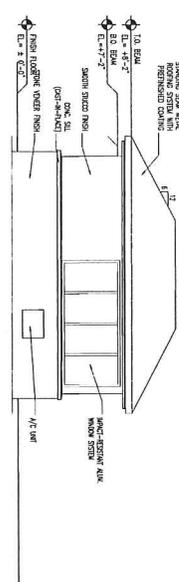


1
 GYMNASIUM & DINING BUILDING
 ENLARGED NORTH ELEVATION
 Scale: 1/8" = 1'-0"

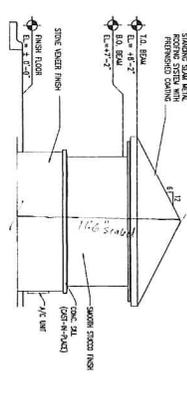
<p>Civil Engineer Schmitt-Sheila and Associates, Inc. 1100 NW 10th St., Suite 200 Ft. Lauderdale, FL 33304 Phone: 754-561-4444 Fax: 754-561-4444</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NW 107th Street, Miami, FL 33161</p>	<p>Client  Miami Country Day School</p>	<p>Architect ZYSCOVICH ARCHITECTS 11000 Biscayne Blvd., Suite 1100 Miami, FL 33151 Phone: 305-577-3333 Fax: 305-577-3333 www.zyscovich.com</p>	<p>Scale: 1/8" = 1'-0"</p> <p>11-55161003 06-09-2013</p> <p>A-533</p>
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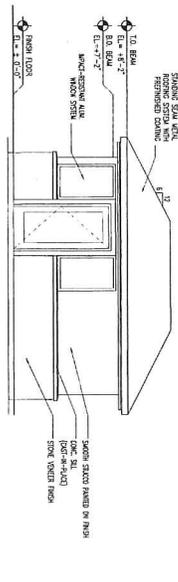
5 TYP. GUARDHOUSE FRONT ELEVATION
A-241 Scale: 1/4"=1'-0"



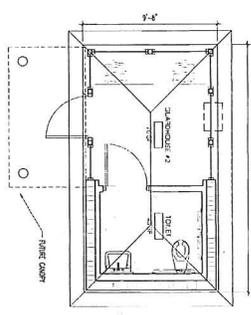
4 TYP. GUARDHOUSE SIDE ELEVATION
A-241 Scale: 1/4"=1'-0"



3 TYP. GUARDHOUSE REAR ELEVATION
A-241 Scale: 1/4"=1'-0"



2 TYP. GUARDHOUSE SIDE ELEVATION
A-241 Scale: 1/4"=1'-0"

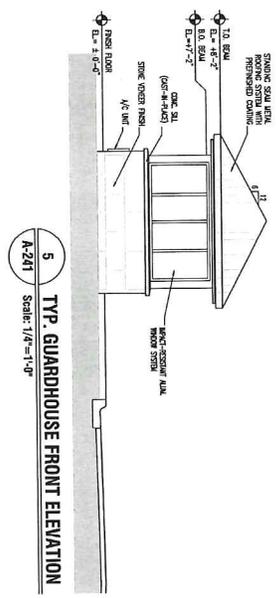


1 TYPICAL GUARDHOUSE OVERALL FLOOR PLAN
A-241 Scale: 1/4"=1'-0"

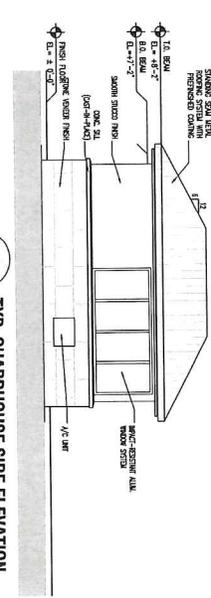
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213-045
OCT 03 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *AKH*

<p>Civil Engineer Schwabko-Schick and Associates, Inc. 201 N.W. 107th Street, Suite 100 Miami, FL 33151 Tel: 305.686.1100 Fax: 305.686.1101 www.schwabko.com</p> <p>Landscaping Architect Curis + Riggs Design Studio, Inc. 221 NW 107th Street, Suite 100 Miami, FL 33151 Tel: 305.686.1100 Fax: 305.686.1101 www.curisriggs.com</p>	<p>Project Site Plan Modification Approval Submission Miami Country Day School 601 NE 107th Street, Miami, FL 33161</p>	<p>Client MIAMI COUNTRY DAY SCHOOL 1913</p>	<p>Architect ZYSCOVICH ARCHITECTS 180 N. Bayshore Blvd., 20th Fl. Miami, FL 33132 Tel: 305.371.1000 Fax: 305.371.1001 www.zyscovich.com</p>	<p>Scale SEP 27 2013 Jose L. Mangada 17584MDCS 06/06/2013</p> <p>TYPICAL GUARDHOUSE OVERALL PLANS & ELEVATIONS 17584MDCS 06/06/2013 A-241</p>
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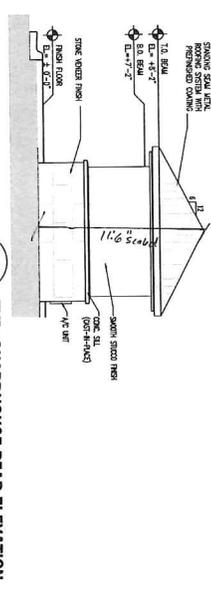
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 23-045
 OCT 03 2013
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 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY SLH



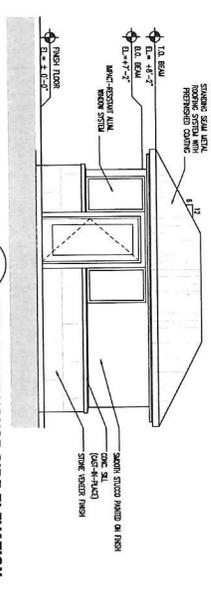
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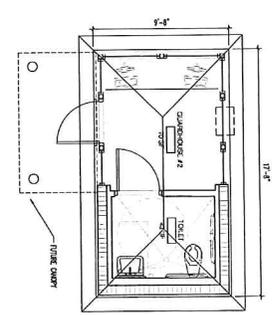
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 A-241 Scale: 1/4"=1'-0"



3 TYP. GUARDHOUSE REAR ELEVATION
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2 TYP. GUARDHOUSE SIDE ELEVATION
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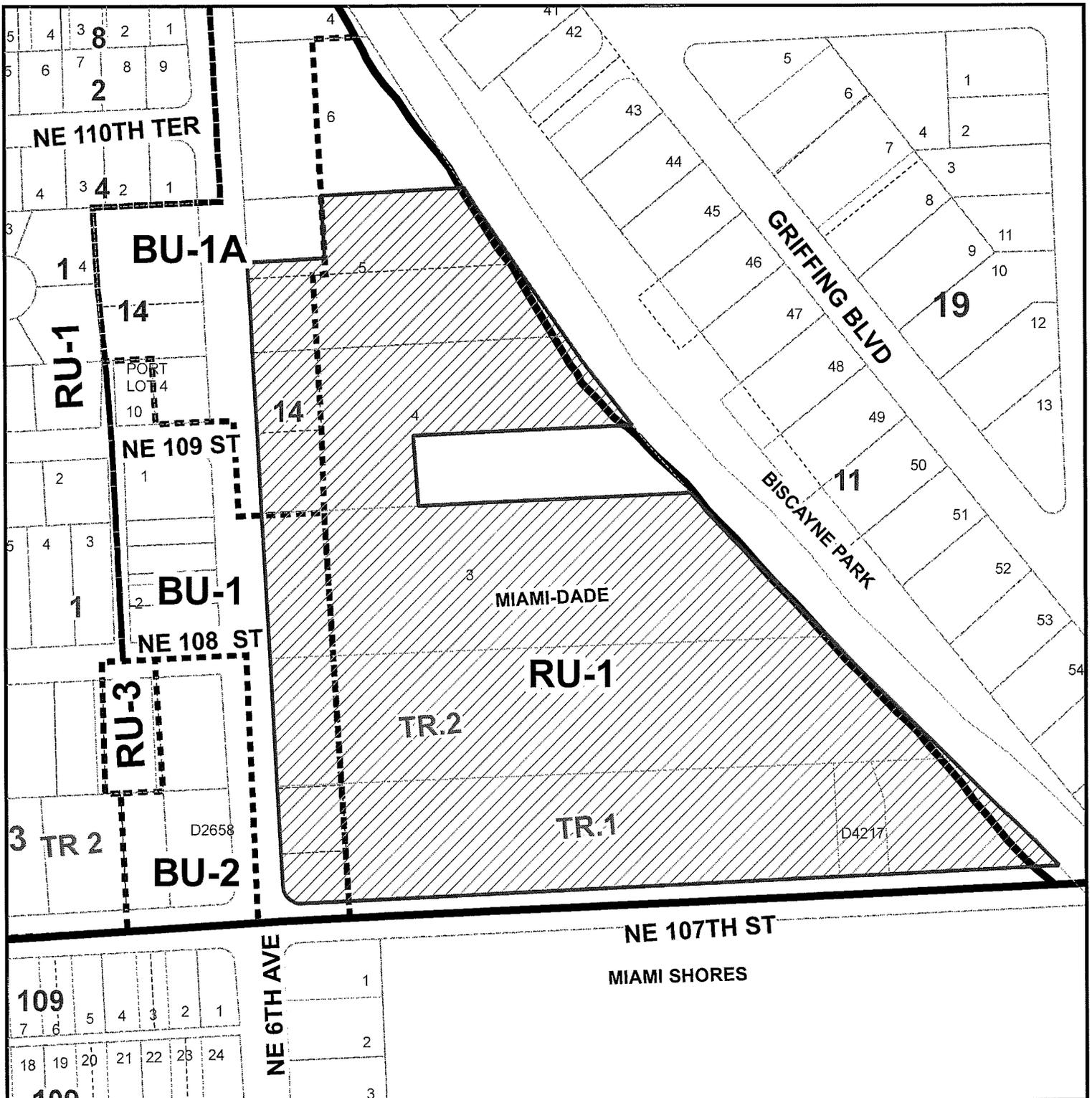
1 TYPICAL GUARDHOUSE OVERALL FLOOR PLAN
 A-241 Scale: 1/4"=1'-0"

RECEIVED
 23-045
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 MIAMI-DADE PLANNING AND ZONING DEPT.

SITE PLAN MODIFICATION APPROVAL SUBMISSION (MAY 6, 2013) - REVISION #1 - 09/26/2013

<p>A-241</p> <p>TYPICAL GUARDHOUSE OVERALL PLANS & ELEVATIONS</p> <p>1256MCDIS 05/06/2013</p>	<p>Architect</p> <p style="text-align: center;">ZYSCOVICH ARCHITECTS</p> <p>1101 N. Bayshore Blvd., Suite 110 Miami, FL 33131-3504</p> <p>Phone: 305.375.3333 Fax: 305.375.3321 www.zyscovich.com</p> <p>Jose L. Murguio P.E. No. AR00100770</p>	<p>Client</p> <p style="text-align: center;">Miami Country Day School</p>	<p>Project</p> <p style="text-align: center;">Site Plan Modification Approval Submission</p> <p style="text-align: center;">Miami Country Day School</p> <p>601 NE 107th Street, Miami, FL 33161</p>	<p>Civil Engineer</p> <p>Schwabke, Schiller and Associates, Inc. 2000 N.W. 107th Ave., Suite 200 Fort Lauderdale, FL 33322</p> <p>Landscape Architecture</p> <p>Curtis + Rogers Design Studio, Inc. 2384 N.W. 99th Ave., Suite 301 Fort Lauderdale, FL 33322 (954) 412-1774</p>
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80



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000045



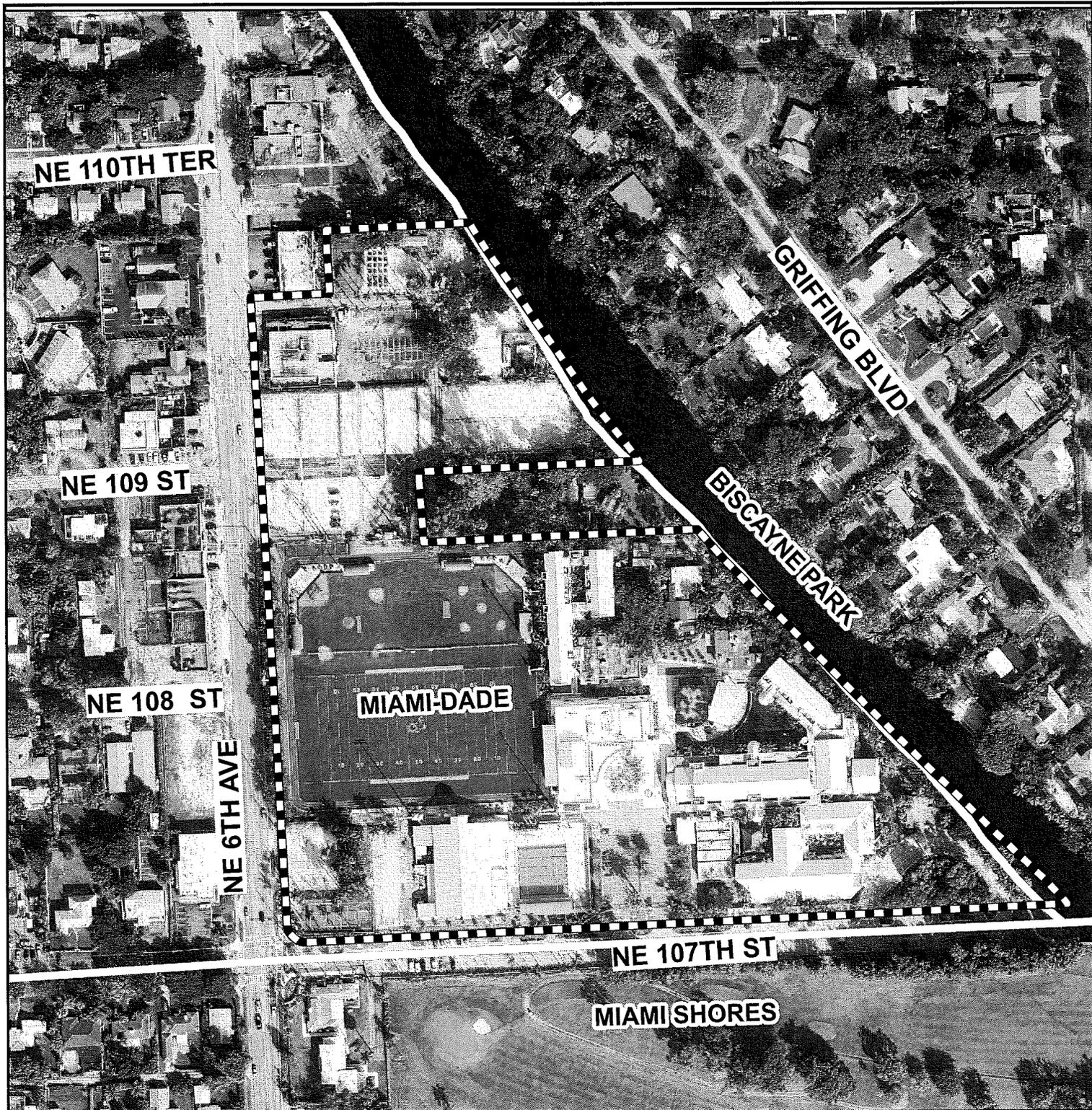
Section: 31 Township: 52 Range: 42
 Applicant: MIAMI COUNTRY DAY SCHOOL, INC.
 Zoning Board: C8
 Commission District: 4/3
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY
		81



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2013000045



Section: 31 Township: 52 Range: 42
 Applicant: MIAMI COUNTRY DAY SCHOOL, INC.
 Zoning Board: C8
 Commission District: 4/3
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

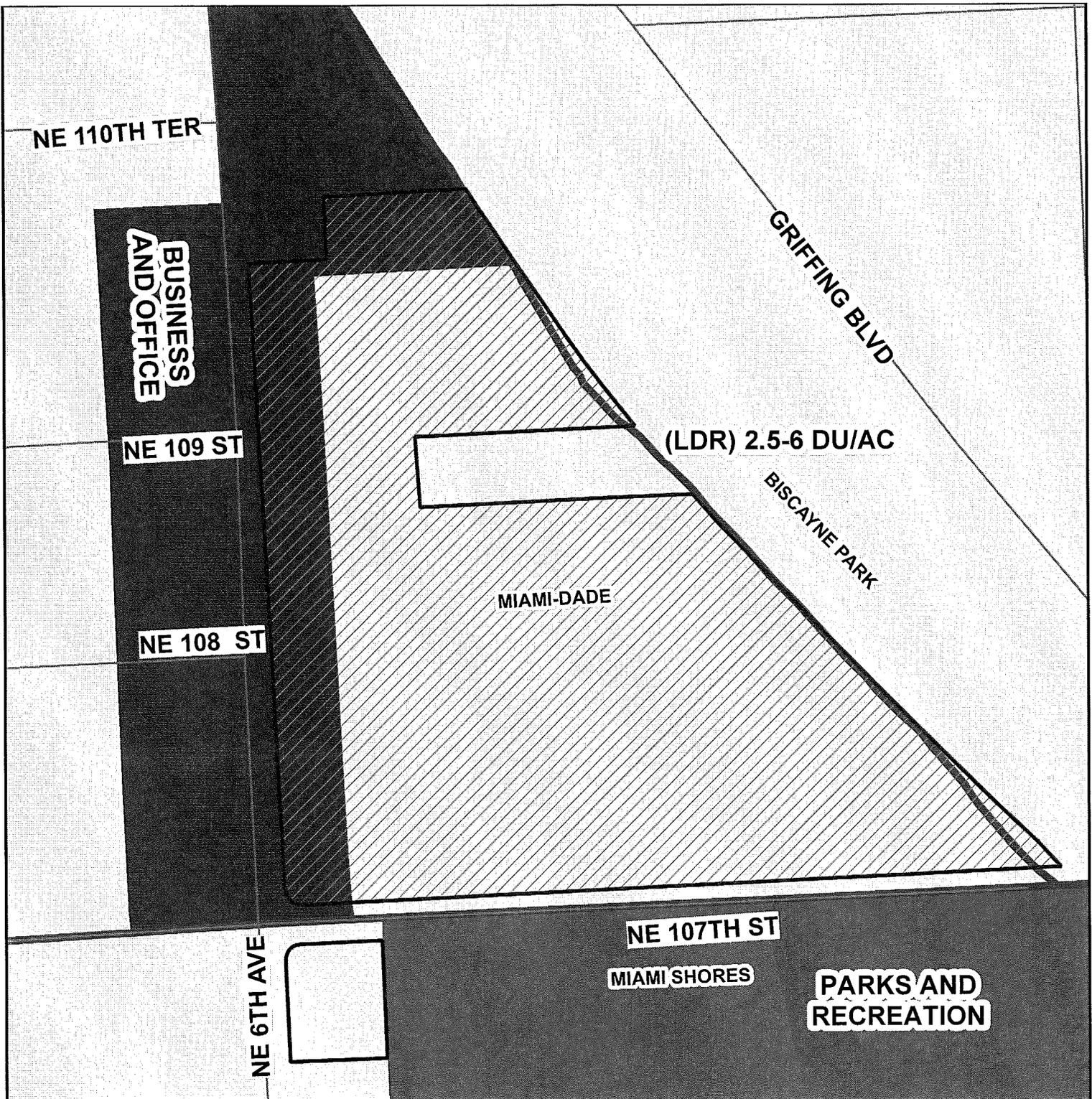
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 Subject Property



SKETCH CREATED ON: Wednesday, June 12, 2013

REVISION	DATE	BY
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MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2013000045



Section: 31 Township: 52 Range: 42
 Applicant: MIAMI COUNTRY DAY SCHOOL, INC.
 Zoning Board: C8
 Commission District: 4/3
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, June 12, 2013

REVISION	DATE	BY

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

PH: Z14-007 (14-5-CZ8-2)

May 29, 2014

Item No. 2

Recommendation Summary	
Commission District	2
Applicants	Harbor Village, Inc. & Ernest and Maxine Brookins Trustee
Summary of Requests	The applicants are seeking approval to expand the existing mental health facility use onto additional property and to modify a condition of a prior resolution.
Location	Lying west of NW 8 Avenue and lying on both sides of NW 92 Street, AKA 9198, 9200, 9204, 9206 and 9208 NW 8 Avenue, Miami-Dade County, Florida.
Property Size	1.34-acres
Existing Zoning	RU-3B and RU-4A
Existing Land Use	Mental health hospital facility and multi-family residence
2015-2025 CDMP Land Use Designation	Institution, Utilities and Communications <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Special Exceptions, Unusual Uses and New uses, Section 33-311(A)(4)(b), Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(3), Non-Use Variance standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions of requests #1, #2, #6 through #9 and request #12; modified approval with conditions of request #13; and denial without prejudice of requests #3 through #5, and #10 and #11.

REQUESTS:

REQUESTS #1 THROUGH #6 ON PARCEL A

- (1) SPECIAL EXCEPTION to permit a proposed 36 bed Mental Health Hospital including an existing alcohol, drug rehabilitation and detoxification treatment facility (20 bed existing mental health hospital previously approved).
- (2) NON-USE VARIANCE to permit 0 parking spaces (22 required).
- (3) NON-USE VARIANCE to permit an existing 10' high chain link fence and gate, interior to the site (6' high maximum permitted).
- (4) NON-USE VARIANCE of zoning and subdivision regulations requiring the abutting rights-of-way, NW 8 Avenue and NW 92 Street to be 50 feet in width, to waive same to permit 15' of dedication (25' required) for the south half of NW 92 Street and west half of NW 8 Avenue.

AND WITH REQUEST #4, THE FOLLOWING:

- (5) NON-USE VARIANCE to permit buildings for a mental health hospital setback a minimum of 24'-8" from the side street (east) property line and setback 24'-10" from the front (north) property line (100' required for both); setback a minimum of 30'-8" (58'-4" previously approved) from the interior side (west) property line; and setback 15' (18'-6" to 105' previously approved) from the rear (south) property line (300' required for both).

AND IF REQUEST #4 IS DENIED, THEN
THE FOLLOWING:

- (6) NON-USE VARIANCE to permit buildings for a mental health hospital setback a minimum of 14'-8" from the side street (east) property line and setback 14'-10" from the front (north) property line (100' required for both); setback a minimum of 30'-8" (58'-4" previously approved) from the interior side (west) property line; and setback 15' (18'-6" to 105' previously approved) from the rear (south) property line (300' required for both).

REQUESTS #7 THROUGH #12 ON PARCEL B

- (7) SPECIAL EXCEPTION to permit a proposed 36 bed mental health hospital including a alcohol, drug rehabilitation and detoxification treatment facility.
- (8) NON-USE VARIANCE to permit 12 parking spaces (22 parking spaces required).for the 36 bed mental hospital facility.
- (9) NON-USE VARIANCE to permit parking within 25' of the official right-of-way line of NW 8 Avenue (not permitted).
- (10) NON-USE VARIANCE of zoning and subdivision regulations requiring the abutting rights-of-way, NW 8 Avenue and NW 92 Street to be 50 feet in width, to waive same to permit 15' of dedication (25' required) for the north half of NW 92 Street and west half of NW 8 Avenue.

AND WITH REQUEST #10, THE FOLLOWING:

- (11) NON-USE VARIANCE to permit buildings for a proposed mental health hospital setback a minimum of 25'-10" from the side street (east) property line and setback a minimum of 35'-6" from the front (south) property line (100' required for both) and setback a minimum of 7'-6" from the interior side (west) property line, and setback a minimum of 12' from the rear (north) property line (300' required for both).

AND IF REQUEST #10 IS DENIED, THEN THE FOLLOWING:

- (12) NON-USE VARIANCE to permit buildings for a proposed mental health hospital setback a minimum of 15'-10" from the side street (east) property line and setback a minimum of 25'-6" from the front (south) property line (100' required for both); setback a minimum of 7'-6" from the interior side (west) property line, and setback a minimum of 12' from the rear (north) property line (300' required for both).

REQUEST #13 ON PARCELS A & B

(13) MODIFICATION of Conditions #2 and #6 of Resolution #4-ZAB-385-84 last modified by Resolution #4-ZAB-180-92 passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Medical Office Building/Women's Center North Shore Medical Center", as prepared by Universal Medical Buildings; plans sealed by F.W. Haines, A.I.A. Architect, dated revised 4/7/92 and consisting of 11 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Harbor Village", as prepared by R-S, Raimundez-Spellacy Architects, consisting of 10 sheets and landscape plans as prepared by Rosenberg Gardner Design, consisting of 3 sheets, for a total of 13 sheets, all sheets stamped received April 4, 2014, with sheets LA-01 and LA-02 last handwritten revision dated April 17, 2014."

FROM: "6. That the hospital be approved for and be restricted to a maximum of 20 beds."

TO: "6. "That the mental health hospital, including alcohol, drug rehabilitation and detoxification treatment, be approved for and be restricted to a maximum of 36 beds on Parcel A, and 36 beds on Parcel B, for a total of 72 beds".

The purpose of Request #13 is to allow the applicant to submit revised plans for the previously approved 20 bed Mental Health Hospital, which includes an existing alcohol and drug rehabilitation and detoxification facility, and to show the increase in the number of beds on the Parcel A. Additionally, this will allow the applicant to show a new, proposed 36 bed mental health hospital including alcohol and drug rehabilitation and detoxification facility on Parcel B of the subject property.

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

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property is a 1.34-acre parcel located to the north and south of NW 92 Street. The subject property consists of two (2) separate parcels located north and south of NW 92 Street and west of NW 8 Avenue. The north parcel, Parcel B, is approximately 0.64-acres in size and consists of three (3) separate buildings in the RU-3B, Bungalow Court district.

The southern 0.70-acre portion of the subject property, Parcel A, is a part of a larger tract that was approved pursuant to Resolution #Z-172-84, in September 1984, for a district boundary change to RU-4A, Hotels/Apartment House District, to accommodate hospital uses ancillary to

the North Shore Hospital. In October 1984, pursuant to Resolution #4-ZAB-385-84, this portion of the subject property along with an abutting parcel to the west was approved to permit a 20 bed mental health facility with ancillary non-use variances of the setback and parking regulations. Condition #7 of said resolution also required the applicant to submit a cross-parking agreement providing for perpetual parking rights on the adjoining North Shore Medical Center for the mental health facility. Said Declaration of Easements agreement was recorded in ORB 15503, Pages 3302 to 3308.

Subsequently, pursuant to Resolution #4-ZAB-180-92, condition #2 of the aforementioned 1984 resolution was modified in order to submit new plans showing a smaller building for the mental health facility on the south parcel of the current subject property. In addition, condition #8 of said resolution requiring a 5' high CBS wall along the south property line was also deleted.

The applicants are now seeking to modify the previously approved plans for the facility in order to remove the western approximately 166.6' of the original tract. In addition, the applicants also seek to establish the use on the parcel located to the north, Parcel B, which currently houses an apartment complex.

Approval of the application would allow the applicants to increase the number of patients to 36 on the portion of the facility located to the south of NW 92 Street (Parcel A) and to permit a proposed facility with 36 beds on the portion of the property located to the north of NW 92 Street (Parcel B). This would permit the mental health facility for drug and alcohol treatment for a total of 72 residential clients.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4A; residential treatment facility, hospital RU-3B; multi-family apartment	Institutions, Utilities and Communications
North	RU-3B; apartment buildings	Institutions, Utilities and Communications
South	RU-3B; duplex	Institutions, Utilities and Communications
East	RU-3B; multi-family apartments, single-family residence religious facility	Institutions, utilities and Communications
West	RU-4A; hospital	Institutions, Utilities and Communications

NEIGHBORHOOD COMPATIBILITY:

The submitted plans depict the existing mental health facility located in the two (2) buildings located to the south of NW 92 Street and it depicts the three (3) buildings on the parcel located to the north in where the expansion is proposed. To the west of the subject property is North Shore Medical Center Hospital facility. To the east, north and south are residential uses ranging from duplexes to multi-family residential apartments.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to expand the mental health services provided to the community which will be an enhancement to the medical services provided by the much larger hospital facility to the west. However, the approval of the facility with additional ancillary variances for parking, and the setback requirements could have negative visual and traffic impacts on the remaining residential uses located in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property (Parcel A and Parcel B) for ***Institutions, Utilities and Communications*** use. *The Plan map illustrates for information purposes, only the location of major institutional uses, communication facilities and utilities of major significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations.*

Parcel A of the subject property was a part of previous zoning actions to expand the North Shore Medical Center uses onto additional property and to allow mental health facilities. The existing mental health facility that was approved pursuant to Resolution #4-ZAB-385-84, is ancillary to and compatible with major hospitals and medical complex uses that are depicted under the CDMP Land Use Element interpretative text for Institutions, Utilities and Communications. The proposed drug and rehabilitative services use can be conducted within a mental health facility. Therefore, staff opines that approval of the requests to expand said use Parcel A, and to expand the facility onto Parcel B, would be **compatible** with the hospital and medical complex uses allowed in said land use category. **As such, staff opines that approval would be consistent with the CDMP Land Use Element interpretative text for the Institutions, Utilities and Communications, and the CDMP Land Use Plan map designation for the entire subject property.**

ZONING ANALYSIS:

Special Exception and Site Plan Modification for a Mental Health Hospital (Requests #1, #7 and #13 on Parcel A and Parcel B)

This application seeks approval of requests to permit a 36 bed mental health hospital with ancillary uses including drug and alcohol rehabilitation and detoxification services, in place of the previously approved 20 bed mental health hospital on Parcel A of the subject property (request #1), along with the request to permit another proposed 36-bed mental health facility with similar ancillary uses on the parcel to the north, Parcel B (request #7), under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses. Additionally, and contingent on approval of the aforementioned requests, the applicant also seeks approval of a request to modify a condition of a prior resolution pertaining to the previously approved plans for the facility on Parcel A, to now show the expansion of the facility onto the parcel to the north, Parcel B, under Section 33-311(A)(7), Generalized Modification Standards (request #13). Said modification also allows the applicant to modify a condition that restricted the number of patients to 20 on Parcel A and show an increase in the number of patients to 36. When requests #1 and #7 are reviewed

under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, in conjunction with the request to modify the prior conditions under Section 33-311(A)(7), Generalized Modification Standards (request #13), staff opines that the approval of these requests would be similar to the previously approved mental health hospital and the existing residential treatment facility on Parcel A of the subject property. Further, staff opines that approval of the requests would be **compatible** with the abutting North Shore Hospital facility to the west and the remaining residential uses located to the east, south and north. Staff opines that based on memoranda from the Department of Regulatory and Economic Resources' (RER) Division of Environmental Resource Management (DERM), and the Miami-Dade Fire Rescue Department (MDFRD), the approval of the applied for exception 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.

Staff notes that the mental health hospital was approved only on the south parcel, Parcel A, in October 1984, and has provided alcohol, drug rehabilitation and detoxification treatment, which in staff's opinion is a use that is ancillary to the mental health facility on the south parcel since 2012, based on staff's research of the RER records. The applicant now requests to expand these uses on Parcel A. Additionally, the applicants now also seek approval for the same uses on Parcel B, located to the north. The applicants indicated in their letter of intent that the facility will operate only as a residential facility. Said letter indicates that the facility will be a medically supervised detoxification and rehabilitation facility. In addition, the proposed mental health facility (requests #1 and #7), which will be located in the existing buildings that are located on both parcels of the subject property. Although there are multiple ancillary variances being requested on both parcels including setback variances that are specific to the proposed mental health facility, parking and roadway dedication, which staff does not support for reasons that will be explained later in this recommendation, staff opines that approval with conditions of these requests (requests #1 and #7), would not result in an over intensification of the uses on the subject parcels (Parcel A and B). Further, staff opines that said approval would not create a negative impact on the surrounding area, which is primarily comprised of the North Shore Hospital and ancillary uses, and would be **compatible** with same. Additionally, as previously mentioned, staff opines that approval with conditions of this application would not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Additionally, for reasons that will be further explained in the analysis of the various non-use variance requests staff also recommends a modified approval with conditions of request #13, which is the approval of the site plan for the mental health hospital facility including the alcohol, drug rehabilitation and detoxification facility. **Therefore, staff recommends approval with conditions of requests #1 and #7 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, and modified approval of request #13, under the Generalized Modification Standards, Section 33-311(A)(7).**

Non-Use Variance Requests - PARCEL A

As previously noted Parcel A of the subject property, along with an abutting parcel to the west, was approved pursuant to Resolution #4-ZAB-385-84, to permit a 20 bed mental health facility with ancillary non-use variances of the setback and parking regulations. Subsequently, pursuant

to Resolution #4-ZAB-180-92, condition #2 of the aforementioned 1984 resolution was modified to submit new plans showing a smaller building for the mental health facility only on Parcel A.

Contingent on the approval of requests #1 and #13, which would allow the applicant to submit revised plans for a 36 bed mental health hospital, including drug and alcohol rehabilitation and detoxification services, in place of the previously approved 20 bed mental health hospital on Parcel A of the subject property, the applicants now seek approval of ancillary requests under Section 33-311(4)(b), Non-Use Variance standards. These ancillary requests include request #2, to permit 0 parking spaces where 22 parking spaces are required, and request #3, to permit an existing 10' (6' high maximum permitted) high chain link fence interior to the site; request #4, to waive the right-of-way dedication along the south portions of NW 92 Street and NW 8 Avenue abutting the subject parcel and with request #4, the following setback request pertaining to the mental health facility use (request #5), to permit the subject parcel with the existing setbacks of 24'-8" from the side street (east) property line and setback 24'-10" from the front (north) property line (100' required for both); setback a minimum of 30'-8" (58'-4" previously approved) from the interior side (west) property line; and setback 15' (18'-6" to 105' previously approved) from the rear (south) property line (300' required for both).

If request #4 is denied, then as a consequence, request #5 also must be denied. In the alternative, the applicants therefore, seek approval of request #6, to permit the existing buildings for the mental health facility on Parcel A, setback 14'-8" from the side street (east) property line, setback 14'-10" from the front (north) property line (100' required for both), and setback 15' (18'-6" to 105' previously approved) from the rear (south) property line (300' required for both).

Staff is supportive of the applicants' request to permit 0 parking spaces on Parcel A in place of the 22 parking spaces that are required (request #2). Staff notes that this parcel was approved to permit the parcel with 14 parking spaces in lieu of the 44 spaces that were required. Said approval was based on the site plan indicating the 14 parking spaces on the abutting parcel to the west, which was previously a part of Parcel A, which was approved for the mental health hospital use in 1984. As previously noted, among the conditions for the approval in 1984 was that the applicant was required to proffer a cross parking agreement providing for perpetual parking rights on the North Shore Medical Center property for the mental health hospital. Staff notes that the Declaration of Easement agreement, which also included ingress and egress for pedestrian and vehicular traffic and for the parking of vehicles, was executed and recorded in ORB 15503, Pages 3302 to 3308 and is still in effect.

The applicants' indicated in their letter of intent that although there will actually be fewer parking spaces than previously permitted on Parcel A of the subject property, the parking and easement agreement is still in full force and effect. The applicants' letter of intent states that eight (8) of these parking spaces are accessible from Parcel A only, and are located on the abutting North Shore owned, parcel to the west. Further, said letter indicated that a review of the zoning hearing history for the North Shore Hospital site indicated that there are approximately 500 parking spaces in excess of the required parking spaces on that site, which is adequate to accommodate the shortage of spaces on Parcel A. Additionally, staff opines that the proposed residential facility if operated as indicated by the applicants in their letter of intent will not create a need for the total amount of parking spaces for a 36 bed facility as required by the Code. Said letter states that the rehabilitative clients do not arrive by their own private vehicle and the course of treatment does not include them leaving the property. As such, staff opines that approval of this request will maintain the basic intent and purpose of the zoning, subdivision and

other land use regulations and would be **compatible** with same. However, staff recommends as a condition for approval that the applicant shall install no parking signs where feasible along the rights-of-way abutting the subject parcel (Parcel A). As such, staff opines that approval with conditions of this request to permit Parcel A of the subject property with 0 parking spaces would not result in the spillage of parking onto the abutting roadways, NW 92 Street and NW 8 Avenue. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(4)(b), Non-Use Variance Standards.**

However, when request #3 is similarly analyzed under the NUV Standards, staff opines that approval of this request to allow the existing 10' high fence would not maintain the character of the surrounding area and would be **incompatible** with same. Staff notes that the existing fence extends from the abutting property to the west and encloses the parking areas on said property that is accessible from Parcel A of the subject property. The submitted plans indicate that the other chain link fencing running parallel to the rear south property line of Parcel A is 6' high based on the submitted plans. Staff opines that the 10' high fencing must be reduced to meet the Code requirements and also, to provide a more uniform development of the property. **Therefore, staff recommends denial of request #3 under Section 33-311(4)(b), Non-Use Variance Standards.**

The applicants also seek to waive the right-of-way dedication on the south half of NW 92 Street and the west half of NW 8 Avenue abutting Parcel A of the subject property (request #4), and with this request, to permit the buildings for the mental health hospital and ancillary uses on this parcel setback less than required from the rights-of-way and the interior side (west) and rear (south) property lines (request #5). Staff notes that the conditions of the prior approvals for Parcel A indicated that dedication of the rights-of-way be made at such time as requested by the Public Works Director. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) states that this dedication is now being required in addition to the construction of sidewalks. Therefore, staff opines that approval of request #4 pertaining to the dedication of the rights-of-way, and consequently, request #5, the setbacks for the existing buildings based on the current rights-of-way dedication along NW 92 Street and NW 8 Avenue, would not maintain the basic intent and purpose of the zoning and subdivision regulations and would be **incompatible** with same. **Therefore, staff recommends denial without prejudice of requests #4 and #5 under Section 33-311(4)(b), Non-Use Variance Standards.**

However, when the alternative request (request #6) to approve the proposed development on Parcel A setback 14'-8" from the side street (east) property line, setback 14'-10" from the front (north) property line (100' required for both) and setback 15' (18'-6" to 105' previously approved) from the rear (south) property line (300' required for both) is similarly analyzed under the NUV Standards, Section 33-311(4)(b), staff opines that approval would maintain the aforementioned subdivision standards and would be **compatible** with the surrounding area. Although the requested setbacks for the mental health facility would be more intensive than that being requested in request #5, staff opines that the additional roadway improvements being provided at the request of the Department would facilitate the safe and efficient movement of vehicular and pedestrian traffic on the abutting roadways, NW 92 Street and NW 8 Avenue. In addition, staff notes that the submitted plans indicate a continuous row of trees and a hedge along the side street (east) property line as well as a row of trees along the front (north) property line, which, staff opines, will provide a visual buffer to mitigate any negative visual impact of the increased encroachment resulting from the widening of the roadways in this area. In addition, in

staff's opinion the existing buildings have been located here for more than 25 years and as such, will not create any new visual impacts on the surrounding area.

Staff opines that the additional encroachments into the rear (south) and interior side (west) setback areas are a result of the modification of this parcel that was approved pursuant to Resolution #4-ZAB-180-92 and the change in ownership of the subject parcel that occurred after the latter approval. Staff notes that plans submitted pursuant to the aforementioned resolution indicated a reduction in the mental health facility buildings on Parcel A, from the larger facility that was approved in 1984. The building approved in 1992, no longer extended onto the parcel to the west, which is now a part of the North Shore Hospital complex, and is similar in size and scale to the existing building on the northern portion of Parcel A. Additionally, the 1992 hearing plans indicated the building on the south portion of Parcel A, in which the applicants have indicated their intent to house additional patients. As a result of the reduction in the size and scale of the facility from the 1984 approval, and since the existing setbacks were not approved in any prior resolution, the applicants, as a part of this application, are seeking approval of the reduced setbacks from the interior side (west) property line, as well as a 3.5' reduction of the setback from the rear (south) property line of Parcel A.

Staff opines that the aforementioned encroachments are likely due to the subsequent reconfiguration of the subject parcel from what was previously approved as well as the difference in ownership. Further, in staff's opinion, the additional 3.5' encroachment into the rear (south) setback area on Parcel A is minimal and will not create any noticeable visual impacts. Further, the approximately 27' reduction of the setback area along the interior side (west) property line, although numerically more intensive, does not create any new visual impacts on the abutting property to the west, which contains parking areas that are only accessible to the staff and patients of the mental health facility due to the existing fence and gate that enclose the parking area as indicated on the plans, as well as the previously mentioned parking and easement agreement. As such, staff opines that this encroachment will not have a negative impact on the institutional use to the west. Therefore, with the condition that the landscaping indicated in the plans be installed prior to obtaining a Certificate of Use for the additional beds on the parcel, Parcel A, staff opines that approval of request #6, would maintain the character of the surrounding area and would not be detrimental to same.

Based on the foregoing analysis, staff therefore recommends denial without prejudice of requests #3, #4 and #5, and approval with conditions of requests #2, and #6 under Section 33-311(A)94)(b), Non-Use Variance Standards.

Non-Use Variance Requests - PARCEL B

Contingent on the approval of the mental health hospital, which also contains ancillary uses including drug and alcohol rehabilitation and detoxification services (request #7) on Parcel B of the subject property, the applicant also seeks approval of ancillary variances under the NUV Standards, Section 3-311(A)(4)(b). As previously noted, staff is supportive of the request to establish the aforementioned facility on Parcel B of the subject property. Staff notes that the requests for variances to the zoning district regulations on Parcel B are similar in scope and intensity to those requested on Parcel A based on the fact that both parcels contain existing buildings that were likely developed for residential uses that did not require variances as are being requested herein for to accommodate the proposed institutional uses.

Requests #8 and #9 pertain to the reduction in the number of parking spaces required for the 36 bed facility on Parcel B as well as the reduced setback of the proposed parking spaces from the right-of-way lines respectively. When said requests are analyzed under the NUV Standards, Section 33-31(4)(b), staff opines that for approval of said requests would not affect the stability of the neighborhood and would not create any spillage of parking onto the abutting roadways, NW 92 Street and NW 8 Avenue. As indicated in staff's analysis of the parking request on Parcel A (request #2), staff opines that the proposed residential facility, if operated as indicated by the applicants in their letter of intent will not create a need for the total amount of parking spaces for a 36 bed facility as required by the Code. Staff opines that the provision of twelve (12) parking spaces as depicted in the submitted plans will be sufficient to accommodate the clients and staff of for the facility. Further, staff opines that the although one of the parking spaces on Parcel B is located less than the 25' required from the side street property line abutting NW 8 Avenue, any negative visual impact is mitigated by a row of trees along said property line depicted in the submitted plans. As such, with a condition that said trees be installed prior to the applicants obtaining a certificate of use for the facility, staff opines that approval would not be visually intrusive or detrimental to the surrounding area. Staff therefore opines that approval of requests #8 and #9 would be **compatible** with the surrounding residential and institutional uses and should therefore be approved with conditions.

Requests #10 and #11 on Parcel B are similar to requests #4 and #5 on Parcel A. Request #10 pertains to the a required additional roadway dedication on the north side of NW 92 Street as well as the west side of NW 8 Avenue. With request #10, the applicant also seeks approval of requests for setback variances (request #11) based on the existing roadway dedications for both of the aforementioned roadways that also abut Parcel B of the subject property. For reasons that were previously outlined in the analysis of requests #4 and #5, staff opines that approval of requests #10 and #11 would also not maintain the basic intent and purpose of the zoning and subdivision regulations and would be **incompatible** with same. Therefore, staff also recommends denial without prejudice of these requests (requests #10 and #11).

On Parcel B, the applicants are also seeking approval of an alternative request to request #12, to permit the proposed facility with more intensive setback encroachments due to the increased roadway dedication. For reasons that are similar to those expressed in staff's analysis of request #6 under the NUV Standards, Section 33-311(4)(b), staff opines that the reduced setbacks from the abutting roadways and the rear (north) and interior side (west) property lines for the proposed mental health facility, would maintain the aforementioned subdivision standards and would be **compatible** with the surrounding area. Staff notes that the submitted plans also indicate sufficient landscaping along the property lines that will mitigate any negative visual impact on the surrounding properties or passersby along the abutting roadways, NW 8 Avenue and NW 92 Street. Therefore, with the condition that the landscaping indicated in the plans be installed prior to obtaining a Certificate of Use for the additional beds on the parcel, Parcel A, staff opines that approval of request #12, would maintain the character of the surrounding area and would not be detrimental to same.

Based on the foregoing analysis, staff therefore recommends denial without prejudice of requests #10 and #11, and approval with conditions of requests #8, #9 and #12 under Section 33-311(A)94)(b), Non-Use Variance Standards.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that Parcel A of the subject parcel has two (2) ingress and egress drives from NW 8 Avenue and NW 92 Street. Said plans also indicate ingress/egress drives from Parcel B, along the aforementioned roadways. However, apart from the twelve (12) parking spaces located on Parcel B, all the other available parking for the facility will be located off-site on the North Shore Medical Center site to the west, based on an existing easement and parking agreement

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Parcel A and B

Approval with conditions of requests #1, #7 and modified approval of request #13.

Parcel A Only

Denial without prejudice of requests #3, #4 and #5, and approval with conditions of requests #2, and #6.

Parcel B Only

Denial without prejudice of requests #10 and #11, and approval with conditions of requests #8, #9 and #12.

CONDITIONS FOR APPROVAL (For Parcel A and Parcel B):

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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Harbor Village", as prepared by R-S, Raimundez-Spellacy Architects, consisting of 10 sheets and landscape plans as prepared by Rosenberg Gardner Design, consisting of 3 sheets, for a total of 13 sheets, all sheets stamped received April 4, 2014, with sheets LA-01 and LA-02 last handwritten revision dated April 17, 2014, except as herein amended to show the reduced fence height on Parcel A and to show the required right-of-way dedication along NW 92 Street and NW 8 Avenue, and the reduced setbacks on Parcel A and Parcel B.
3. That the applicants shall install "no parking signs" along the portions of NW 92 Street and NW 8 Avenue abutting the subject property.
4. That the applicants comply with all applicable conditions and requirements in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources dated March 20, 2014.

5. That the applicants obtain a Certificate of Use for the mental health hospital including alcohol and drug rehabilitation and detoxification facility use from, and promptly renew the same annually with, the Department upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the condition.
6. That the use shall be restricted to a residential treatment facility only.
7. That the applicants shall install the trees abutting the roadways depicted in the plans prior to obtaining a certificate of use for the facility.
8. That the right-of-way dedication shall be made in accordance with the Platting and Traffic Review memorandum.

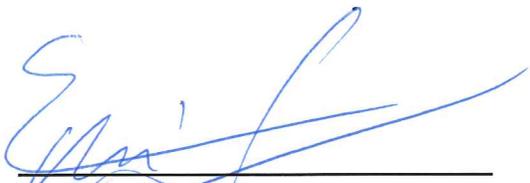
CONDITIONS FOR APPROVAL (For Parcel A Only):

9. That all the conditions of Resolution #4-ZAB-385-84 last modified by Resolution #4-ZAB-180-92 remain in full force and effect except as herein modified.
10. That the use be approved for and restricted to a maximum of 36 beds on Parcel A of the subject property.
11. That the existing fence on Parcel A be reduced to 6' high.

CONDITIONS FOR APPROVAL (For Parcel B Only):

12. That the use be approved for and restricted to a maximum of 36 beds on Parcel B of the subject property.
13. That the use be established and maintained in accordance with the approved plan.

ES:MW:NN:JV:CH



Eric Silva, AICP, Development Coordinator *NDN*
Development Service Division
Miami-Dade County Department of Regulatory
and Economic Resources

ZONING RECOMMENDATION ADDENDUM

*Harbor Village, Inc. Etal
Z14-007*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>Objects</i>
<i>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<i>Institutions, Utilities and Communications (Pg. I-52.4)</i>	<i>The Plan map illustrates for information purposes, only the location of major institutional uses, communication facilities and utilities of major significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.</i>
<i>Policy LU-4A (Page I-11)</i>	<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>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<i>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</i>	<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>
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ZONING RECOMMENDATION ADDENDUM

Harbor Village, Inc. Etal
Z14-007

<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i></p>

**2. HARBOR VILLAGE, INC. & ERNEST AND
MAXINE BROOKINS TRUSTEES**
(Applicant)

14-5-CZ8-2 (14-007)
Area 08/District 02
Hearing Date: 05/29/14

Property Owner (if different from applicant) AIRN LLC & Ernest & Maxine Brookins.

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

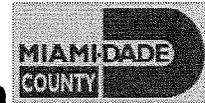
Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1974	Alfonso & Mavis Johnson	- Use Variance for parking. - Variance of zoning regulations.	BCC	Approved
1983	North Shore Medical Center	- Modification of Condition of Resolution. - Non-Use Variances of setback	ZAB	Approved with Condition(s)
1984	North Shore Medical Center	- Special Exception to permit a mental hospital. - Non-Use Variances of setback and parking requirements.	ZAB	Approved with Condition(s)
1984	North Shore Medical Center	- Zone Change from RU-3B to RU-4A. - Special Exception to permit 2 floors.	BCC	Approved with Condition(s)

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

Memorandum



Date: April 24, 2014

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

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

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

Subject: C-08 #Z2014000007-2nd Revision
Ernest Brookins
9198 and 9200 NW 8th Avenue, Miami, FL 33150
Unusual Use to permit an alcohol, drug rehabilitation and detox facility; Modification of previous resolution to show an alcohol, drug rehabilitation and detox facility in lieu of the previously approved mental hospital and to expand the use to the north; and Modification of previous resolution to increase the number of beds.
(RU-3B) (1.45 Acres)
12-53-40

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

Potable Water Service

Public water 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

The Harbor Village parcel is currently connected to public sanitary sewer via a private sanitary station. Said pump station has a valid DERM operating permit (PSO#188A). The Brookings parcel is currently connected to a septic tank and drainfield disposal system. DERM has no objection to the interim use of a septic tank and drainfield system, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. The maximum sewage loading shall not exceed 1,500 gallons per day per acre (gpd/acre) for nonresidential properties served by a septic tank in conjunction with public water. The subject property contains 62,977 square feet (sf) and existing and the increase in the number of beds would generate a wastewater flow of approximately 9,000 gallons per day (gpd). This translates into a sewage loading rate of 6225 gpd/acre, which would not be in compliance with the above-noted Code requirements.

Accordingly, connection of the subject property to the sanitary sewer system shall be required in accordance with the Code requirements.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

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

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

The proposal to permit an alcohol, drug and detox facility and increase the number of beds will not impact tree resources.

Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Be advised that the properties contain prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the subject properties prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

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.

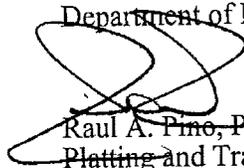
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: March 20, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000007
Name: Harbor Village, Inc. & E&M Brookins
Location: 9198 NW 8 Avenue
Section 02 Township 53 South Range 41 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and objects for the following reasons:

This Department objects to the request to permit fewer parking spaces than required.

Parking spaces #5, 6, 7 & 8 do not meet the minimum turn-around requirement and must be redesigned.

An additional 10 feet of right-of-way dedication is required along NW 8th Avenue and on both sides of NW 92nd Street along with the 25 foot radius returns at the intersections. Sidewalk is also required along said rights-of way.

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

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

Memorandum



Date: February 17, 2014

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

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Harbor Village, Inc. & Ernest and Maxine Brookins (#14_007)

A handwritten signature in black ink, appearing to read "Paul Mauriello". The signature is written in a cursive style and is positioned to the right of the "From:" field.

The Department's review of the above-referenced item is provided below. Final comments will be offered as needed. 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. **The PWWM has no objections to the proposed application.**

Application: *Harbor Village, Inc. & Ernest and Maxine Brookins, Co-Trustees*, seek a modification to Resolution No. 4-ZAB-385-84 to show an alcohol, drug rehabilitation and detox facility in lieu of the previously approved mental hospital and to expand the number of beds permitted at the site from 20 to 35. The property is currently zoned RU-4A (Hotel Apartment House District). The applicant also seeks an unusual use to permit an alcohol, drug rehabilitation and detox facility on an adjacent site, located at 9200 N.W. 8th Avenue. The second site is zoned RU-3B (Bungalow Court District).

Size: The subject property is approximately 1.34 acres.

Location: The subject property comprises 9198 N.W. 8th Avenue and 9200 N.W. 8th Avenue, Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (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 flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the existing health care facility located at 9198 N.W. 8th Avenue, will be considered a commercial establishment. Per the Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

The use of the property located at 9800 N.W. 8th Avenue, would likely be considered commercial. This property is on residential waste collection route 2111; therefore, the landlord or property owner may fulfill the requirement of Chapter 15 of the Code, either through the PWWM, which can provide commercial waste cart service or through a private hauler to provide waste and recycling collection service.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) Other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

6. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: April 9, 2014

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

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

Subject: Z2014000007: HARBOR VILLAGE, INC. & ERNEST & MAXINE BROOKINS, CO-TRUSTEES
Revised Plans Submitted Stamped Date Received 4/04/2014

Application Name: HARBOR VILLAGE, INC. & ERNEST & MAXINE BROOKINS, CO-TRUSTEES

Project Location: The site is located at 9198 NW 8 AVE, Miami-Dade County.

Proposed Development: The request is for approval of modification of a resolution and special exception for expansion of a rehabilitation center.

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

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 25-FEB-14
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000007

Fire Prevention Unit:

No objection to the site plan with a Zoning Department January 22 received date.

Service Impact/Demand

Development for the above Z2014000007
 located at 9198 NW 8 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0683 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 6:18 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 30 - Miami Shores - 9500 NE 2 Avenue
 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.

DATE: 13-MAR-14
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HARBOR VILLAGE, INC . &
ERNEST & MAXINE BROOKINS,
CO-TRUSTEES

9198 NW 8 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000007

HEARING NUMBER

HISTORY:

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

Harbor Village

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: HARBOR VILLAGE, INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>ROBERT NIZNIK - 1800 S. OCEAN DRIVE #310 - HALLANDALE BEACH, FL - 33009</u>	<u>80%</u>
<u>ISAAC FELTON - 16711 COLLINS AVE #1302 - SUNNY ISLES BEACH, FL 33160</u>	<u>20%</u>

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

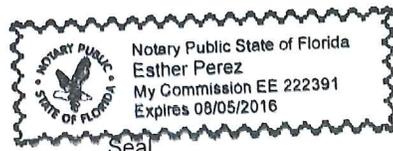
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 21 day of Jan, 2014. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)



My commission expires: 8-5-2016

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

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JAN 22 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: for DH

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: _____

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

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

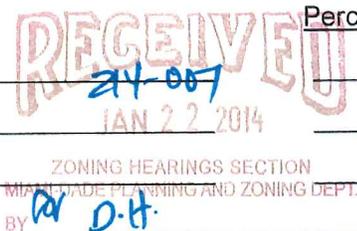
TRUST/ESTATE NAME ERNEST L BROOKINS & MAXINE B BROOKINS REVOCABLE LIVING TRUST

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
50% <u>ERNEST L BROOKINS & MAXINE B BROOKINS</u>	50% <u>100%</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>
_____	_____
_____	_____
_____	_____



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 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AD O.H.

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

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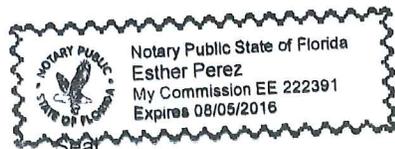
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Emil Brudin Marine Brudin *
(Applicant)

Sworn to and subscribed before me this 22 day of Jan, 2014. Affiant is personally know to me or has produced _____ as identification.

[Signature]

(Notary Public)



My commission expires: 8-5-2016

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

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214007
JAN 22 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY for D-14

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: AIRN LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
ROBERT NIZNIK - 1800 S. OCEAN DR. #10 HALLANDALE BEACH FL 33009	100%

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

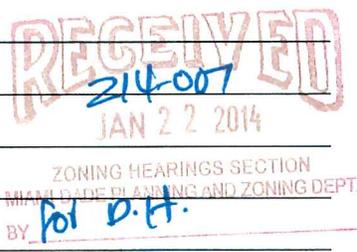
If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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



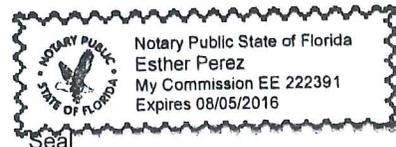
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The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ x
(Applicant)

Sworn to and subscribed before me this 21 day of Jan, 2014. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)



My commission expires: 8-5-2016

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

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
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 BY: RD D.H.

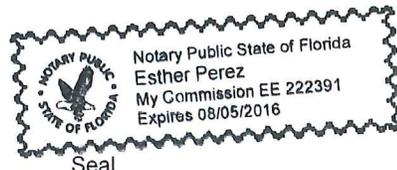
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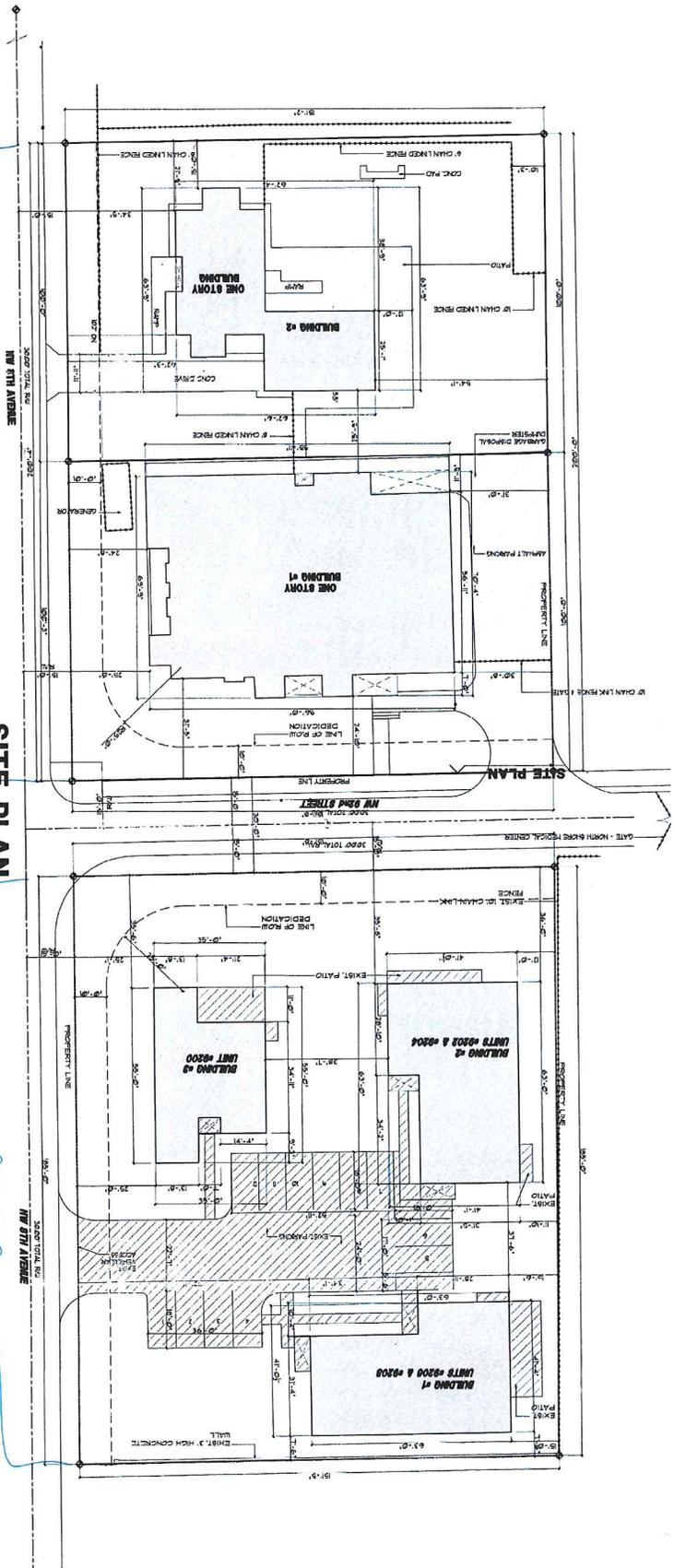
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Parcel A

Parcel B

COMBINED LEGEND

- LOT AREA, 34,331 SF
- EXISTING BUILDING AREA
- BUILDING 1 (1938 NU) 2,916 SF
- BUILDING 2 (1938 NU) 2,294 SF
- BUILDING 3 (1938 NU) 2,291 SF
- BUILDING 4 (1938 NU) 1,462 SF
- TOTAL BUILDING AREA, 10,063 SF
- TOTAL LOT AREA, 34,331 SF
- ALL BUILDINGS SHOWN IN THIS SITE PLAN ARE EXISTING
- ALL PAVED AREAS SHOWN IN THIS SITE PLAN ARE EXISTING
- BUILDING 1 (1938 NU) ONE STORY - 8'-2"
- BUILDING 2 (1938 NU) ONE STORY - 8'-2"
- BUILDING 3 (1938 NU) ONE STORY - 8'-2"
- BUILDING 4 (1938 NU) ONE STORY - 10'-0"
- FINE, 0.25

PARKING

- EXISTING PARKING, 13 SPACES
- REQUIRED PARKING 11 SPACES PER 1 BED AND 1 SPACE PER 2 SPIN OFFICES
- BUILDING 1 (1938 NU) 4 ROOMS X 3 BEDS + 12 BEDS - 5 SPACES
- BUILDING 2 (1938 NU) 4 ROOMS X 2 BEDS + 8 BEDS - 4 SPACES
- BUILDING 3 (1938 NU) 18 ROOMS - 12 SPACES
- BUILDING 4 (1938 NU) 18 ROOMS - 12 SPACES
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- BUILDING 100 (1938 NU) 18 ROOMS - 12 SPACES

SITE DATA
\$198 NW 8TH AVE

PLANNING DISTRICT	ALLOWED	PROPOSED
R-14A HOTEL/MOTEL DISTRICT	100'	50'-2"
MIN. LOT WIDTH	100'00" 0"	30'-3"
MIN. LOT AREA	10000 SF	30234 SF
MAX. LOT AREA	25 FEET	24'-0" (6.10M)
MIN. FRONT SETBACK	25 FEET	5'-0" (1.52M)
MIN. SIDE SETBACK	25 FEET	5'-0" (1.52M)
MIN. REAR SETBACK	25 FEET	5'-0" (1.52M)
MAX. LOT COVERAGE (40%)	1253 SF	1243 SF (48%)

SITE DATA
9200 NW 8TH AVE

PLANNING DISTRICT	ALLOWED	PROPOSED
R-14B SINGLE-FAMILY DISTRICT	100'	50'-2"
MIN. LOT WIDTH	100'00" 0"	30'-3"
MIN. LOT AREA	10000 SF	30234 SF
MAX. LOT AREA	25 FEET	24'-0" (6.10M)
MIN. FRONT SETBACK	25 FEET	5'-0" (1.52M)
MIN. SIDE SETBACK	25 FEET	5'-0" (1.52M)
MIN. REAR SETBACK	25 FEET	5'-0" (1.52M)
MAX. LOT COVERAGE (40%)	1253 SF	1243 SF (48%)

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APR 04 2014

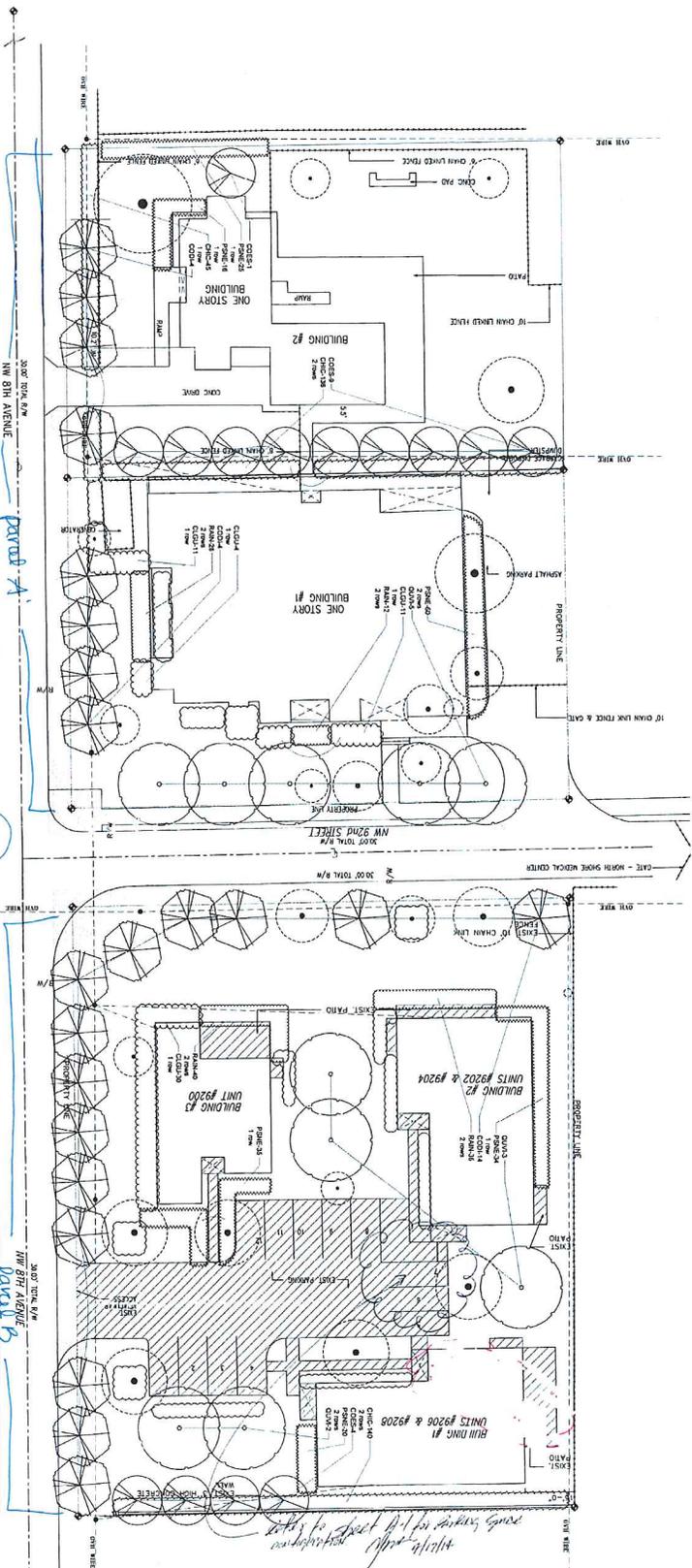
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *rev p.f*

HARBOR VILLAGE
9198 & 9200 NW 8TH AVENUE
9198 & 9200 NW 8TH AVENUE MIAMI, FLORIDA 33150

OVERALL SITE PLAN

R-S

A-1



TREE LEGEND - 5198 NW 8th Ave

Symbol	Tree Name	Native Species	Height	Quantity
1	10' Palm	Yes	10'	10
2	12' Palm	Yes	12'	20
3	14' Palm	Yes	14'	20
4	16' Palm	Yes	16'	20
5	18' Palm	Yes	18'	20
6	20' Palm	Yes	20'	20
7	22' Palm	Yes	22'	20
8	24' Palm	Yes	24'	20
9	26' Palm	Yes	26'	20
10	28' Palm	Yes	28'	20
11	30' Palm	Yes	30'	20
12	32' Palm	Yes	32'	20
13	34' Palm	Yes	34'	20
14	36' Palm	Yes	36'	20
15	38' Palm	Yes	38'	20
16	40' Palm	Yes	40'	20
17	42' Palm	Yes	42'	20
18	44' Palm	Yes	44'	20
19	46' Palm	Yes	46'	20
20	48' Palm	Yes	48'	20
21	50' Palm	Yes	50'	20
22	52' Palm	Yes	52'	20
23	54' Palm	Yes	54'	20
24	56' Palm	Yes	56'	20
25	58' Palm	Yes	58'	20
26	60' Palm	Yes	60'	20
27	62' Palm	Yes	62'	20
28	64' Palm	Yes	64'	20
29	66' Palm	Yes	66'	20
30	68' Palm	Yes	68'	20
31	70' Palm	Yes	70'	20
32	72' Palm	Yes	72'	20
33	74' Palm	Yes	74'	20
34	76' Palm	Yes	76'	20
35	78' Palm	Yes	78'	20
36	80' Palm	Yes	80'	20
37	82' Palm	Yes	82'	20
38	84' Palm	Yes	84'	20
39	86' Palm	Yes	86'	20
40	88' Palm	Yes	88'	20
41	90' Palm	Yes	90'	20
42	92' Palm	Yes	92'	20
43	94' Palm	Yes	94'	20
44	96' Palm	Yes	96'	20
45	98' Palm	Yes	98'	20
46	100' Palm	Yes	100'	20

PLANT LIST - 5198 NW 8th Ave

Plant Name	Quantity
10' Palm	10
12' Palm	20
14' Palm	20
16' Palm	20
18' Palm	20
20' Palm	20
22' Palm	20
24' Palm	20
26' Palm	20
28' Palm	20
30' Palm	20
32' Palm	20
34' Palm	20
36' Palm	20
38' Palm	20
40' Palm	20
42' Palm	20
44' Palm	20
46' Palm	20
48' Palm	20
50' Palm	20
52' Palm	20
54' Palm	20
56' Palm	20
58' Palm	20
60' Palm	20
62' Palm	20
64' Palm	20
66' Palm	20
68' Palm	20
70' Palm	20
72' Palm	20
74' Palm	20
76' Palm	20
78' Palm	20
80' Palm	20
82' Palm	20
84' Palm	20
86' Palm	20
88' Palm	20
90' Palm	20
92' Palm	20
94' Palm	20
96' Palm	20
98' Palm	20
100' Palm	20

LANDSCAPE LEGEND - 5198 NW 8th Avenue

Symbol	Plant Name	Native Species	Height	Quantity
1	10' Palm	Yes	10'	10
2	12' Palm	Yes	12'	20
3	14' Palm	Yes	14'	20
4	16' Palm	Yes	16'	20
5	18' Palm	Yes	18'	20
6	20' Palm	Yes	20'	20
7	22' Palm	Yes	22'	20
8	24' Palm	Yes	24'	20
9	26' Palm	Yes	26'	20
10	28' Palm	Yes	28'	20
11	30' Palm	Yes	30'	20
12	32' Palm	Yes	32'	20
13	34' Palm	Yes	34'	20
14	36' Palm	Yes	36'	20
15	38' Palm	Yes	38'	20
16	40' Palm	Yes	40'	20
17	42' Palm	Yes	42'	20
18	44' Palm	Yes	44'	20
19	46' Palm	Yes	46'	20
20	48' Palm	Yes	48'	20
21	50' Palm	Yes	50'	20
22	52' Palm	Yes	52'	20
23	54' Palm	Yes	54'	20
24	56' Palm	Yes	56'	20
25	58' Palm	Yes	58'	20
26	60' Palm	Yes	60'	20
27	62' Palm	Yes	62'	20
28	64' Palm	Yes	64'	20
29	66' Palm	Yes	66'	20
30	68' Palm	Yes	68'	20
31	70' Palm	Yes	70'	20
32	72' Palm	Yes	72'	20
33	74' Palm	Yes	74'	20
34	76' Palm	Yes	76'	20
35	78' Palm	Yes	78'	20
36	80' Palm	Yes	80'	20
37	82' Palm	Yes	82'	20
38	84' Palm	Yes	84'	20
39	86' Palm	Yes	86'	20
40	88' Palm	Yes	88'	20
41	90' Palm	Yes	90'	20
42	92' Palm	Yes	92'	20
43	94' Palm	Yes	94'	20
44	96' Palm	Yes	96'	20
45	98' Palm	Yes	98'	20
46	100' Palm	Yes	100'	20

Note:
 These shrubs cannot
 exceed 25' in height when
 placed within 10' on either side
 of a driveway.

TREE LEGEND - 5200 NW 8th Ave

Symbol	Tree Name	Native Species	Height	Quantity
1	10' Palm	Yes	10'	10
2	12' Palm	Yes	12'	20
3	14' Palm	Yes	14'	20
4	16' Palm	Yes	16'	20
5	18' Palm	Yes	18'	20
6	20' Palm	Yes	20'	20
7	22' Palm	Yes	22'	20
8	24' Palm	Yes	24'	20
9	26' Palm	Yes	26'	20
10	28' Palm	Yes	28'	20
11	30' Palm	Yes	30'	20
12	32' Palm	Yes	32'	20
13	34' Palm	Yes	34'	20
14	36' Palm	Yes	36'	20
15	38' Palm	Yes	38'	20
16	40' Palm	Yes	40'	20
17	42' Palm	Yes	42'	20
18	44' Palm	Yes	44'	20
19	46' Palm	Yes	46'	20
20	48' Palm	Yes	48'	20
21	50' Palm	Yes	50'	20
22	52' Palm	Yes	52'	20
23	54' Palm	Yes	54'	20
24	56' Palm	Yes	56'	20
25	58' Palm	Yes	58'	20
26	60' Palm	Yes	60'	20
27	62' Palm	Yes	62'	20
28	64' Palm	Yes	64'	20
29	66' Palm	Yes	66'	20
30	68' Palm	Yes	68'	20
31	70' Palm	Yes	70'	20
32	72' Palm	Yes	72'	20
33	74' Palm	Yes	74'	20
34	76' Palm	Yes	76'	20
35	78' Palm	Yes	78'	20
36	80' Palm	Yes	80'	20
37	82' Palm	Yes	82'	20
38	84' Palm	Yes	84'	20
39	86' Palm	Yes	86'	20
40	88' Palm	Yes	88'	20
41	90' Palm	Yes	90'	20
42	92' Palm	Yes	92'	20
43	94' Palm	Yes	94'	20
44	96' Palm	Yes	96'	20
45	98' Palm	Yes	98'	20
46	100' Palm	Yes	100'	20

PLANT LIST - 5200 NW 8th Ave

Plant Name	Quantity
10' Palm	10
12' Palm	20
14' Palm	20
16' Palm	20
18' Palm	20
20' Palm	20
22' Palm	20
24' Palm	20
26' Palm	20
28' Palm	20
30' Palm	20
32' Palm	20
34' Palm	20
36' Palm	20
38' Palm	20
40' Palm	20
42' Palm	20
44' Palm	20
46' Palm	20
48' Palm	20
50' Palm	20
52' Palm	20
54' Palm	20
56' Palm	20
58' Palm	20
60' Palm	20
62' Palm	20
64' Palm	20
66' Palm	20
68' Palm	20
70' Palm	20
72' Palm	20
74' Palm	20
76' Palm	20
78' Palm	20
80' Palm	20
82' Palm	20
84' Palm	20
86' Palm	20
88' Palm	20
90' Palm	20
92' Palm	20
94' Palm	20
96' Palm	20
98' Palm	20
100' Palm	20

LANDSCAPE LEGEND - 5200 NW 8th Avenue

Symbol	Plant Name	Native Species	Height	Quantity
1	10' Palm	Yes	10'	10
2	12' Palm	Yes	12'	20
3	14' Palm	Yes	14'	20
4	16' Palm	Yes	16'	20
5	18' Palm	Yes	18'	20
6	20' Palm	Yes	20'	20
7	22' Palm	Yes	22'	20
8	24' Palm	Yes	24'	20
9	26' Palm	Yes	26'	20
10	28' Palm	Yes	28'	20
11	30' Palm	Yes	30'	20
12	32' Palm	Yes	32'	20
13	34' Palm	Yes	34'	20
14	36' Palm	Yes	36'	20
15	38' Palm	Yes	38'	20
16	40' Palm	Yes	40'	20
17	42' Palm	Yes	42'	20
18	44' Palm	Yes	44'	20
19	46' Palm	Yes	46'	20
20	48' Palm	Yes	48'	20
21	50' Palm	Yes	50'	20
22	52' Palm	Yes	52'	20
23	54' Palm	Yes	54'	20
24	56' Palm	Yes	56'	20
25	58' Palm	Yes	58'	20
26	60' Palm	Yes	60'	20
27	62' Palm	Yes	62'	20
28	64' Palm	Yes	64'	20
29	66' Palm	Yes	66'	20
30	68' Palm	Yes	68'	20
31	70' Palm	Yes	70'	20
32	72' Palm	Yes	72'	20
33	74' Palm	Yes	74'	20
34	76' Palm	Yes	76'	20
35	78' Palm	Yes	78'	20
36	80' Palm	Yes	80'	20
37	82' Palm	Yes	82'	20
38	84' Palm	Yes	84'	20
39	86' Palm	Yes	86'	20
40	88' Palm	Yes	88'	20
41	90' Palm	Yes	90'	20
42	92' Palm	Yes	92'	20
43	94' Palm	Yes	94'	20
44	96' Palm	Yes	96'	20
45	98' Palm	Yes	98'	20
46	100' Palm	Yes	100'	20

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY [Signature]
 APR 04 2014

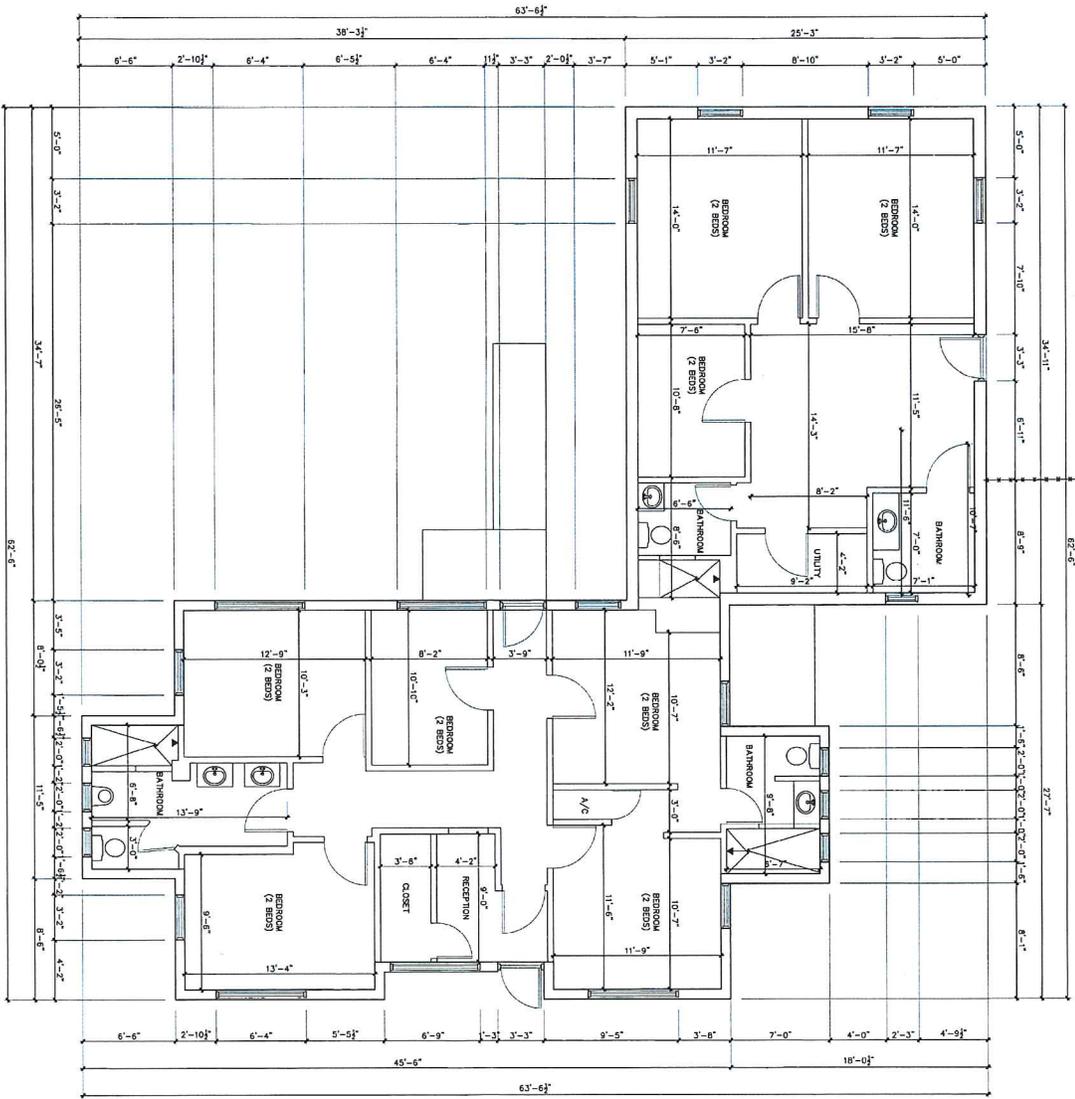
RECEIVED
 214-007
 APR 04 2014



HARBOR VILLAGE
 9198 & 9200 NW 8th Avenue
 Miami-Dade County, FL



Planting Plan



9198 - BLDG # 2 FLOOR PLAN
SCALE: 1/8"=1'-0"

NOTES

- LOT AREA: 30,298 SF.
- EXISTING BUILDING AREA:
- BUILDING #1 : 5,833 SF - 8 ROOMS - 20 BEDS
- BUILDING #2 : 2,098 SF - 8 ROOMS - 16 BEDS
- TOTAL AREA : 7,931 SF 16 ROOMS 36 BEDS
- PAVED AREA: 5,746 SF
- EXISTING BUILDING HEIGHT:
- BUILDING #1 : ONE STORY - 18'-2"
- BUILDING #2 : ONE STORY - 12'-10"

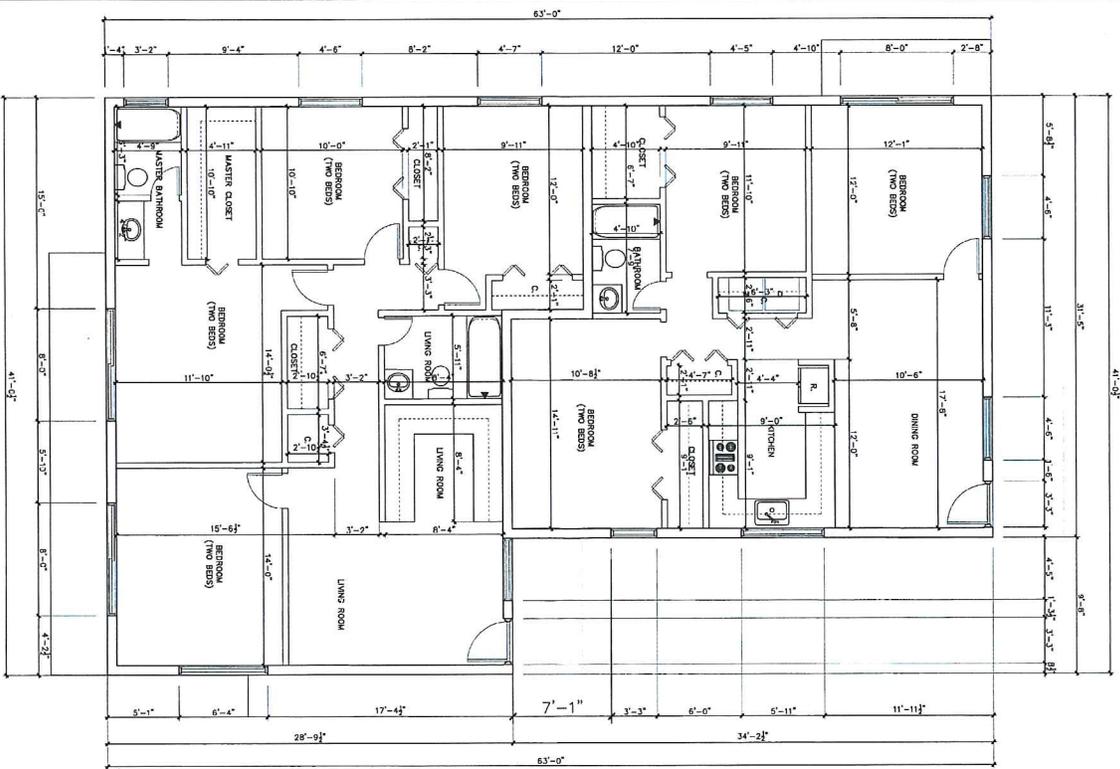
PARKING

- EXISTING PARKING : 0 SPACES
- REQUIRED PARKING : 1 SPACE PER 2 BEDS
- BUILDING #1 : 20 BEDS = 10 SPACES
- BUILDING #2 : 16 BEDS = 8 SPACES
- TOTAL : 36 BEDS = 18 SPACES
- # EMPLOYEES 8 = 4 SPACES
- TOTAL REQUIRED PARKING = 22 SPACES

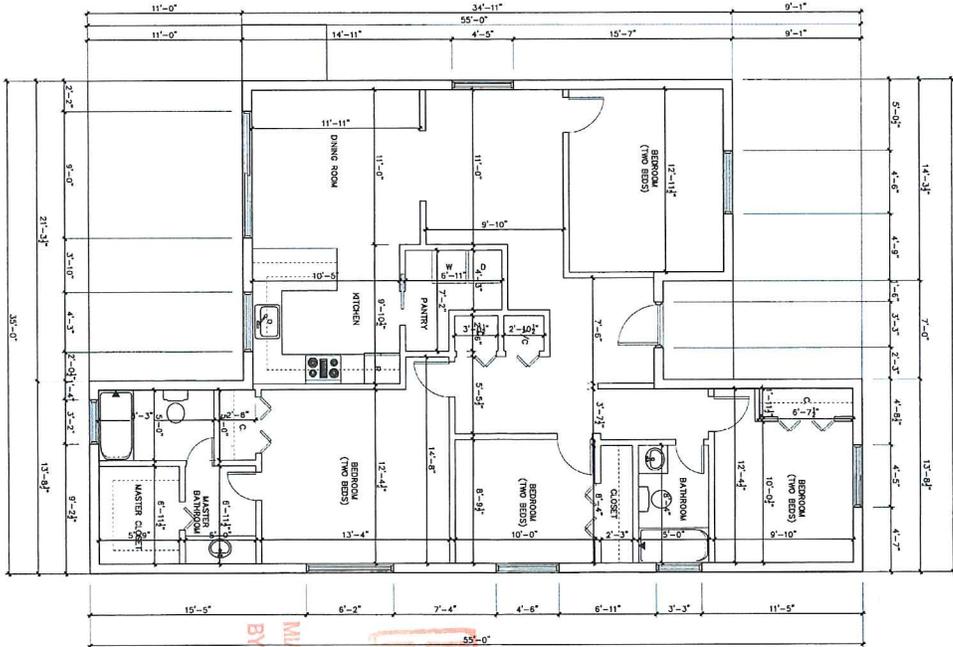
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214-087
APR 04 2014

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *for D.H.*





BLDG. 1 & 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



BLDG. 3 FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTES

- LOT AREA: 28,039 SF.
- EXISTING BUILDING AREA:
- BUILDING #1 : 2,257 SF - 7 ROOMS - 14 BEDS
- BUILDING #2 : 2,257 SF - 7 ROOMS - 14 BEDS
- BUILDING #3 : 1,462 SF - 4 ROOMS - 8 BEDS
- TOTAL AREA : 5,976 SF 18 ROOMS 36 BEDS
- PAVED AREA: 5,772 SF
- EXISTING BUILDING HEIGHT:
- BUILDING #1 : ONE STORY : 16'-11"
- BUILDING #2 : ONE STORY : 16'-11"
- BUILDING #3 : ONE STORY : 16'-21"

PARKING

- EXISTING PARKING : 12 SPACES
- REQUIRED PARKING :
- 1 SPACE PER 2 BEDS
- 1 SPACE PER 2 EMPLOYEES
- BUILDING #1 : 14 BEDS = 7 SPACES
- BUILDING #2 : 14 BEDS = 7 SPACES
- BUILDING #3 : 8 BEDS = 4 SPACES
- TOTAL : 36 BEDS 18 SPACES
- # EMPLOYEES : 8 = 4 SPACES
- TOTAL REQUIRED PKG. = 22 SPACES

RECEIVED

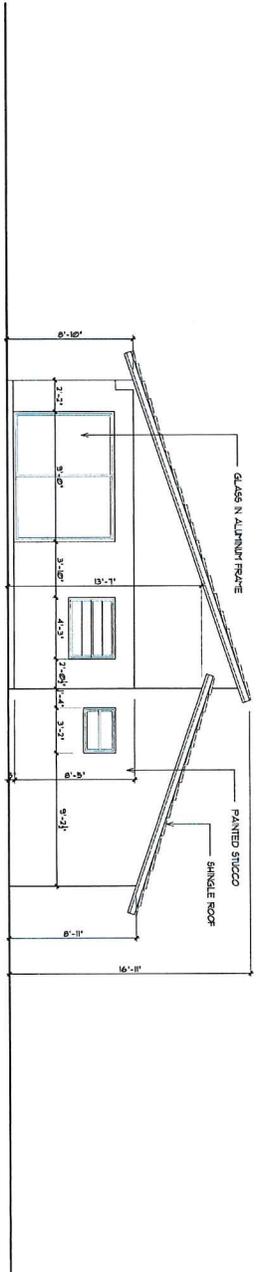
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APR 04 2014

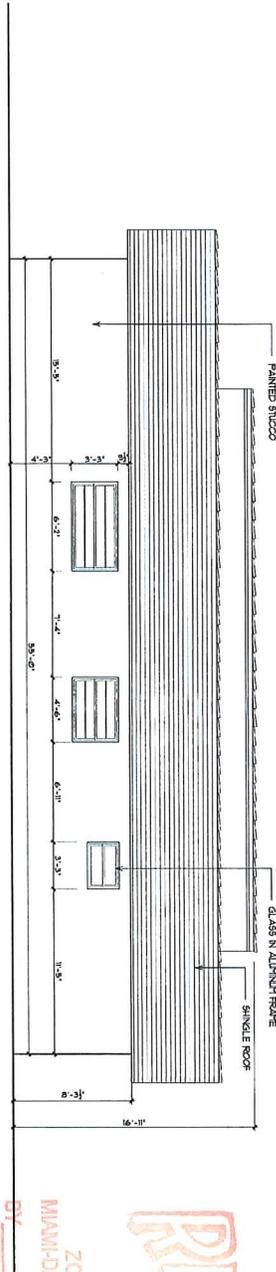
ZONING HEARINGS SECTION
MULTI-DEVELOPMENT AND ZONING DEPT.
BY *for d.h.*



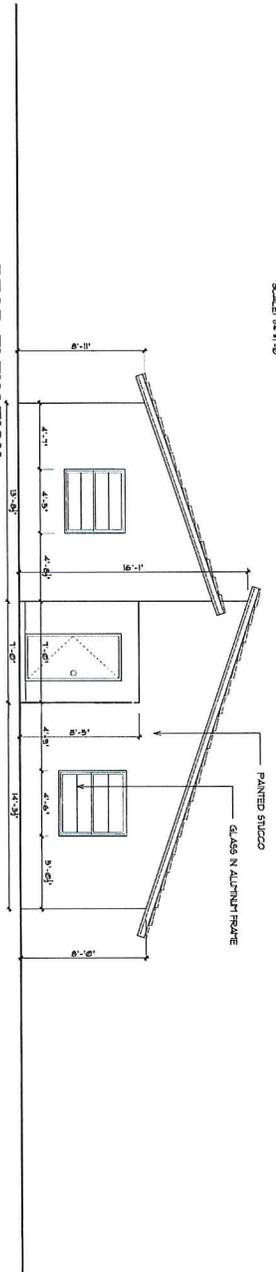
SHEET A-8	HARBOR VILLAGE 9200 NW 8TH AVENUE 9200 NW 8TH AVENUE MIAMI, FLORIDA 33150	FLOOR PLANS BLDG. 1, 2, & 3
DRAWN: E.W. / M.S.T. CHECKED: J.R.S. DATE: 1-21-14 PROJ. NO. 1315 REVISIONS:		



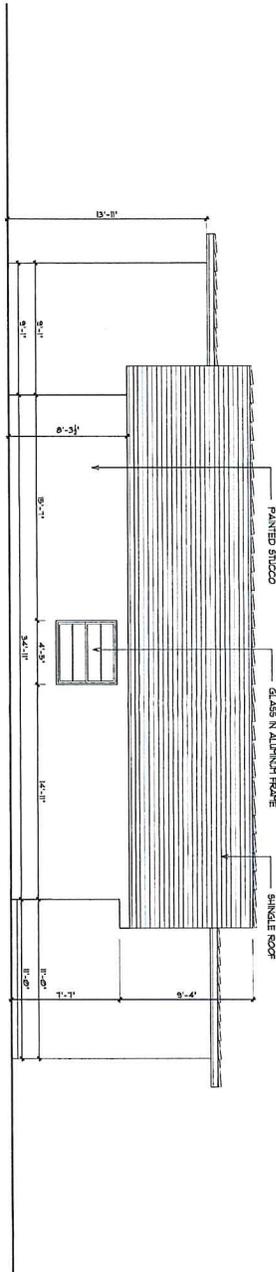
FRONT ELEVATION
SCALE: 1/4"=1'-0"



SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



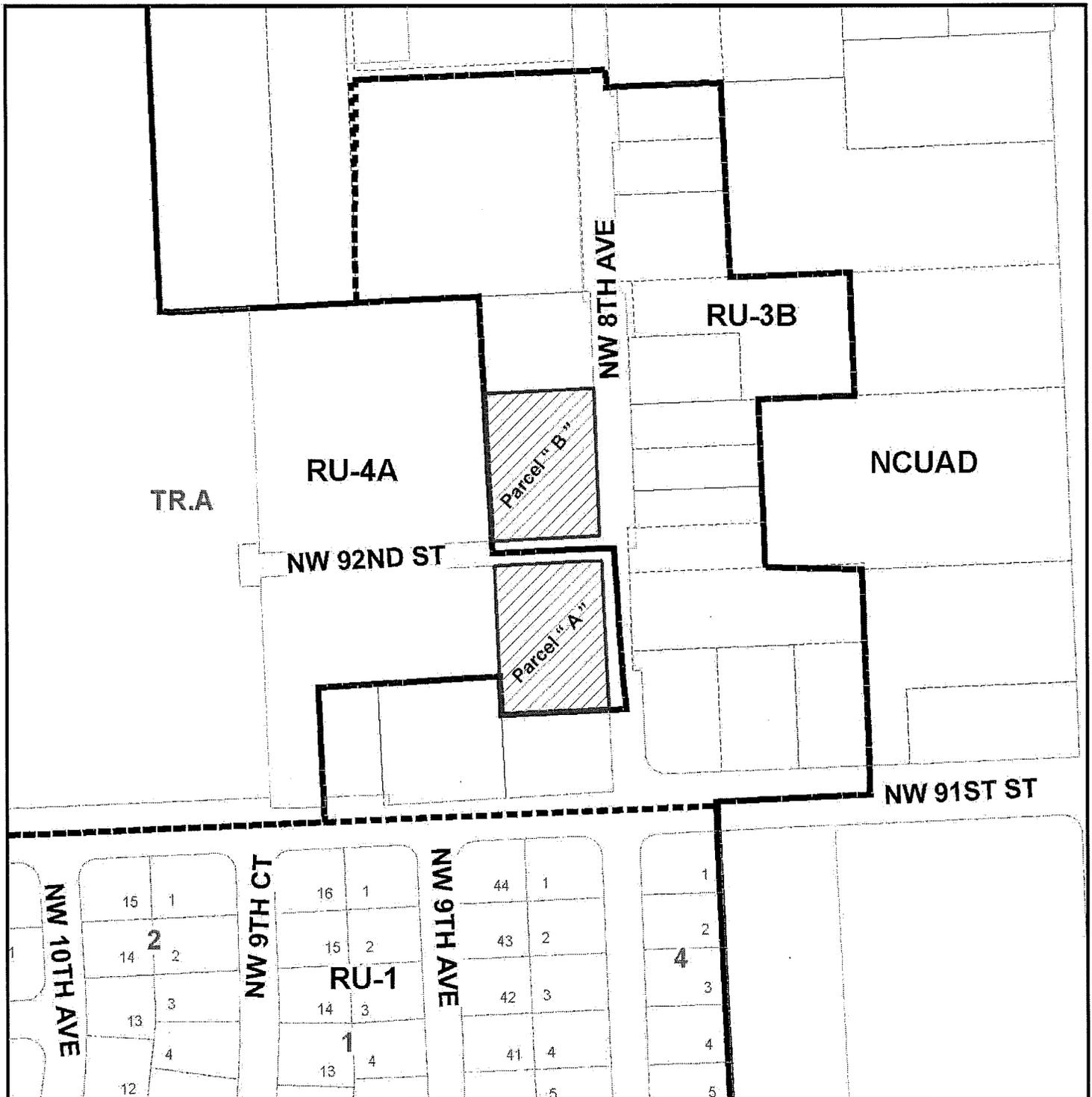
SIDE ELEVATION
SCALE: 1/4"=1'-0"

RECEIVED
24-007
APR 04 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: P.C. D-F.

PROFESSIONAL
ARCHITECT
24-107

SHEET A-10	DRAWN BY: JASSY CHECKED BY: JASSY DATE: 12/14 PROJ. NO.: 1316 APPROVED:	HARBOR VILLAGE 9200 NW 8TH AVENUE <small>9200 NW 8TH AVENUE MIAMI, FLORIDA 33150</small>	ELEVATIONS BLDG. #3	

44



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000007



Section: 02 Township: 53 Range: 41
 Applicant: HARBOR VILLAGE, INC. & E&M BROOKINS
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 12, 2014
 Revised Sketch Wednesday, May 21, 2014

REVISION	DATE	BY
		45



MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

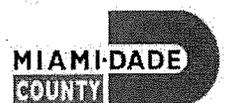
Z201400007



Section: 02 Township: 53 Range: 41
 Applicant: HARBOR VILLAGE, INC. & E&M BROOKINS
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

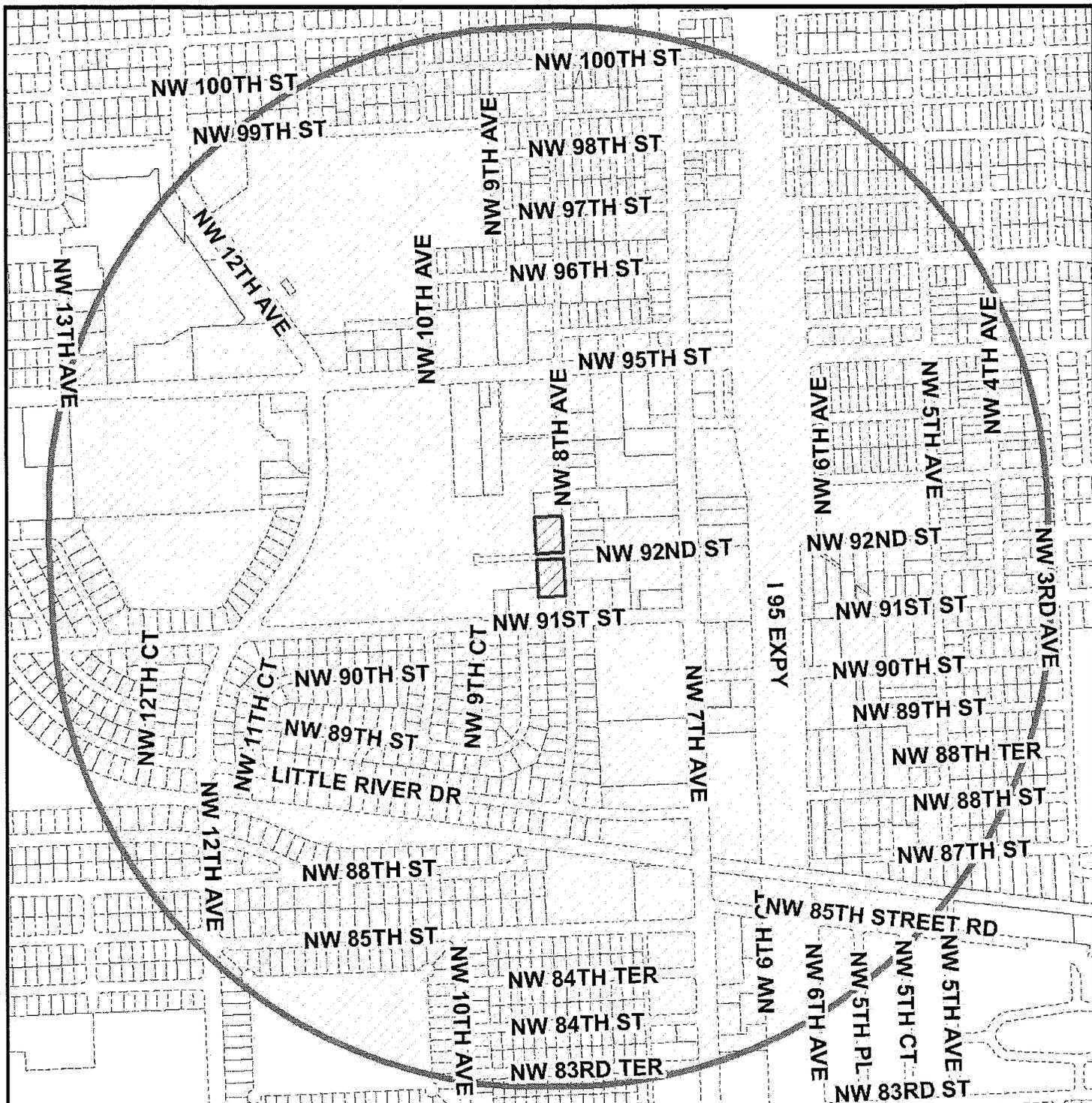
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, February 12, 2014
 Revised Sketch Wednesday, May 21, 2014

REVISION	DATE	BY
		46



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z201400007

RADIUS: 2640

Section: 02 Township: 53 Range: 41

Applicant: HARBOR VILLAGE, INC. & E&M BROOKINS

Zoning Board: C8

Commission District: 2

Drafter ID: JEFFER GURDIAN

Scale: NTS



Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, February 12, 2014
 Revised Sketch Wednesday, May 21, 2014

REVISION	DATE	BY
		47

**INSTITUTIONS,
UTILITIES AND
COMMUNICATION**

NW 8TH AVE

**BUSINESS
AND OFFICE**

NW 92ND ST

NW 91ST ST

(LDR) 2.5-6 DU/AC

NW 10TH AVE

NW 9TH CT

NW 9TH AVE

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2014000007



Section: 02 Township: 53 Range: 41
Applicant: HARBOR VILLAGE, INC. & E&M BROOKINS
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 12, 2014
Revised Sketch Wednesday, May 21, 2014

REVISION	DATE	BY