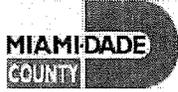


FINAL AGENDA

5-19-2015 Version # 1



COMMUNITY ZONING APPEALS BOARD 8

DR. MARTIN LUTHER KING JR. PLAZA

2525 NW 62 Street, Miami

Thursday, June 25, 2015 at 7:00 p.m.

CURRENT

- | | | | | |
|---------------|--|-------|----------|---|
| 1. 15-6-CZ8-1 | <u>GREATER MIAMI JEWISH CEMETERY
ASSOCIATION, INC. D/B/A MOUNT SINAI
MEMORIAL PARK</u> | 14-80 | 23-52-41 | N |
| 2. 15-6-CZ8-2 | <u>RUBEN GATTO</u> | 15-20 | 18-52-42 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, JUNE 25, 2014

DR. MARTIN LUTHER KING JR. PLAZA

2525 NW 62 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. GREATER MIAMI JEWISH CEMTERY (15-6-CZ8-1/14-080)
ASSOCIATION, INC. D/B/A MOUNT SINAI MEMORIAL PARK.

23-52-41
Area 08/District 02

- (1) USE VARIANCE to permit a funeral home use in the GU zone, as would be permitted in the BU-1A zone.
- (2) MODIFICATION of Condition #2 of Resolution 5-ZAB-149-95, passed and adopted by the Zoning Appeals Board, 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 'Site Plan" as prepared by Schwebke-Shiskin & Associates, Inc., and dated 8/30/94, except as modified herein to require that a hedge, which is at least 3' high at the time of planting, be erected along the east and north property lines in conjunction with the existing fence."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Master Plan Revisions Mount Sinai Memorial Park Cemetery" as prepared by Giller & Giller, Inc., dated stamped received 7/23/14 and consisting of 14 sheets."

The purpose of Request #2 is to allow the applicant to submit plans showing the addition of a new one story building consisting of offices, chapel and a funeral home.

- (3) NON-USE VARIANCE to permit burial lots to setback 0' (25' required) from the (west) interior side property line.

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: 1125 NW 137 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 23.76 Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Denial of request #1 without prejudice;
modified approval of request #2 to
approve the setbacks of the burial lots
and show the removal of proposed
building with funeral home uses from
the site plan; and approval of request #3
with conditions.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

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

PH: Z14-080 (15-5-CZ8-1)

June 25, 2015

Item No. 1

Recommendation Summary	
Commission District	2
Applicants	Greater Miami Jewish Cemetery Association, Inc. D/B/A Mt. Sinai Memorial Park
Summary of Request	The applicant seeks to modify a condition from a prior resolution in order to permit proposed offices, a chapel and a funeral home on an existing GU, Interim Uses zoned cemetery site with burial lots that are setback less than required from the property line.
Location	1125 NW 137 Street, Miami-Dade County, Florida
Property Size	23.76 Acres
Existing Zoning	GU, Interim Uses
Existing Land Use	Cemetery
2020-2030 CDMP Land Use Designation	Low Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Inconsistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations. Section 33-311(A)(7) Generalized Modification Standards. Section 33-311(A)(4)(b) Non-Use Variances. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial of request #1 without prejudice; modified approval of request #2 to approval the setbacks of the burial lots and show the removal of proposed building with funeral home uses from the site plan; and approval of request #3 with conditions.

REQUEST:

1. USE VARIANCE to permit a funeral home use in the GU zone, as would be permitted in the BU-1A zone.
2. MODIFICATION of Condition #2 of Resolution 5-ZAB-149-95, passed and adopted by the Zoning Appeals Board, 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 'Site Plan" as prepared by Schwebke-Shiskin & Associates, Inc., and dated 8/30/94, except as modified herein to require that a hedge, which is at least 3' high at the time of planting, be erected along the east and north property lines in conjunction with the existing fence."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Master Plan Revisions Mount Sinai

Memorial Park Cemetery" as prepared by Giller & Giller, Inc., dated stamped received 7/23/14 and consisting of 14 sheets."

The purpose of request #2 is to allow the applicant to submit plans showing the addition of a new one story building consisting of offices, chapel and a funeral home.

3. NON-USE VARIANCE to permit burial lots to setback 0' (25' required) from the interior side (west) property line.

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 has been the subject of several zoning approvals from 1957 to 1995. In May 1963, pursuant to Resolution #2-ZAB-195-63, the property was approved for a special exception and variance of zoning regulations to permit the expansion of an existing cemetery use to permit the erection of an office and garage building and to permit said office building to be partly in the platted landscape strip and partly on vacant grave sites.

In April 1995, pursuant to Resolution 5-ZAB-149-95, the application was approved for a special exception and variance of zoning regulations to permit burial sites with a setback of 15' (50' required) from the front (south) property line, setback 5' (25' required for both) from the side street (east) and the rear (north) property lines.

The applicant now seeks to modify the previously approved site plan in order to show a new 6,163 sq. ft. building, and to allow a funeral home use as would be allowed in the BU-1A zoning District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; cemetery	Low Density Residential (2.5-6 DUA)
North	RU-1; single-family residences	Low Density Residential (2.5-6 DUA)
South	RU-1; single-family Residences/City of North Miami; city park	Low Density Residential (2.5-6 DUA)
East	RU-1; single-family residences	Low Density Residential (2.5-6 DUA)
West	BU-1A and RU-1; cemetery	Low Density Residential (2.5-6 DUA)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area characterized with single-family residential uses to the north, south, east and a cemetery to the west and a park to the southwest.

SUMMARY OF THE IMPACTS:

The approval of the application will allow the applicant to prepare the deceased for burial and provide funeral and burial services based on Jewish funeral rites on the existing cemetery site. However, staff opines that the approval of the application could establish a commercial use on a property in a residential area that is not zoned for commercial uses.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The approval of the requests sought in this application will allow the modification of a site plan to allow funeral home uses on the subject property and to allow thirty-five (35) burial lots setback less than required from the west property line. Staff notes that the cemetery has been in operation on the subject property for over 50 years. Staff opines that the requested site plan which pertains to the proposed chapel and office uses along with requested setback from the (west) interior side are ancillary to the existing cemetery and approval of requests #2 and #3 would not change the cemetery use on the property. Therefore, staff opines that said uses and said setback would be **consistent** with the area under the Low Density Residential designation on the CDMP LUP map.

However, staff opines that the requested funeral home use is a commercial use, which is not allowed in Low Density Residential areas. Therefore, staff opines that the approval of this portion of the request would be **inconsistent** with the area under the Low Density Residential designation on the CDMP LUP map.

ZONING ANALYSIS:

When request #1, to permit a funeral home use in the GU zone, as would be permitted in the BU-1A zone is analyzed under Section 33-311(A)(4)(a) Use Variances Regulations, staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that **a use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations. To prove an unnecessary hardship, the applicant must demonstrate that under applicable zoning regulations, the applicant is deprived of all reasonable use or benefit from the property in question.*

Staff notes that the applicant has stated in a letter dated March 23, 2015, that the current Tahara Center, a Jewish funeral home, is 7.5 miles away from the subject site, and that the hardship is due to travel time and the cost in traveling from the Tahara Center to the chapel and from the chapel to the burial site. Based on the information provided by the applicant, staff opines that

the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. As previously discussed, the subject property is currently in use and operating as a cemetery; as such, the current use provides the applicant with reasonable use and benefit. Therefore, staff opines that the approval of the use variance request will not be in harmony with the general purpose and intent of the zoning regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of request #1 use under Section 33-311(A)(4)(a) Use Variance Standards.**

When request #2, to modify Condition #2 of Resolution 5-ZAB-149-95 passed and approved by the Zoning Appeals Board, is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the request on a modified basis would be **compatible** with the surrounding area. Staff notes that the submitted plans, shows the replacement of an existing 1,695.48 sq. ft. office building with a proposed 6,163 sq. ft. building consisting of offices, a chapel and a funeral home on the 23.76 acre cemetery site. In addition, the site plan also shows thirty-four (34) parking spaces and thirty-five (35) burial lots that encroaches into the interior side (west) setback area. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), and the Division of Environmental Resources Management of (RER), and the Miami-Dade Fire and Rescue Department in their memoranda have no objections to the request. However, for reasons that were previously expanded upon in staff's analysis, staff opines that the funeral home use is a commercial use, a use which is not allowed Low Density Residential areas. **Therefore, staff recommends a modified approval with conditions pertaining only to the chapel, offices and burial lots as shown on the site plan, and denial without prejudice of that portion of the request to show the removal of funeral home uses from the site plan under Section 33-311(A)(7) Generalized Modification Standards.**

When request #3, to permit burial lots with a setback of 0' (25' required) from the (west) interior side property line is analyzed under Section 33-311(A)(4)(b) Non-Use Variances, staff opines that approval of the request would be **compatible** with the surrounding area. Staff notes from the Geographic Information System (GIS) that the subject cemetery abuts a neighboring cemetery site to the west, which has burial lots parallel to the subject property. Therefore, staff opines that the 25' encroachment into the interior side (west) encroachment area will not create any negative visual impacts to the neighboring cemetery to the west, which staff opines has the same intensity of uses as the subject property. **As such, staff recommends approval with conditions of request #3 under Section 33-311(A)(4)(b) Non-Use Variances.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts an egress/ingress point located along NW 137 Street (Opa-Locka Boulevard) and an egress/point along NW 139 Street. The Applicant will provide 34 parking spaces for the cemetery.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

RECOMMENDATION: Denial of Item #1 without prejudice; modified approval of request #2 to show the removal of the proposed building with mortuary uses from the site plan; and approval of request #3 with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution #5-ZAB-149-95, remains in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Master Plan Revisions Mount Sinai Memorial Park Cemetery' as prepared by Giller & Giller, Inc., dated stamped received 7/23/14 and consisting of 14 sheets. Except as here in modified to show the removal of that portion of the proposed building that has funeral home uses.

NK:MW:NN:CH:EJ



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

ZONING RECOMMENDATION ADDENDUM

Greater Miami Cemetery Association Inc. D/B/A Mt. Sinai Memorial Park

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

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

Low Density Residential (Pg. I-29)	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	<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>
Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations	<i>The Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>

ZONING RECOMMENDATION ADDENDUM

Greater Miami Cemetery Association Inc. D/B/A Mt. Sinai Memorial Park

<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> <ul 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 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> <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>

1. GREATER MIAMI JEWISH CEMETERY ASSOCIATION, INC
D/B/A MT. SINAI MEMORIAL PARK
(Applicant)

15-6-CZ8-1(14-080)
Area 08/District 02
Hearing Date: 06/25/15

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>
1963	Greater Miami Jewish Cemetery Assn.	- Special Exception and Variance for Cemetery Expansion. - Variance of setback for office building.	ZAB	Approved with Condition(s)
1995	Greater Miami Jewish Cemetery	- Special Exception to permit the expansion of existing cemetery. - Non-Use Variance of zoning regulation of setbacks.	ZAB	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: January 22, 2015

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

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

Subject: C-08 #Z2014000080-1st Revision
Greater Miami Jewish Cemetery Association, Inc.
1125 NW 137th Street, Miami, FL
Modification of a previous plan to show a new administration and
chapel building for the previous approved cemetery
(GU) (23.76 Acres)
23-52-41

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

Potable Water Service

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

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

Wastewater Disposal

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

DERM would not object to the interim use of a septic tank and drainfield system provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(4) of the Code. Based upon the available information the proposal meets said requirements. Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

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 Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Tree Preservation

The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen-sized 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 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 staff for additional information regarding tree permitting procedures and requirements prior to site development.

Air Quality Preservation

The proposed demolition activity will require an asbestos survey from a Florida-licensed asbestos consultant. If said survey shows friable asbestos materials in amounts larger than prescribe by Federal law (260 linear feet of pipe insulation/thermal system insulation or 160 square feet of surfacing material) the those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition for must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolish activity at least 10 working days prior to starting the field operations.

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: February 6, 2015

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: Z2014000080
Name: Greater Miami Jewish Cemetery Association, Inc.
Location: 1125 NW 137 Street
Section 23 Township 52 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Plat Book 70, Page 9.

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

Memorandum



Date: August 8, 2014

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

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

Subject: Greater Miami Jewish Cemetery Association, Inc. (#14_080)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *Greater Miami Jewish Cemetery Association, Inc.* is requesting modification of Resolutions No.2-ZAB-195-63 and No.5-ZAB-149-95 to approve previously approved site plans regarding an existing cemetery to include:

- 1) Demolition of an existing administration building
- 2) Construction of a new 6,163 square foot administration building and chapel
- 3) A new outdoor hand wash structure
- 4) New outdoor sculpture work
- 5) Updates of grave site locations and sidewalk locations

Size: The subject property is 23.76 acres.

Location: The subject property is approximately located at 1125 NW 137th Street, at the northwest corner of NW 137th Street (Opa-Locka Blvd) and 10th Avenue in 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 Regulatory and Economic Resources 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 development of a new administration building and chapel will meet the County Code definition of commercial establishments.

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.

3. Recycling

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."

5. 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:

- Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- "T" shaped turnaround 60 feet long by 10 feet wide
- 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: August 5, 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: Z2014000080: GREATER MIAMI JEWISH CEMETERY ASSOCIATION, INC

Application Name: GREATER MIAMI JEWISH CEMETERY ASSOCIATION, INC

Project Location: The site is located at 1125 NW 137 ST, Miami-Dade County.

Proposed Development: The request is for modification of a previous resolution.

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: 21-APR-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000080

Fire Prevention Unit:

¿ The one way driveway shall provide 15¿ clear width
 ¿ The porte-cochere shall provide 13¿6¿ clearance.

Service Impact/Demand

Development for the above Z2014000080
 located at 1125 NW 137 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 3390 is proposed as the following:

N/A	dwelling units	_____	square feet
residential		_____	square feet
Office	square feet	_____	square feet
Retail	square feet	_____	square feet
		nursing home/hospitals	

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 19
 The estimated average travel time is: 6:08 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

N/A

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GREATER MIAMI JEWISH CEMETERY ASSOCIATION, INC 1125 NW 137 ST
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JUNE 25, 2015

Z2014000080

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 16, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

BUILDING SUPPORT CASE #20140163475-B, WAS OPENED ON NOVEMBER 27, 2013, FOR FAILURE TO MAINTAIN A BUILDING OR STRUCTURE OR DEVICE IN A SAFE CONDITION [FAILURE TO ILLUMINATE PARKING LOTS, ALLEYS AND ACCESS THERETO AS PER MIAMI DADE COUNTY CODE 8C-3; 40-50 YEAR RECERIFICATION CASE #F2013114300]. THE VIOLATION WAS CORRECTED ON FEBRUARY 10, 2015 AND THE CASE WAS CLOSED ON FEBRUARY 22, 2015.

VIOLATOR:

GREATER MIAMI JEWISH CEMETERY ASSOCIATION, INC

OUTSTANDING LIENS AND FINES:

As of April 16, 2015, There are no Outstanding Liens or Fines

MOUNT SINAI MEMORIAL PARK PHOTOGRAPHS

VIEWS ON OPA LOCKA BLVD.



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RESOURCES DEVELOPMENT SERVICES
By *[Signature]*

MOUNT SINAI MEMORIAL PARK PHOTOGRAPHS

ADMINISTRATION BUILDING



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MOUNT SINAI MEMORIAL PARK PHOTOGRAPHS

ADMINISTRATION BUILDING & ENTRANCE/EXIT TO 137TH ST.



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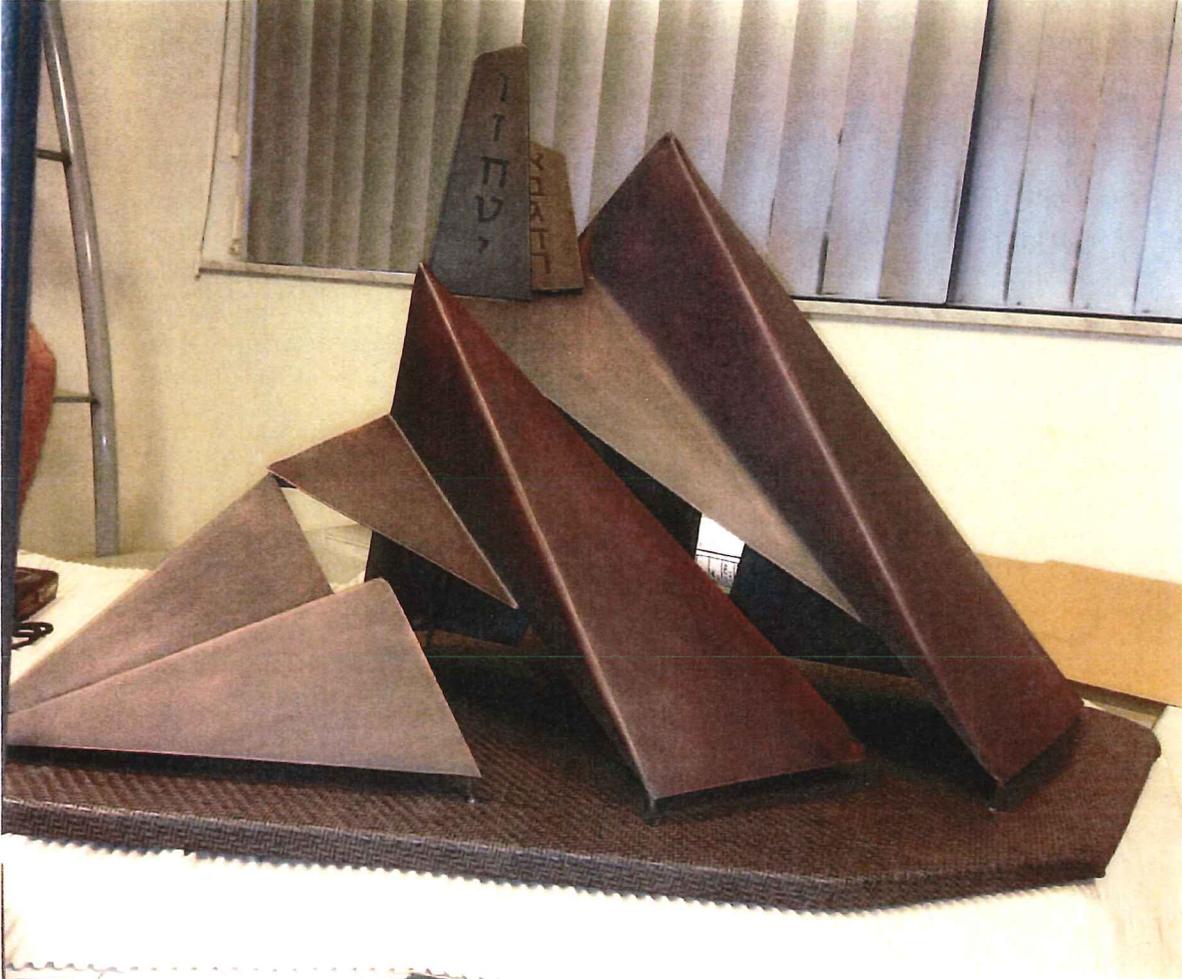
MOUNT SINAI MEMORIAL PARK PHOTOGRAPHS

SCULPTURE SITE



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MODEL OF "MOUNT SINAI" SCULPTURE



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DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

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.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

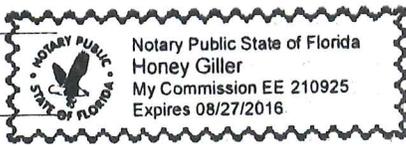
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

✦ **Signature** Edward Stauber EDWARD STAUBER
 (Applicant) (Print Applicant name)

Sworn to and subscribed before me this 23rd day of July, 20 14. Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires: _____



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

ZONING ANALYSIS, EXISTING & NEW CONDITIONS

PROPERTY INFORMATION:
 ADDRESS: 1125 NW 137 ST, MIAMI, FL
 YEAR BUILT: 1983
 LOT SIZE: 1,035.09 SQ FT, 23.78 ACRES
 LEGAL DESCRIPTION: FOLIO #90-2123-030-0010, 23 52 41 MOUNT SINAI MEMORIAL PK PB 70-9, ALL & ESORT OF S4/8FT OF NW 12 AVE LYG W & ADJ CLOSED PER R-42/46
 LESS PORT LYG IN PB 149-92

EXISTING ZONING CLASSIFICATION	CHARACTER OF NEIGHBORHOOD, OTHERWISE EU-2 STANDARDS APPLY	GU - INTERIM DISTRICT - USES DEPEND ON CHARACTER OF NEIGHBORHOOD, OTHERWISE EU-2 STANDARDS APPLY
LAND USE	7634 BURIAL GROUND OR VAULT; CEMETERY	TYPE III B
CONSTRUCTION TYPE	FLOOD ZONE = X	
FLOOD INFORMATION		
AREAS	ALLOWED	EXISTING
LOT AREA	1,035.09 SF	1,035.09 SF
LOT WIDTH	114.21 FT	114.21 FT
LOT DEPTH	728.5 FT	728.5 FT
LOT COVERAGE (% AREA OF BUILDINGS)	N/A	N/A
LOT COVERAGE (% AREA OF BUILDINGS)	15% MAXIMUM	0.15%
LOT COVERAGE (% AREA OF BUILDINGS)	15,283	1,877 SF (1,341 by county)
HEIGHTS/STORIES	ALLOWED	EXISTING
BUILDING HEIGHT (HIGHEST POINT OF ROOF)	N/A	10'-0"
MAXIMUM NUMBER OF STORES	N/A	1

SETBACKS	ALLOWED	EXISTING	PROPOSED
FRONT YARDS	57 MINIMUM	765'-5"	755'-0"
FRONT YARD (WEST)	57 MINIMUM	622'-7"	608'-5"
SIDE YARDS	25 MINIMUM	83'-4"	44'-4"
SIDE STREET (SOUTH NEW BUILDING)	25 MINIMUM	59'-3"	57'-5"
SIDE STREET (NORTH NEW BUILDING)	25 MINIMUM	N/A	43'-0"
SIDE STREET (SOUTH NEW HANDWASH)	25 MINIMUM	N/A	138'-10"
SIDE STREET (NORTH NEW SCULPTURE)	25 MINIMUM	N/A	

PARKING REQUIREMENTS	AREA FOR PARKING CALCULATIONS	REQUIRED	PROPOSED
SECTION 33-24.0, CHURCHES	SEATING AREA = 2,480 SQ FT (SEE PLAN) / 100 =	24.80	25.00
SECTION 33-24.0, OFFICES, SIMILAR USES	OFFICE/SUPPORT AREA = 2,485 SQ FT (SEE PLAN) / 300 =	8.28	9.00
	TOTAL PARKING:	33.08	34.00

NOTE: PARALLEL SPACES ARE SHOWN AT SHOULDERS OF CEMETERY ROADS TO PROVIDE A MINIMUM OF 34 SPACES, HOWEVER, PARKING IS AVAILABLE ON ALL SHOULDERS THROUGHOUT CEMETERY, WHICH CAN PROVIDE FOR HUNDREDS MORE PARKING SPACES

FOR LANDSCAPING LEGEND AND REQUIREMENTS, SEE SHEETS LS-1, 2 & 3



DRAWING INDEX

SH-T DESCRIPTION	INDEX SITE MAP, NOTES	A-1 FLOOR PLAN & SCHEDULE
C-1 OVERALL SITE PLAN - EXISTING/DEMOL		A-2 REFLECTED CEILING PLAN
C-2 OVERALL SITE PLAN - PROPOSED		A-3 ELEVATIONS
C-3 ENLARGED SITE PLAN - EXISTING & PROPOSED		A-4 SECTIONS
C-4 OVERALL SITE PLAN - PARKING		H-1 PROPOSED HANDWASH DETAILS
LS-1 OVERALL SITE PLAN - LANDSCAPE ASBUIL		SC-1 PROPOSED SCULPTURE DETAILS
LS-2 OVERALL SITE PLAN - LANDSCAPE EXIST		
LS-3 LANDSCAPE PLAN - NEW		
SURVEY-1 LOCATION MAP		
SURVEY-2 OVERALL SITE - GRAVE SITES		
SURVEY-3 OVERALL SITE - GRAVE SITES		
SURVEY-4 ENLARGED PLAN - EXIST STRUCTURE		

SCOPE OF WORK

THIS IS A REVISION TO AN EXISTING MASTER PLAN, AND INCLUDES THE FOLLOWING REVISIONS:

- DEMOLISH EXISTING ADMINISTRATIVE/SUPPORT BUILDING
- BUILD NEW HANDWASH, BUILD NEW CHAPEL & ADMINISTRATIVE/SUPPORT BUILDING.
- INSTALL NEW MONUMENT SCULPTURE.
- MISCELLANEOUS SITE WORK TO ACCOMPLISH THE WORK.
- ADD ADDITIONAL INDIVIDUAL GRAVE LOT DESIGNATIONS

CODE REVIEW

APPLICABLE CODE: F.B.C. BUILDING 2010

CODE STATEMENT

To the best of the architect's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with the section and 633 Florida Statutes.

ZONING ANALYSIS: GU - INTERIM DISTRICT - USES DEPEND ON CHARACTER OF NEIGHBORHOOD, OTHERWISE EU-2 STANDARDS APPLY

OCCUPANCY TYPE: ASSEMBLY A-3

FLOOD ZONE CRITERIA:

FLOOD ZONE = X

BASE FLOOD ELEVATION = N/A

PROJECT LOCATION



LEGAL DESCRIPTION

FOLIO #90-2123-030-0010, 23 52 41 MOUNT SINAI MEMORIAL PK PB 70-9
 ALL & ESORT OF S4/8FT OF NW 12 AVE LYG W & ADJ CLOSED PER
 R-42/46 LESS PORT LYG IN PB 149-92



SHEET G-1

SHEET TITLE: INDEX, NOTES, LOCATION MAP

DATE	REVISION DESCRIPTION

7/22/14

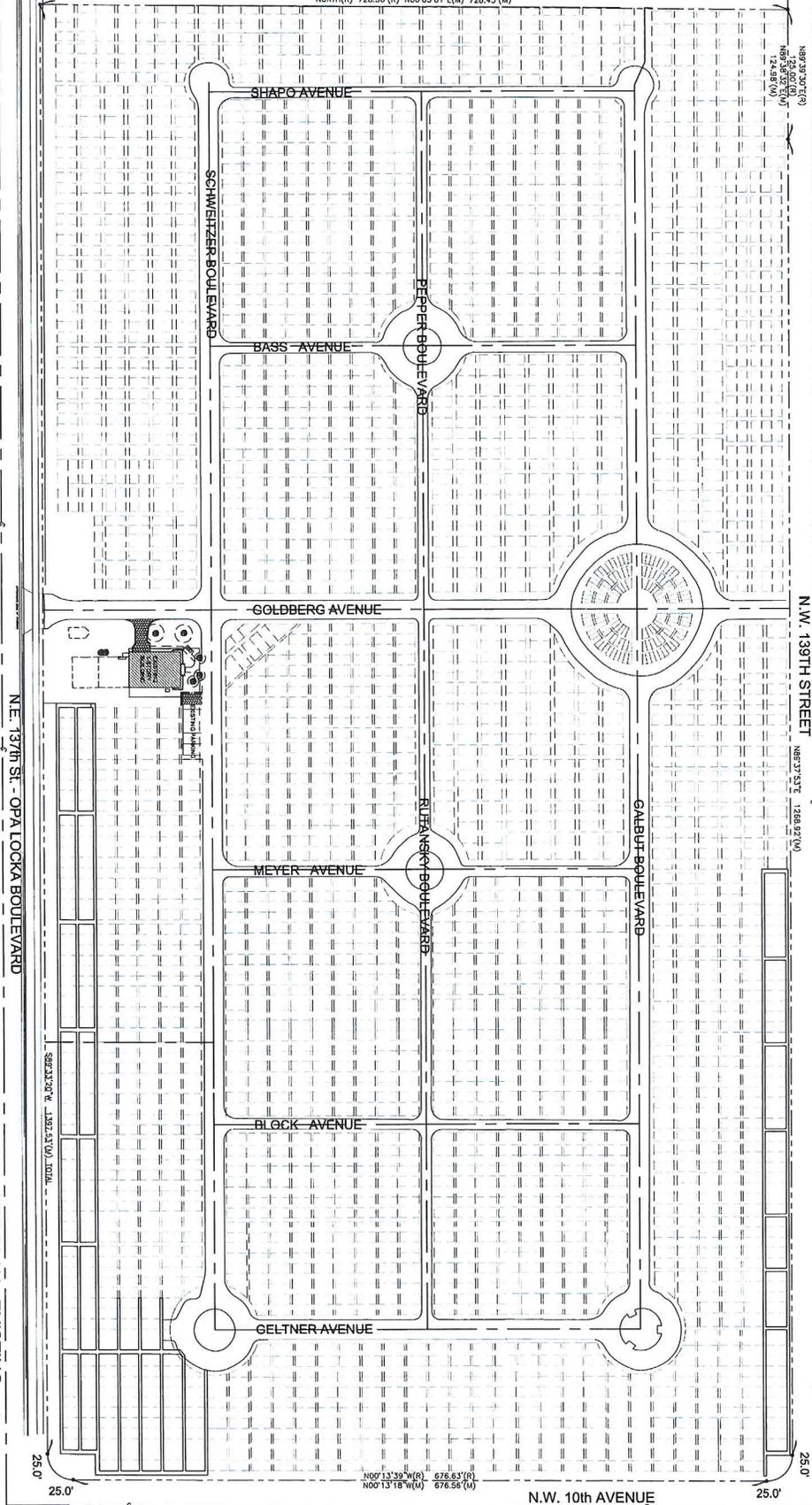
MASTER PLAN REVISIONS
 MOUNT SINAI MEMORIAL PARK CEMETERY
 1125 N.W. 137th ST. MIAMI, FL

Giller & Giller, Inc.
 The Giller Building
 1300 Brick Bay Drive, Suite 200
 Miami Beach, Florida 33139
 Phone: 305-672-0000 Fax: 305-672-0004
 www.gillerandgiller.com



Memorial Plan Dade Memorial Park
 NORTH (R) 728.56' (H) N00°03'01" E (M) 728.45' (M)

N.W. 12th AVENUE



OVERALL SITE PLAN - EXISTING
 SCALE 1" = 40'

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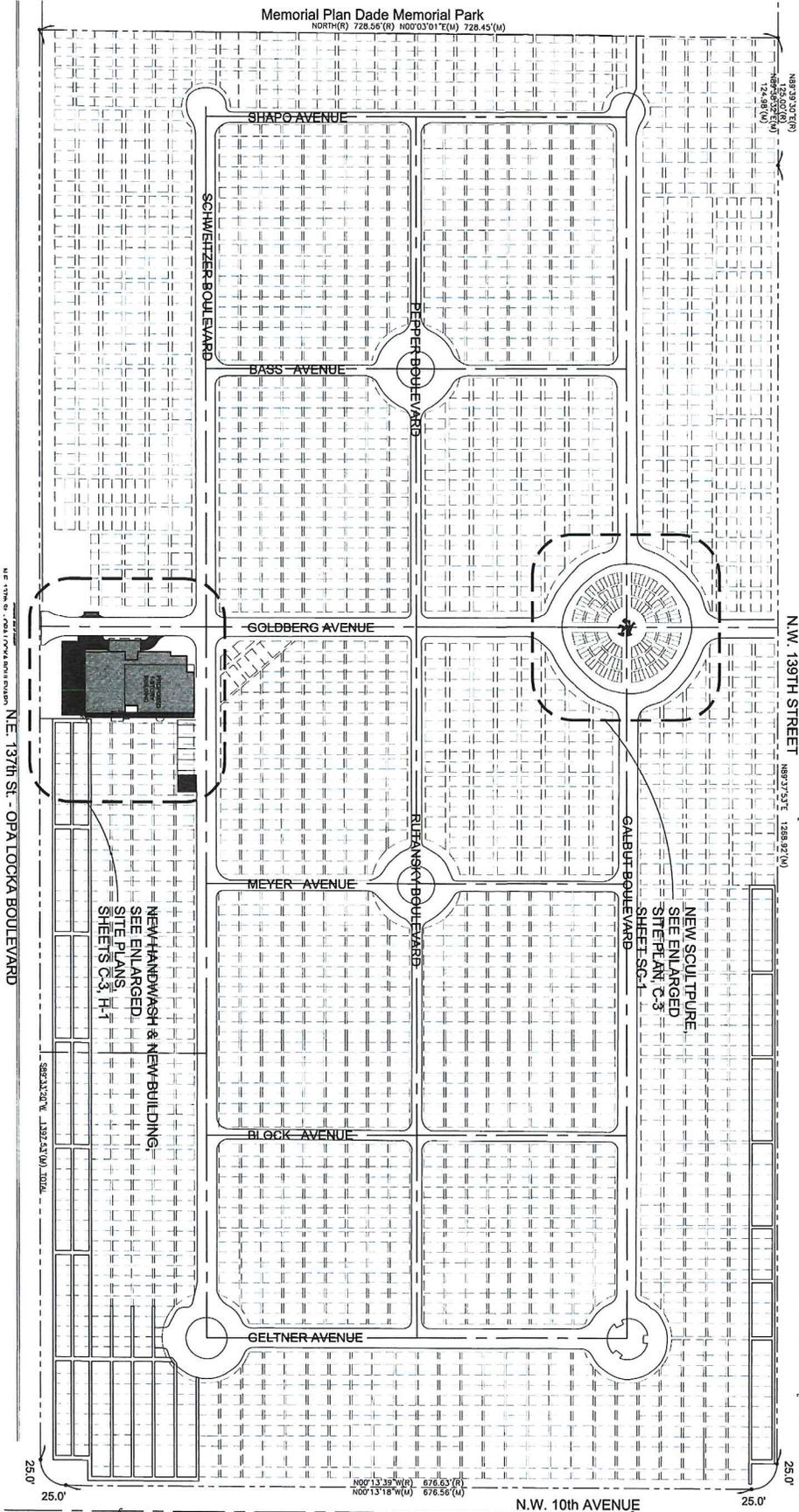
SHEET TITLE: OVERALL SITE PLAN - EXISTING
 DATE: 6/16/14

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Memorial Plan Dade Memorial Park
 NORTH (R) 728.56 (R) N00°03'01"E (M) 728.45 (M)



N.W. 12th AVENUE

N.W. 139TH STREET

N.E. 137th St. - OPA LOCKA BOULEVARD

OVERALL SITE PLAN - PROPOSED
 SCALE: 1" = 40'

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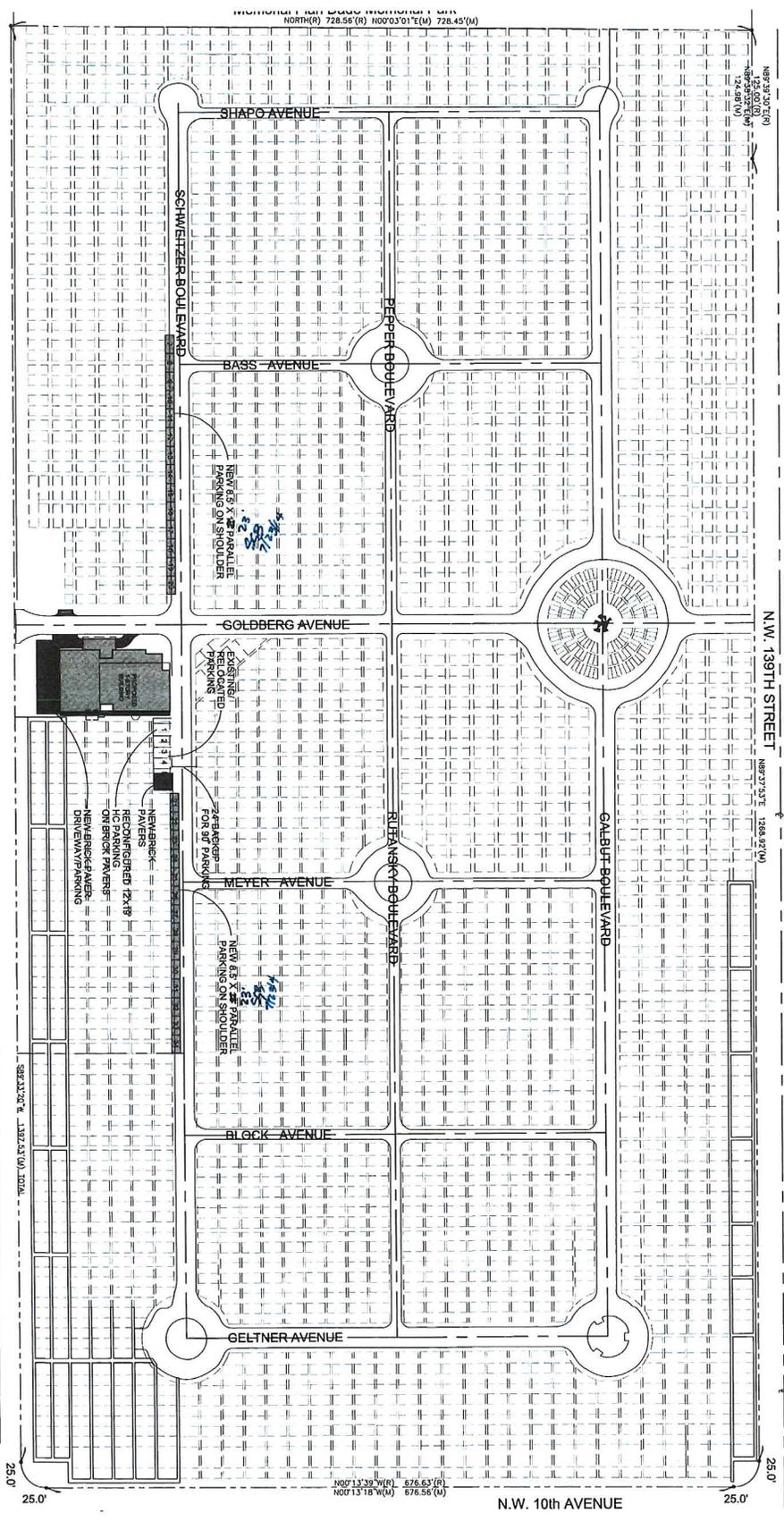
SHEET C-2	SHEET TITLE OVERALL SITE PLAN PROPOSED
ARCH. CODE # 13119	DATE 8/18/14

DATE	REVISION DESCRIPTION

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 1125 N.W. 137th ST. MIAMI, FL

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OVERALL SITE PLAN - PARKING
 SCALE: 1" = 40'

ZONING SUBMITTAL

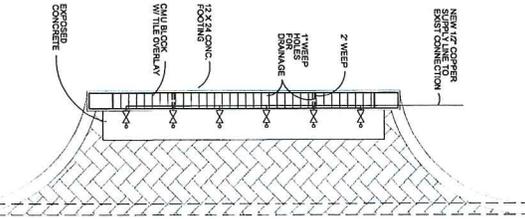
SHEET	C-4
SHEET TITLE	OVERALL SITE PLAN PARKING PLAN
ARCH. COMM. #	131119
DATE	8/16/14

NO.	DATE	REVISION DESCRIPTION

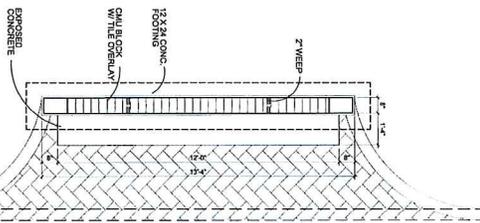
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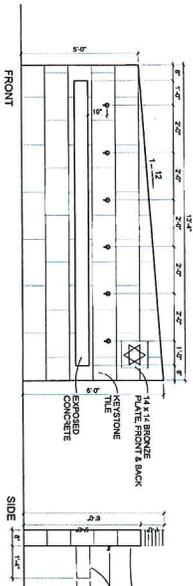




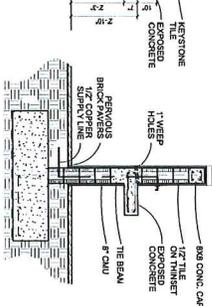
ENLARGED PLUMBING PLAN
SCALE: 1/2" = 1'-0"



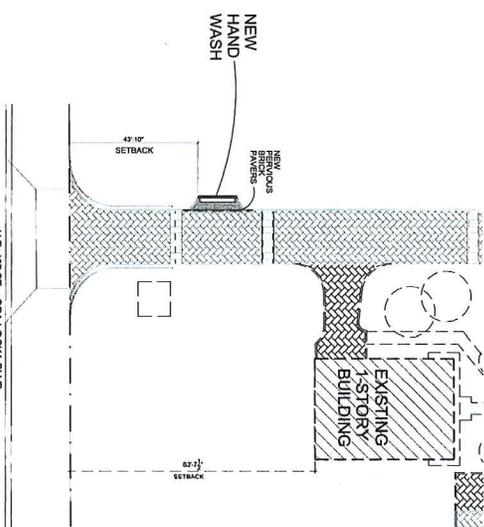
ENLARGED HAND WASH PLAN
SCALE: 1/2" = 1'-0"



HAND WASH ELEVATIONS
SCALE: 1/2" = 1'-0"



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



HAND WASH LOCATION PLAN
SCALE: 1/16" = 1'-0"



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SHEET
H-1

SHEET TITLE
HANDWASH DETAILS

DATE	REVISION DESCRIPTION



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 MOUNT SINAI MEMORIAL PARK CEMETERY
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 The Giller Building
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 305 688-0222 FAX 1020 539-9121
 204947420.com
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N.W. 139TH STREET

N.W. 10th AVENUE

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OVERALL SITE PLAN - LANDSCAPE AERIAL
 SCALE: 1" = 40'

NOV 17 2014
 11:00 AM
 ZONING SUBMITTAL

SHEET LS-1	SHEET TITLE: OVERALL SITE PLAN LANDSCAPE AERIAL	DATE: _____	REVISION DESCRIPTION: _____ _____ _____	 MASTER PLAN REVISIONS MOUNT SINAI MEMORIAL PARK CEMETERY 1125 N.W. 137th ST. MIAMI, FL	Giller & Giller, Inc. 116 Geller Building 1175 Geller Street, Suite 100 Miami Beach, Florida 33139 Phone: 305-666-1177 FAX: 305-666-1591 Email: giller@giller.com Web: www.giller.com REG. NO. 144-000184 ARCHITECTS CONSTRUCTION MANAGERS
	ARCHIT. DRAWING NO.: 13110	DATE: 6/16/14	COPYRIGHT © 2014, Giller & Giller, Inc. ALL RIGHTS RESERVED		

EXIST LANDSCAPE

PLANT SCHEDULE

MARK	COMMON NAME	LATIN NAME	QTY	SIZE	REMARKS
A	FIGS TREE	FIGS BENJAMINA	1	20' X 20'	EXISTING TO REMAIN
A1	FIGS TREE	FIGS BENJAMINA	1	18' X 18'	EXISTING TO RELOCATE
B	GEIGER TREE	CORDIA SEBESTENA	2	8' - 10'	DOUBLES EXISTING
C	COCONUT PALM	ORYZA BALANIS (COCO)	88	3 GAL.	2" O.C.
D	LIRIOPE	LIRIOPE	200	1 GAL.	18" O.C. STAGGERED
E	CHRISTMAS PALM	VERTICIA MERRELLI	5	5' CLEARTRUNK	8' - 10'

LANDSCAPE NOTES:

1. LANDSCAPE MATERIAL SHALL BE FLORIDA GRADE #1.
2. ALL BEDS SHALL BE MULCHED WITH EUCALYPTUS MULCH.
3. PROTECT EXISTING TREES TO REMAIN.
4. SOD - ST. AUGUSTINE "FLORATAM".

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JUL 23 2015

Per Olt

SEAL OF THE COUNTY OF MIAMI-DADE COUNTY
 COUNTY ENGINEER
 RESOURCES DEVELOPMENT SERVICES

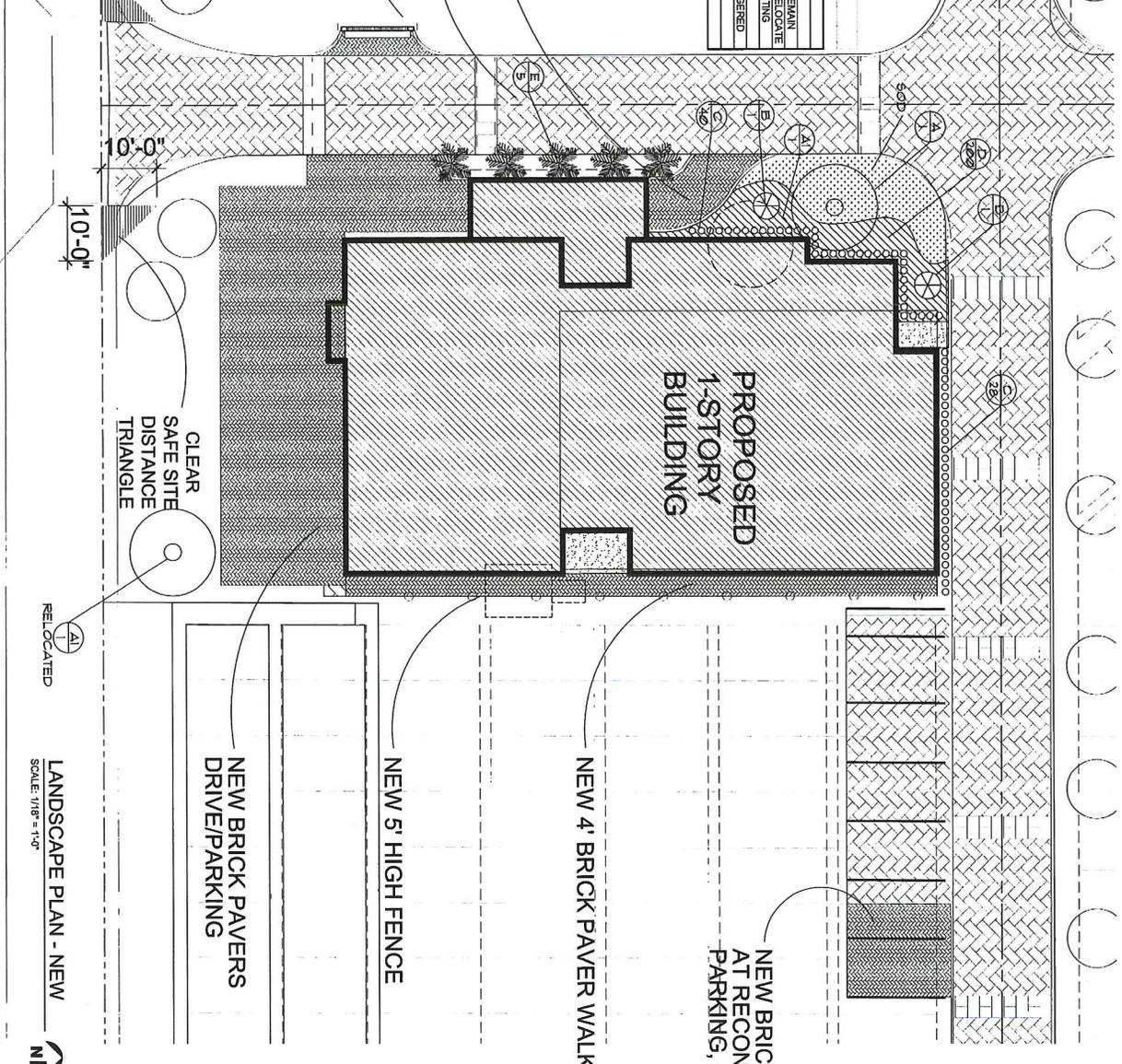
EXIST LANDSCAPE

NEW BRICK PAVERS

EXIST BRICK DRIVEWAY

NEW HAND-WASH

SEE SHEET H-1



LANDSCAPE PLAN - NEW

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



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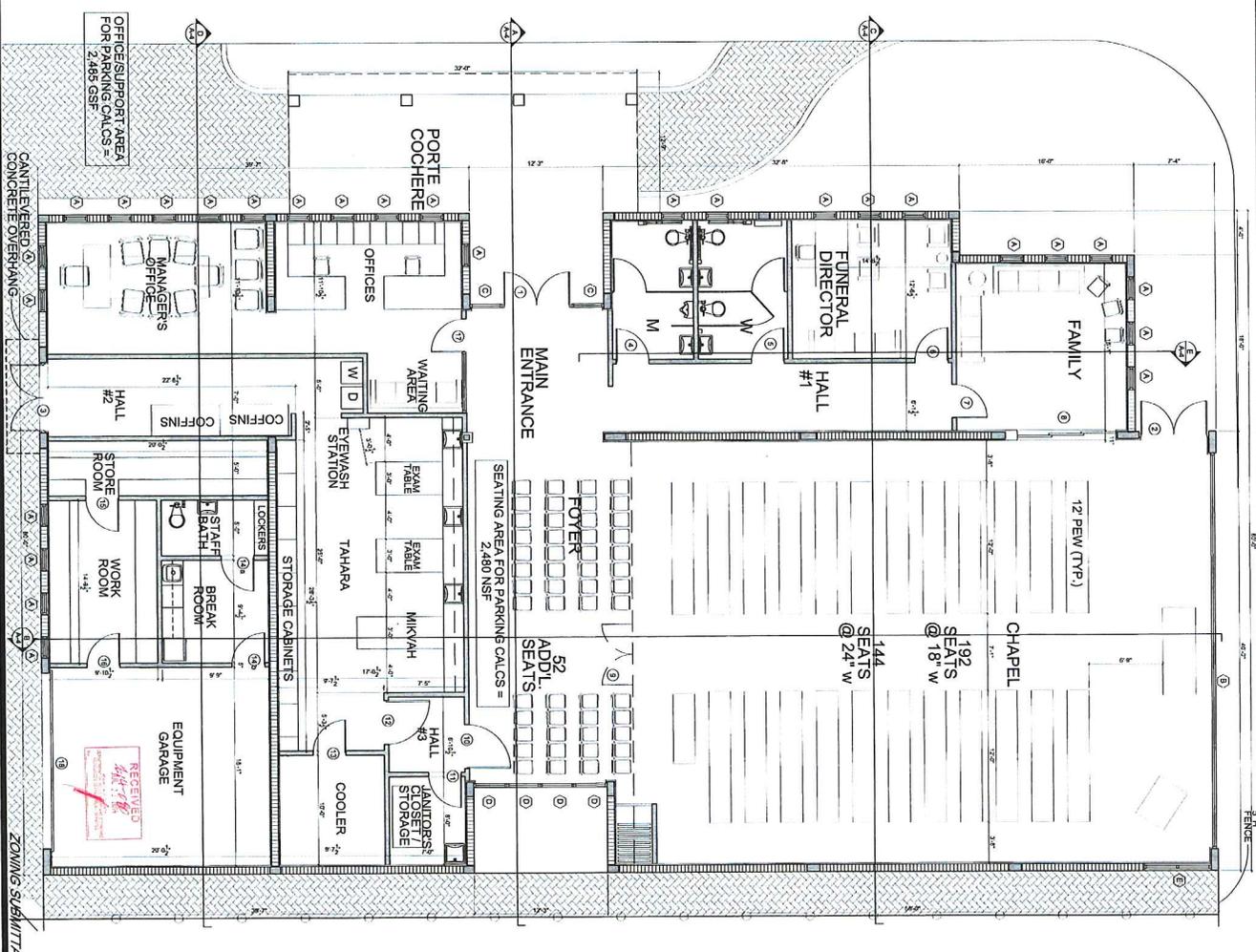
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 BY: *for dt*

DOOR	TYPE	LOCATION	SIZE W x H	FINISH	W x H	W x H	W x H
1	SWINGING	ENTRANCE	11'-0" x 8'-0"	GLASS			
2	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	HOLLOW METAL			
3	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
4	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
5	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
6	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
7	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
8	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
9	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
10	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
11	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
12	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
13	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
14	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
15	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
16	SWINGING	TAHARA ENTRANCE	11'-0" x 8'-0"	WOOD/PANELLED			
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FLOOR PLAN
 SCALE: 1/4" = 1'-0"



SHEET A-1	FLOOR PLAN & SCHEDULES	DATE	REVISION	DESCRIPTION
ARCH. CDM # 13119	DATE 6/16/14			
MASTER PLAN REVISIONS MOUNT SINAI MEMORIAL PARK CEMETERY 1125 N.W. 137th ST. MIAMI, FL		Giller & Giller, Inc. 8550 N.W. 22nd Street Suite 200, Fort Lauderdale, FL 33322 (954) 333-8324 FAX (954) 333-1531 www.gillerandgiller.com REG. ARCH. NO. 14460 ARCHITECTS CONSTRUCTION MANAGERS		

35

RECEIVED
 214-086
 JUL 23 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF RESIDENT AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY: **FOR 04**

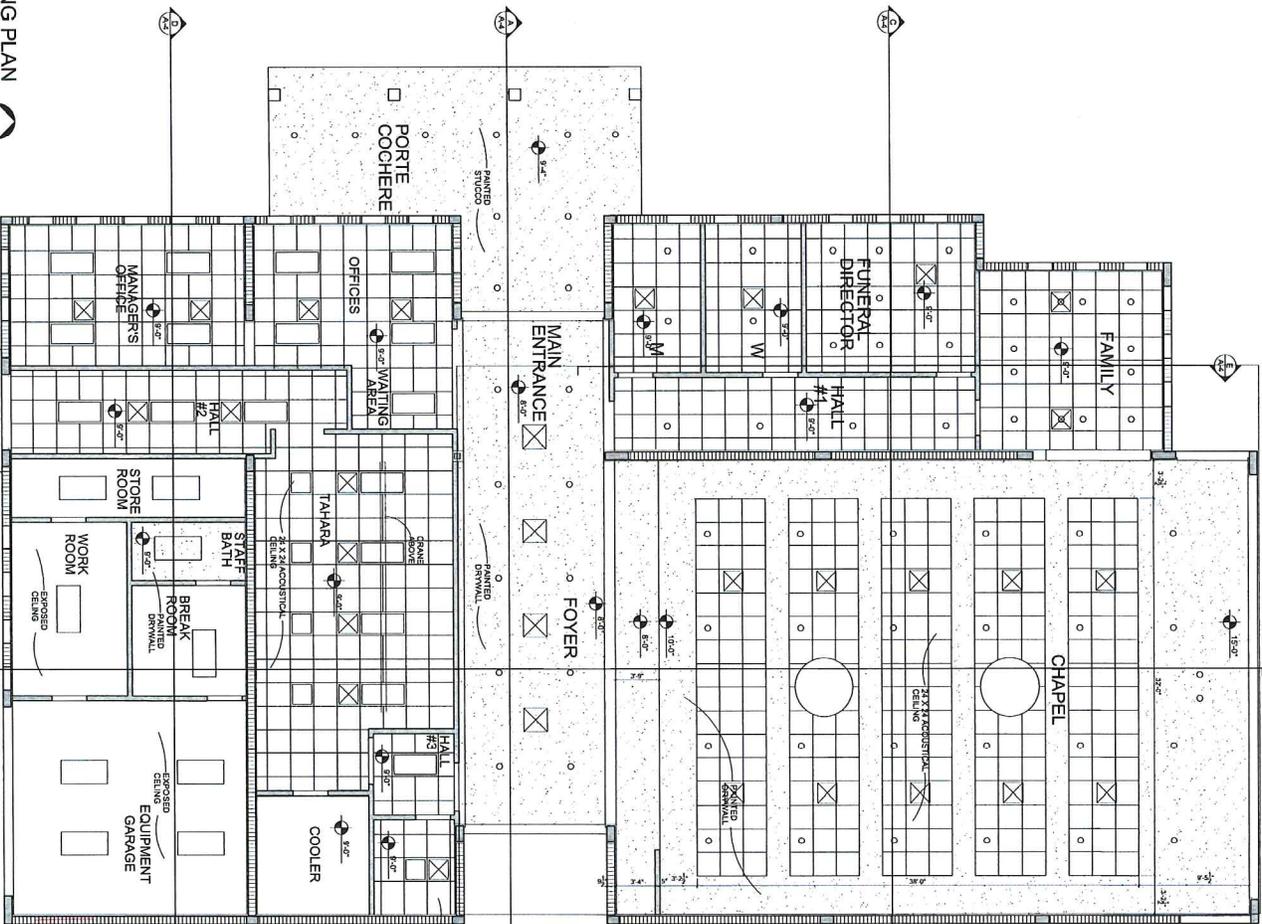
REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"



PAINTED STUCCO
 CONCRETE EXTERIOR WALLING

PAINTED STUCCO

ZONING SUBMITTAL



SHEET	SHEET TITLE
A-2	REFLECTED CEILING PLAN
PROJECT COM #	DATE
1.3.11.19	6/16/14

NO.	DATE	REVISION DESCRIPTION

MASTER PLAN
 REVISIONS
 MOUNT SINAI MEMORIAL PARK CEMETERY
 1125 N.W. 137th ST.
 MIAMI, FL

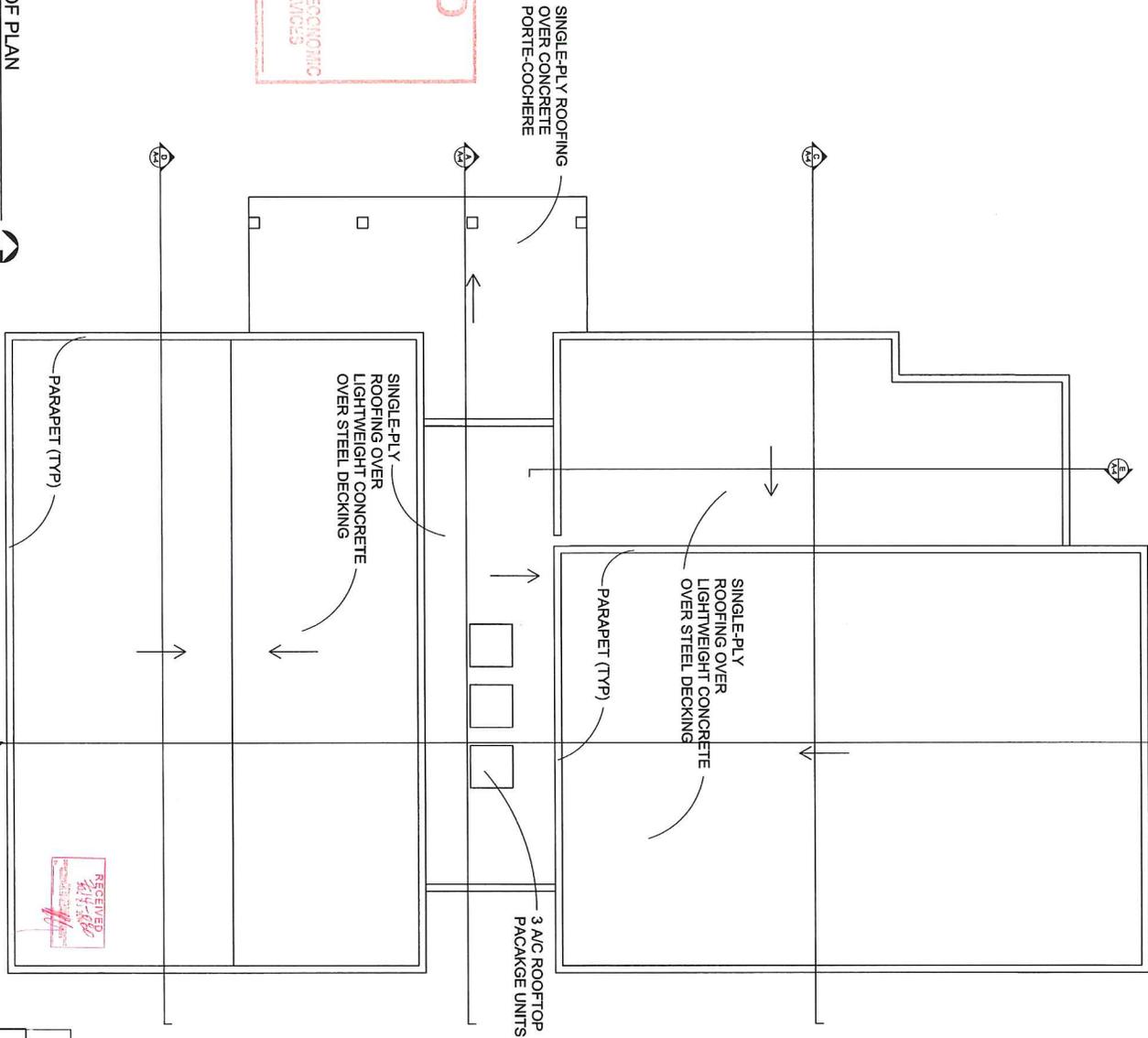
Giller & Giller, Inc.
 700 15th Avenue
 916 Arthur Godfrey Road
 Miami Beach, Florida 33139
 (305) 538-8224 FAX (305) 538-5521
 www.giller.com
 Reg. No. CO00264
 ARCHITECTS CONSTRUCTION MANAGERS



36

RECEIVED
 214-080
 JUL 23 2015
 MAHARAJA COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By *for pjt*

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

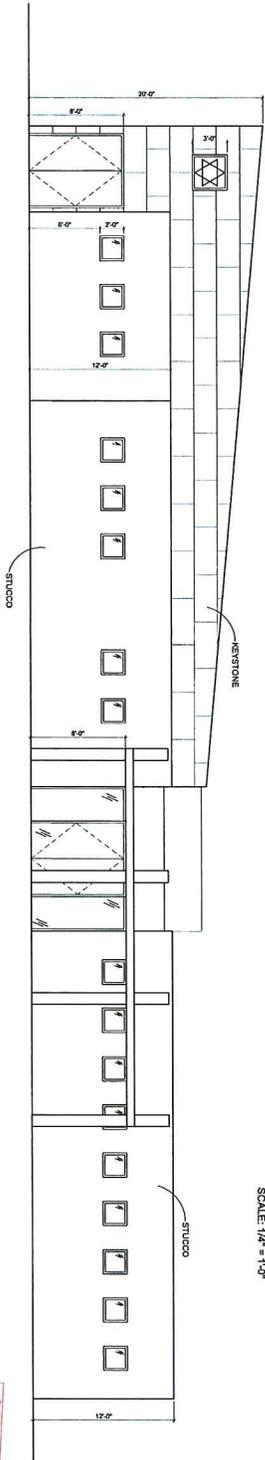


RECEIVED
 214-080
 JUL 23 2015
 MAHARAJA COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By *for pjt*

ZOWING SUBMITTAL

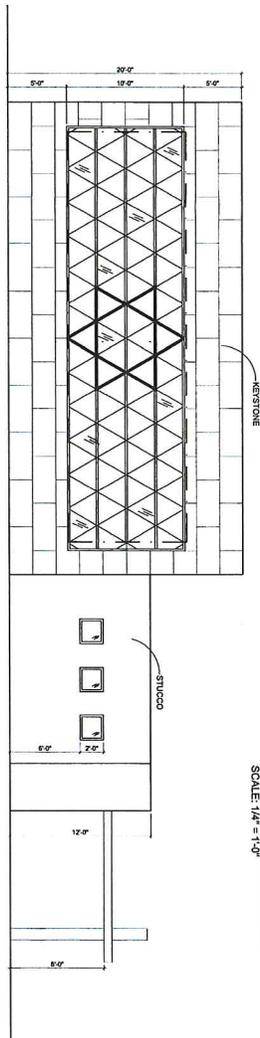
SHEET	A-3	SHEET TITLE	ROOF PLAN	DATE	6/16/14	REVISION DESCRIPTION		ARCHITECT	Giller & Giller, Inc. <small>The Solar Building 875 Arthur Godfrey Road Miami Beach, Florida 33139 (305) 358-9224 FAX (305) 624-9321 MiamiBeach, FL Reg #1A 000844</small>	CONSTRUCTION MANAGERS	
ARCH COM #	13119	DATE	6/16/14	MASTER PLAN REVISIONS				ARCHITECTS	MIAMI, FL		
				1125 N.W. 137th ST.							

RECEIVED
 214-080
 JUL 23 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 REFORM
 BY: *FDH*

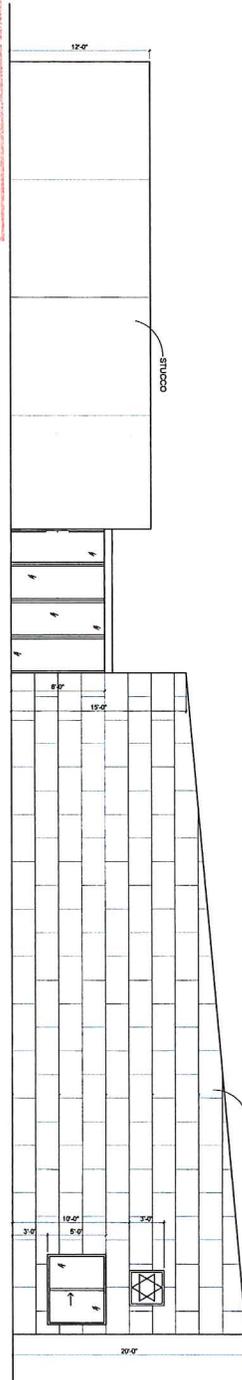


EAST ELEVATION
 SCALE: 1/4" = 1'-0"

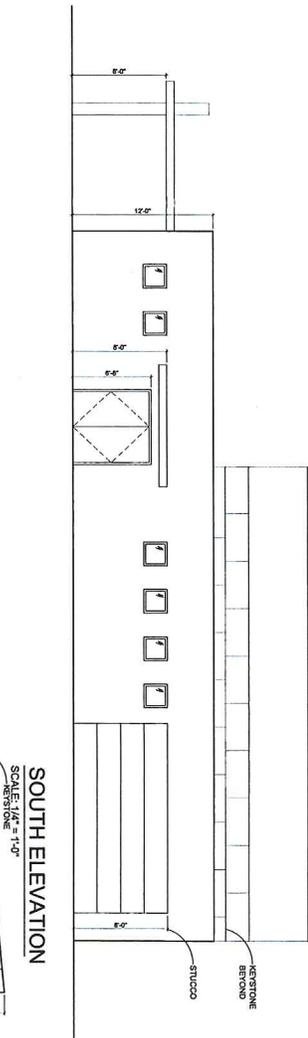
RECEIVED
 214-080
 JUL 23 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 REFORM
 BY: *FDH*



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



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



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

SHEET	SHEET TITLE:
A-4	ELEVATIONS
ARCH. COORD. #	DATE
13119	5/7/14

DATE	REVISION DESCRIPTION

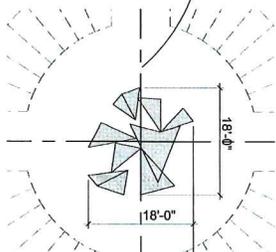
MASTER PLAN REVISIONS
 MOUNT SINAI MEMORIAL PARK CEMETERY
 1125 N.W. 137th ST. MIAMI, FL

Giller & Giller, Inc.
 711 One Building
 811 Arthur Godfrey Road
 West Beach, Fort Lauderdale, FL 33309
 (954) 433-8311 FAX (954) 433-4921
 www.giller.com
 Reg. No. CO0094
 ARCHITECTS CONSTRUCTION MANAGERS

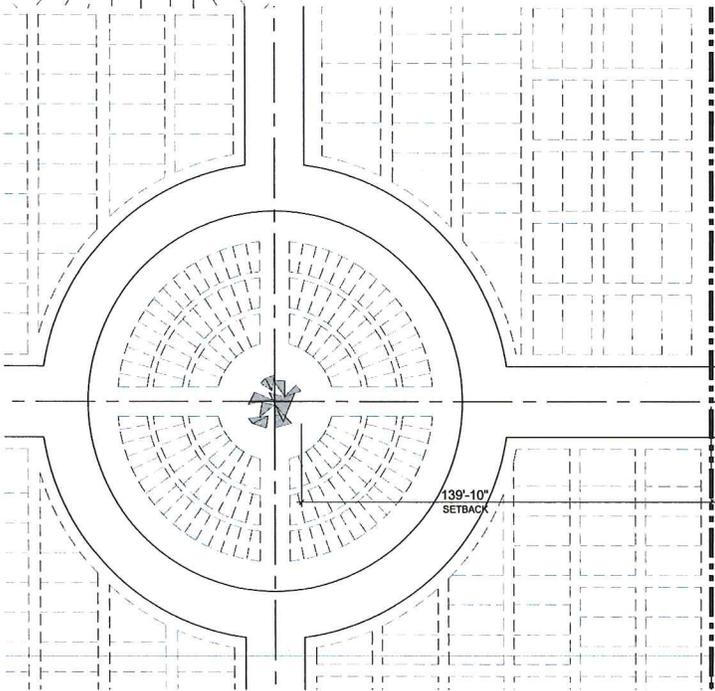


RECEIVED
 214-080
 JUL 23 2015
 MIAMI DADE COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY *for dt*

NEW STEEL SCULPTURE,
 APPROX 14'-0" HIGH,
 18'-0" WIDE, 18'-0" LONG,
 MAINTAIN 8' MINIMUM
 CLEARANCE ALL AROUND



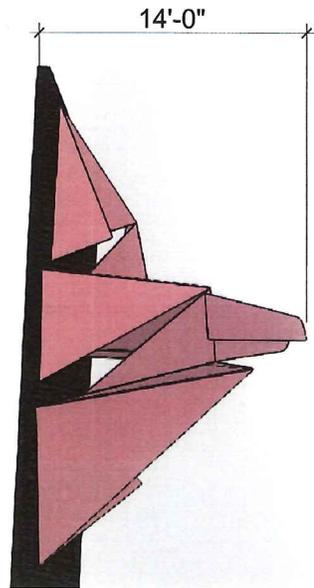
MONUMENT SCULPTURE PLAN
SCALE: 1/8" = 1'-0"



MONUMENT SCULPTURE LOCATION PLAN
SCALE: 1/8" = 1'-0"



SCULPTURE: "MOUNT SINAI"



RECEIVED
 214-080
 JUL 23 2015
 ZONING SUBMITTAL

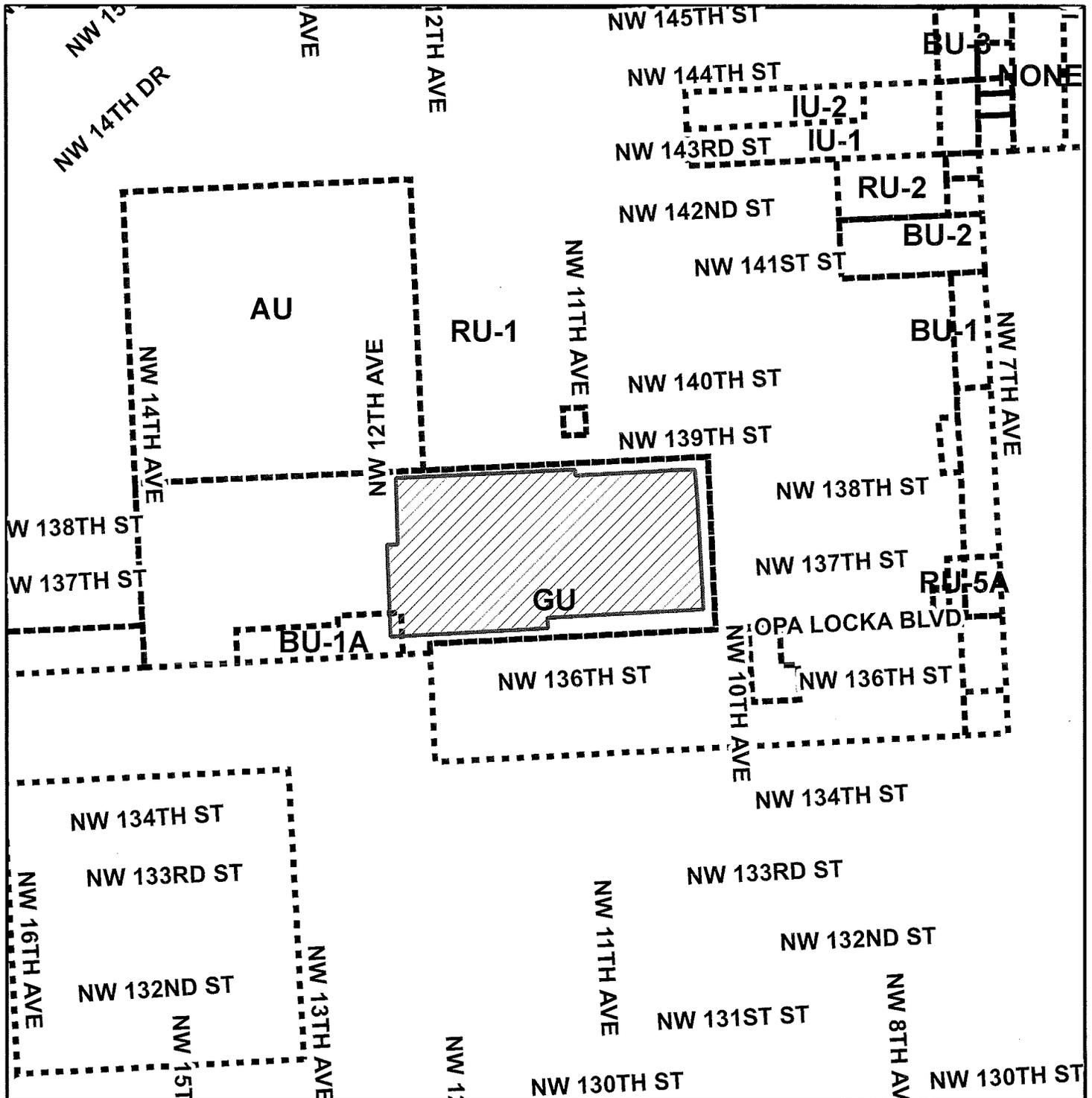
SHEET SC-1	SHEET TITLE: MONUMENT SCULPTURE
ARCH COM # 13119	DATE: 6/16/14

DATE	REVISION DESCRIPTION
7/2/14	

MASTER PLAN
 REVISIONS
MOUNT SINAI MEMORIAL PARK CEMETERY
 1125 N.W. 137th ST.
 MIAMI, FL

Giller & Giller, Inc.
 The Giller Building
 4120 N.W. 12th Street, Suite 1000
 Fort Lauderdale, Florida 33309
 1-800-528-2224 FAX 1-954-528-4931
 www.giller.com
 Reg. No. AA 200584
 ARCHITECTS CONSTRUCTION MANAGERS





MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2014000080

Section: 23 Township: 52 Range: 41

Applicant: GREATER MIAMI JEWISH CEMETERY ASSOCIATION, INC.

D/B/A MT. SINAI MEMORIAL PARK

Zoning Board: C8

Commission District: 2

Drafter ID: F. Arencibia

Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, August 18, 2014

REVISION	DATE	BY
		40



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000080

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning



Section: 23 Township: 52 Range: 41

Applicant: GREATER MIAMI JEWISH CEMETERY ASSOCIATION, INC.

D/B/A MT. SINAI MEMORIAL PARK

Zoning Board: C8

Commission District: 2

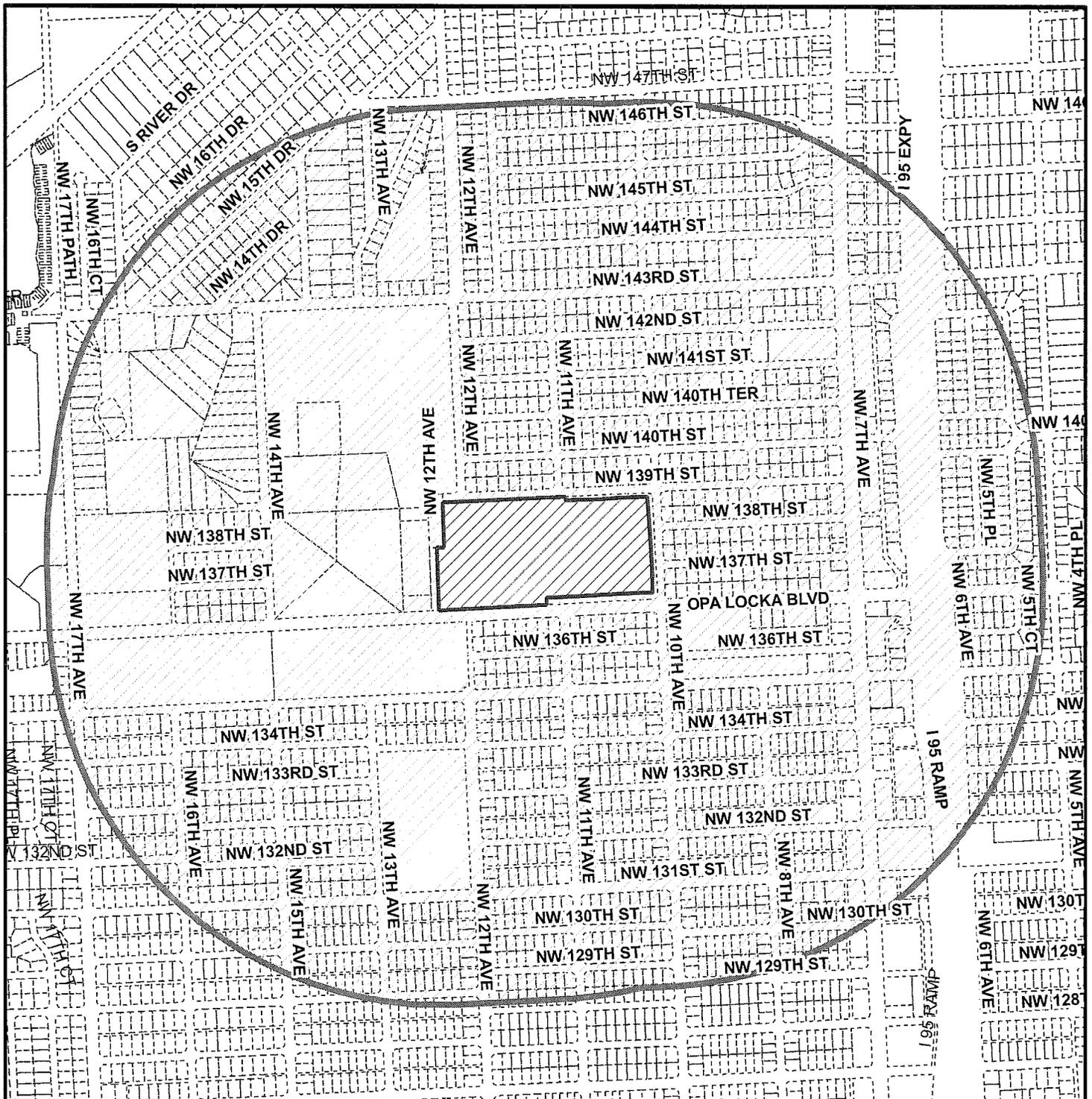
Drafter ID: F. Arencibia

Scale: NTS



SKETCH CREATED ON: Monday, August 18, 2014

REVISION	DATE	BY
		41



MIAMI-DADE COUNTY
RADIUS MAP

Section: 23 Township: 52 Range: 41
 Applicant: **GREATER MIAMI JEWISH CEMETERY ASSOCIATION, INC.**
 D/B/A MT. SINAI MEMORIAL PARK
 Zoning Board: C8
 Commission District: 2
 Drafter ID: F. Arencibia
 Scale: NTS

Process Number
Z2014000080
 RADIUS: 2640

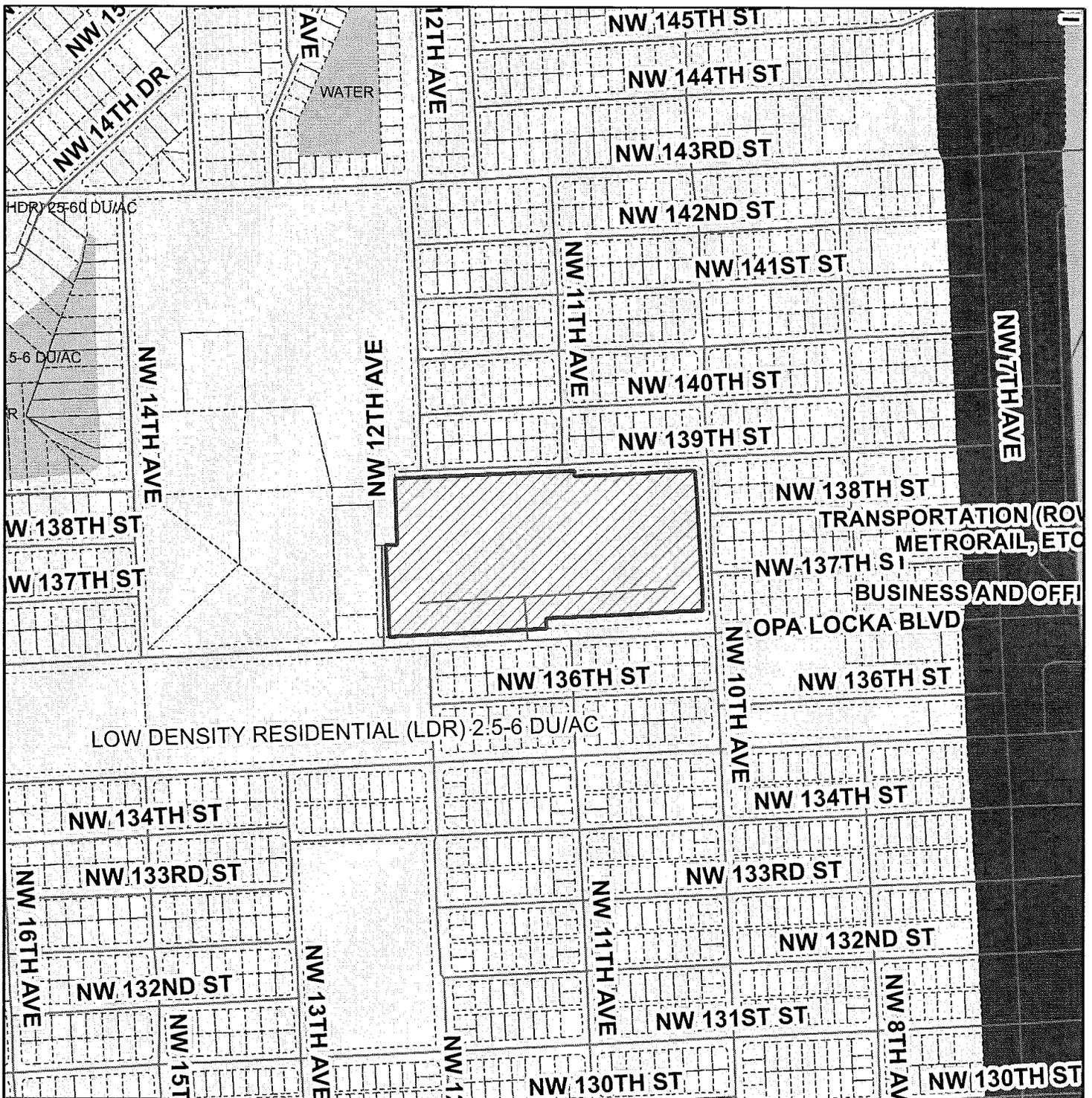
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Street (Centerline)
-  Property Boundaries



SKETCH CREATED ON: Monday, August 18, 2014

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY

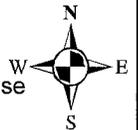
CDMP MAP

Process Number

Z2014000080

Legend

-  Subject Property Case
-  Zoning



Section: 23 Township: 52 Range: 41

Applicant: GREATER MIAMI JEWISH CEMETERY ASSOCIATION, INC.

D/B/A MT. SINAI MEMORIAL PARK

Zoning Board: C8

Commission District: 2

Drafter ID: F. Arencibia

Scale: NTS



SKETCH CREATED ON: Monday, August 18, 2014

REVISION	DATE	BY

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

PH: Z15-020 (15-6-CZ8-2)

June 25, 2015

Item No. 2

Recommendation Summary	
Commission District	2
Applicant	Ruben Gatto
Summary of Requests	The applicant is seeking to permit existing additions to a single-family residence setback less than required from property lines.
Location	445 NE 160 Street, Miami-Dade County, Florida.
Property Size	60' x 105'
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

1. NON-USE VARIANCE to permit an existing addition to a single-family residence setback varying from 10' to 11.86' (25' required) from the rear (north) property line.
2. NON-USE VARIANCE to permit a second existing addition to the single-family residence setback varying from 4.40' to 5.0' (6' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Additions and Legalization in a Single-Family Residence", as prepared by Ramon L. Arronte, A.I.A., dated stamped received 3/4/15. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The plan submitted depicts the existing approximately 1,078 sq. ft. single-family residence with existing terrace and bedroom additions that encroach into the rear (north) and interior side (west) setback areas.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

West	RU-1; single-family residence	Low Density Residential (2.5 to 6 du)
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NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 445 NE 160 Street. The area surrounding the subject property is primarily characterized by single-family residences.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to maintain the existing terrace and bedroom additions, which provide the applicant with a sheltered recreation area and with additional living area. However, the additions may have a minimal visual impact on the surrounding residences.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. The approval of the requests sought in the application will allow the existing terrace and bedroom additions to the single-family residence setback less than permitted, will not add additional dwelling units to the site beyond what is allowed by the CDMP Low Density Residential Category, Land Use Element interpretative text, and will not change the single-family detached use. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use, approval of the application with conditions, is **consistent** with the uses allowed under the Low Density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation.

ZONING ANALYSIS:

Staff opines that when analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, approval with conditions of the aforementioned requests will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and for the reasons stated below would be **compatible** with same. The subject property is an interior lot located within an established residential district, developed under the RU-1, Single-Family Residential District regulations.

Pursuant to Resolution #4-ZAB-9-82, a property located northwest of the subject property along NE 162 Street, was approved to permit an existing addition setback 10.83' (25' required) from the rear (south) property line. Additionally, pursuant to Resolution #4-ZAB-334-85, a property located northeast of the subject parcel along NE 161 Street, was approved to permit an existing carport addition setback 4.40' to 5' (6' required) from the interior side (west) property line. As such, staff opines that approval of the aforementioned requests, would not be out character with the surrounding area. However, in staff's opinion, the existing floor plan for the single-family residence could be easily converted by future owners to allow a guest quarters or multiple residential uses on the property. Therefore, staff recommends as a condition for approval that the applicant provide a Declaration of Use that would restrict the property to a single family use only. Additionally, as a condition for approval, staff recommends that in addition to the existing chain link fence along the rear (north) property line, the applicant shall install a hedge as a visual buffer to mitigate the visual impact of the rear encroachment on the property to the north. **Based on the aforementioned analysis, staff recommends approval with conditions of the**

requests #1 and #2, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

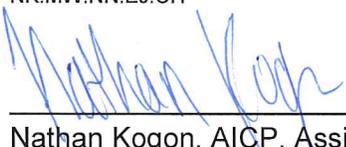
OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the 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, "Additions and Legalization in a Single-Family Residence", as prepared by Ramon L. Arronte, A.I.A., dated stamped received 3/4/15. Except any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the applicant submits a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.
4. That in addition to the existing chain link fence along the rear (north) property line the applicant shall install a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.
5. That the use be established and maintained in accordance with the approved plan.

NK:MW:NN:EJ:CH



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

NBN

ZONING RECOMMENDATION ADDENDUM

Ruben Gatto
Z15-020

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
Schools	No objection
*Subject to conditions in their memorandum.	

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

Low-Density Residential (Pg. 1-31)	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i>
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2. RUBEN GATTO
(Applicant)

15-6-CZ8-2(15-020)
Area 08/District 02
Hearing Date: 06/25/15

Property Owner (if different from applicant) Same.

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

Disclosure of interest form attached? **Yes** **No**

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
None				

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

Memorandum



Date: March 20, 2015

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

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

Subject: C-08 #Z2015000020
Ruben Gatto
445 NE 160th Street, Miami, FL 33162
Non-Use Variance to permit an existing residence setback less than required
(0.00 Acres)
18-52-42

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

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements. Public water lines are owned and operated by City of North Miami Beach.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water.

Tree Preservation

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree 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. Based on the information submitted with this zoning application, it does not appear that specimen-sized trees (trunk diameter 18 inches or greater) would be impacted by the proposed project.

Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program staff 305-372-6574 for additional information regarding permitting procedures and requirements.

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 13, 2015

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: Z2015000020
Name: Ruben Gatto
Location: 445 NE 160 Street
Section 18 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 objection.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 31 & 32, Block 18, Plat Book 9 at Page 82.

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

Memorandum



Date: March 13, 2015

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

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

Subject: Ruben Gatto (#15_020)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The application requests a non-use variance of setback requirements for a property which contains a single family home. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum



Date: March 24, 2015

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: Z2015000020: RUBEN GATTO

Application Name: RUBEN GATTO

Project Location: The site is located 445 NE 160 ST, Miami-Dade County.

Proposed Development: The request is for non-use variance for setbacks less than required for an existing single-family residential lot.

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 Planning Section Supervisor



Memorandum

Date: 30-MAR-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000020

Fire Prevention Unit:

No objection to the site plan with a 3/04/15 RER received date.

Service Impact/Demand

Development for the above Z2015000020
 located at 445 NE 160 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0332 is proposed as the following:

_____	dwelling units	_____	square feet
residential		industrial	
1	square feet	_____	square feet
Office		institutional	
_____	square feet	_____	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 32
 The estimated average travel time is: 5:15 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

N/A

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

RUBEN GATTO

445 NE 160 ST,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

JUNE 25, 2015

Z2015000020

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

May 6, 2015

Neighborhood Regulations OPEN:

NC OPEN: THERE ARE NO CURRENT OPEN CASES

NC CLOSED: CASE # 201406005625, WAS OPENED ON DECEMBER 3, 2014, FOR FAILURE TO REGISTER A FORECLOSED PROPERTY. THE PROPERTY WAS REGISTERED AND THE CASE WAS CLOSED

BUILDING SUPPORT REGULATIONS OPEN:

BSS case 20140166631-B opened on 4/21/14. A Notice of Violation was issued for Failure to obtain required building permit(s) prior to commencing work on: shed, attached additions and interior alterations, including bath added, kitchen relocated and walls moved to accommodate bedroom. Failure to maintain a building or structure or devices in safe condition due to roof. Civil Violation Notice no. P015422 issued for non-compliance. Ticket was appealed on 1/5/15 and hearing was held on 2/17/15, property owner withdrew appeal and was provided with 30 days to comply with violation. Property owner paid citation of \$510.00 on 3/4/15, case remains open as violation has not been corrected.

BSS case 20140162976-B opened on 10/30/13. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: shed, attached additions and interior alterations, including bath added, kitchen relocated and walls moved to accommodate bedroom. Failure to maintain a building or structure or devices in safe condition due to roof. Ownership changed on 4/17/14, case closed on 4/21/14 as new case 20140166631-B was opened under new property owner.

BUILDING SUPPORT REGULATIONS CLOSED:

THERE ARE NO RECENTLY CLOSED BUILDING SUPPORT REGULATIONS CASES

VIOLATOR:

RUBEN GATTO

OUTSTANDING LIENS:

AS OF MAY 6, 2015, THERE ARE NO OUTSTANDING LIENS OR FINES. *NOTE: AS PER CASE REMAINS IN NON-COMPLIANCE [20140166631-B/P015422], A POSSIBLE LIEN ASSESSMENT IS PENDING THE OUTCOME OF THE ZONING HEARING.*



Front view

215-220
RECEIVED
MAR 04 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By *[Signature]*

215-020

RECEIVED
MAR 04 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

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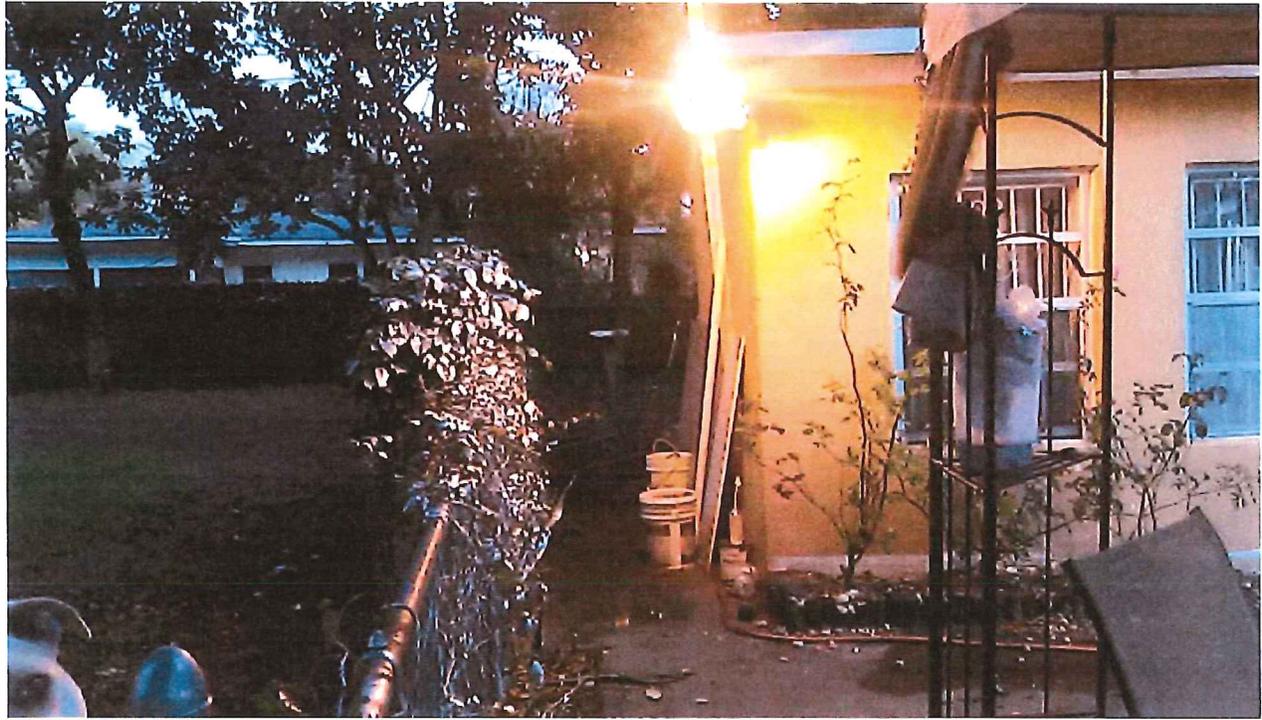


East view



Back View (North)

215-020
RECEIVED
MAR 04 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By *[Signature]*



West View #1
from front

215-020

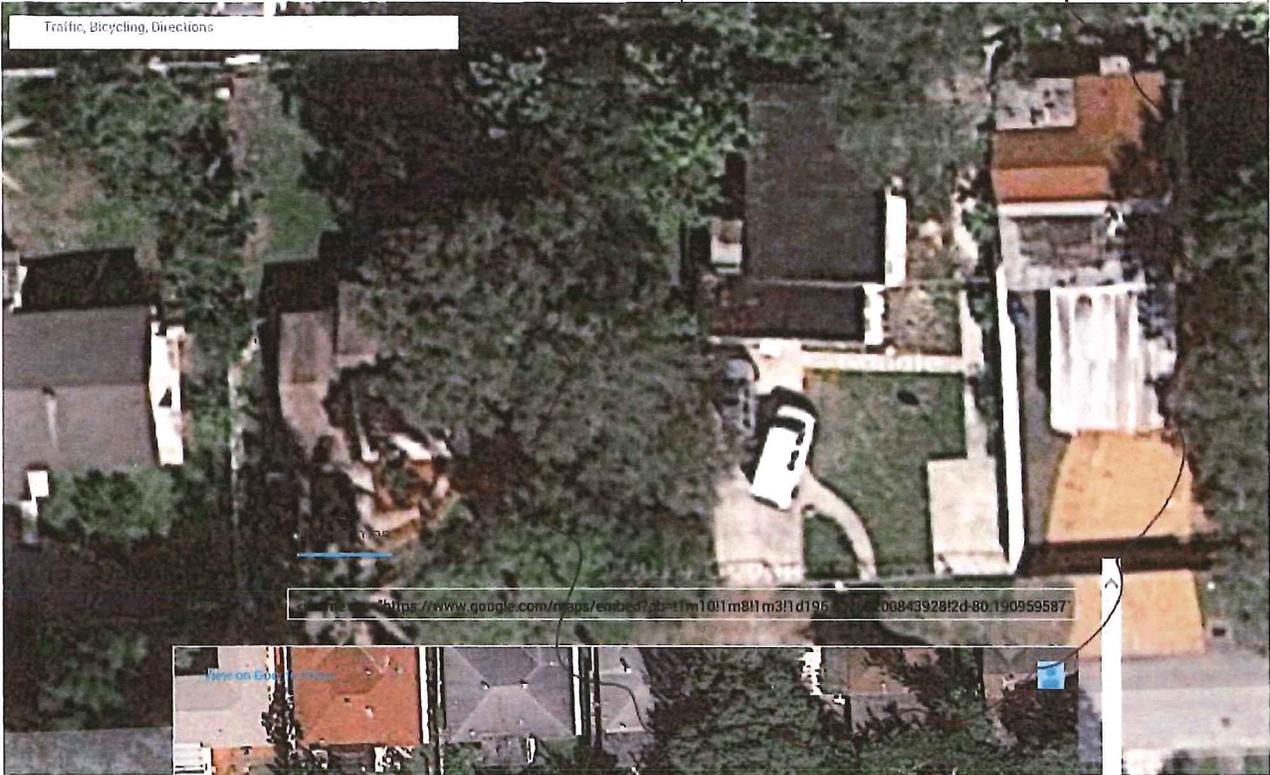
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MAR 04 2015

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

By _____

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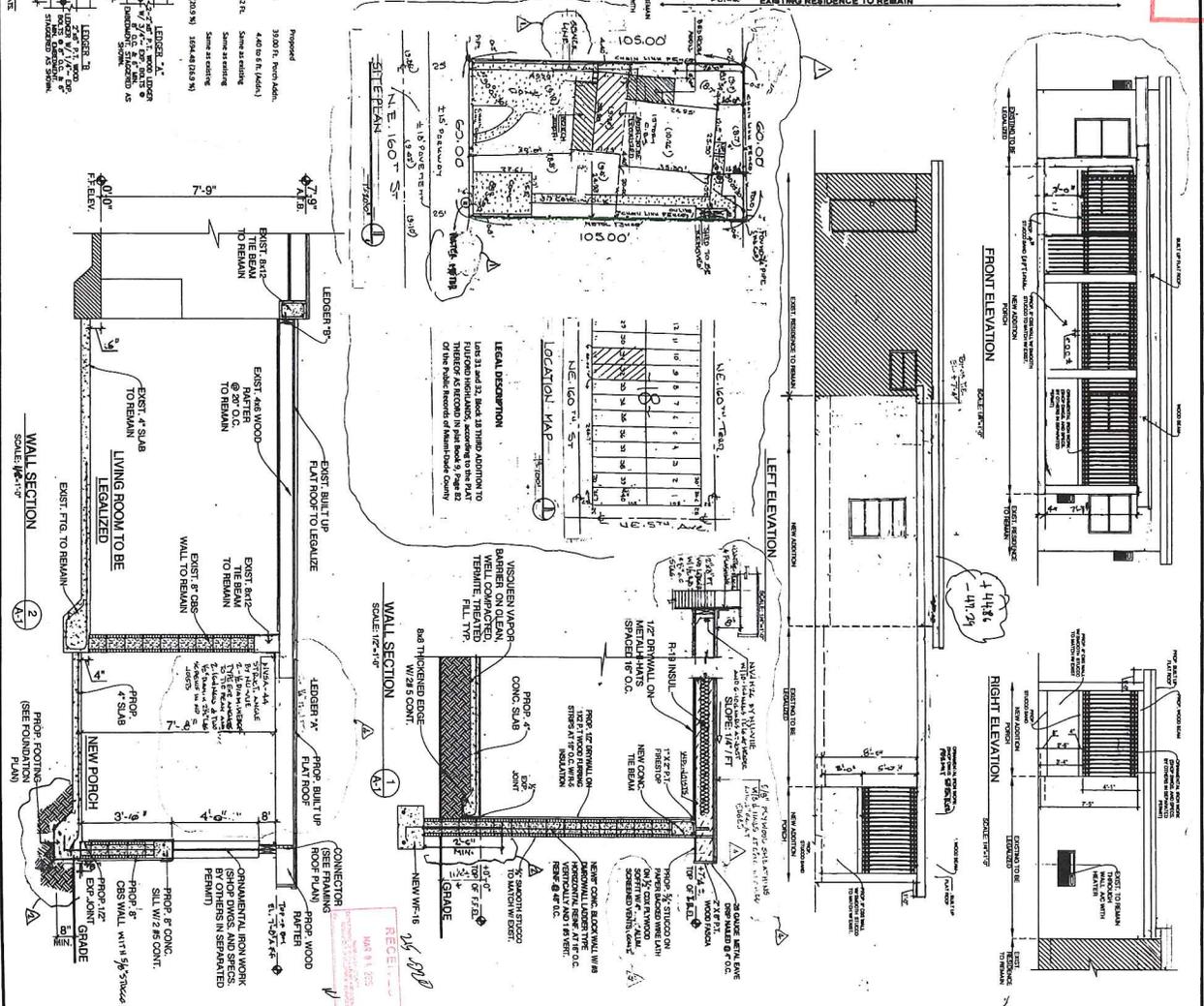
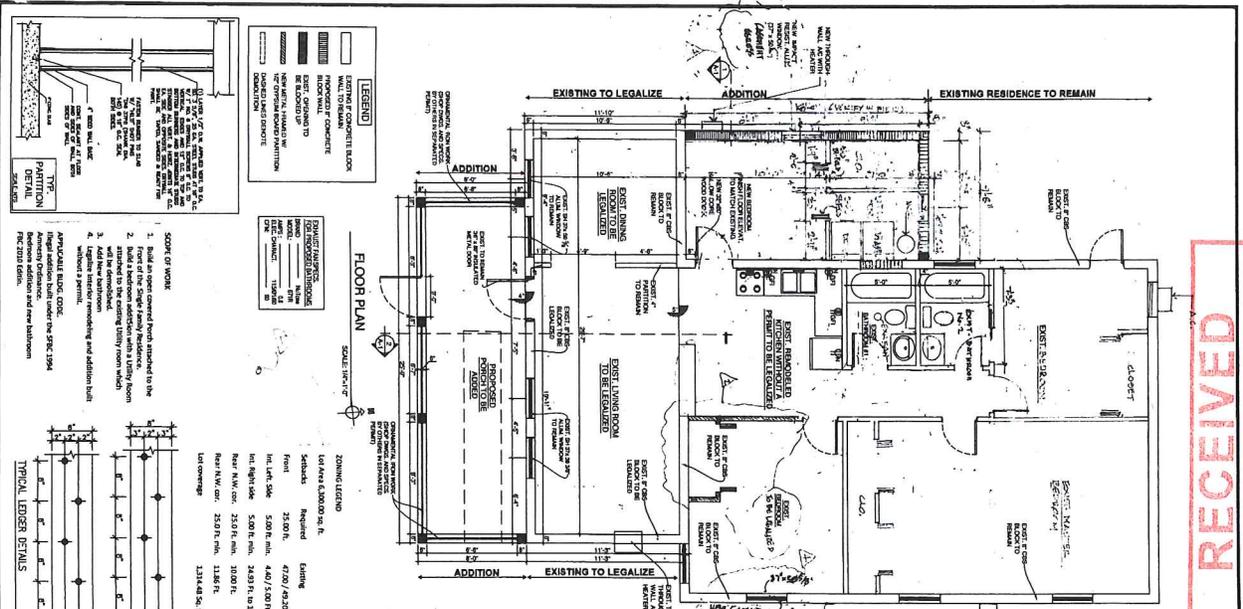
Aerial view

US-020

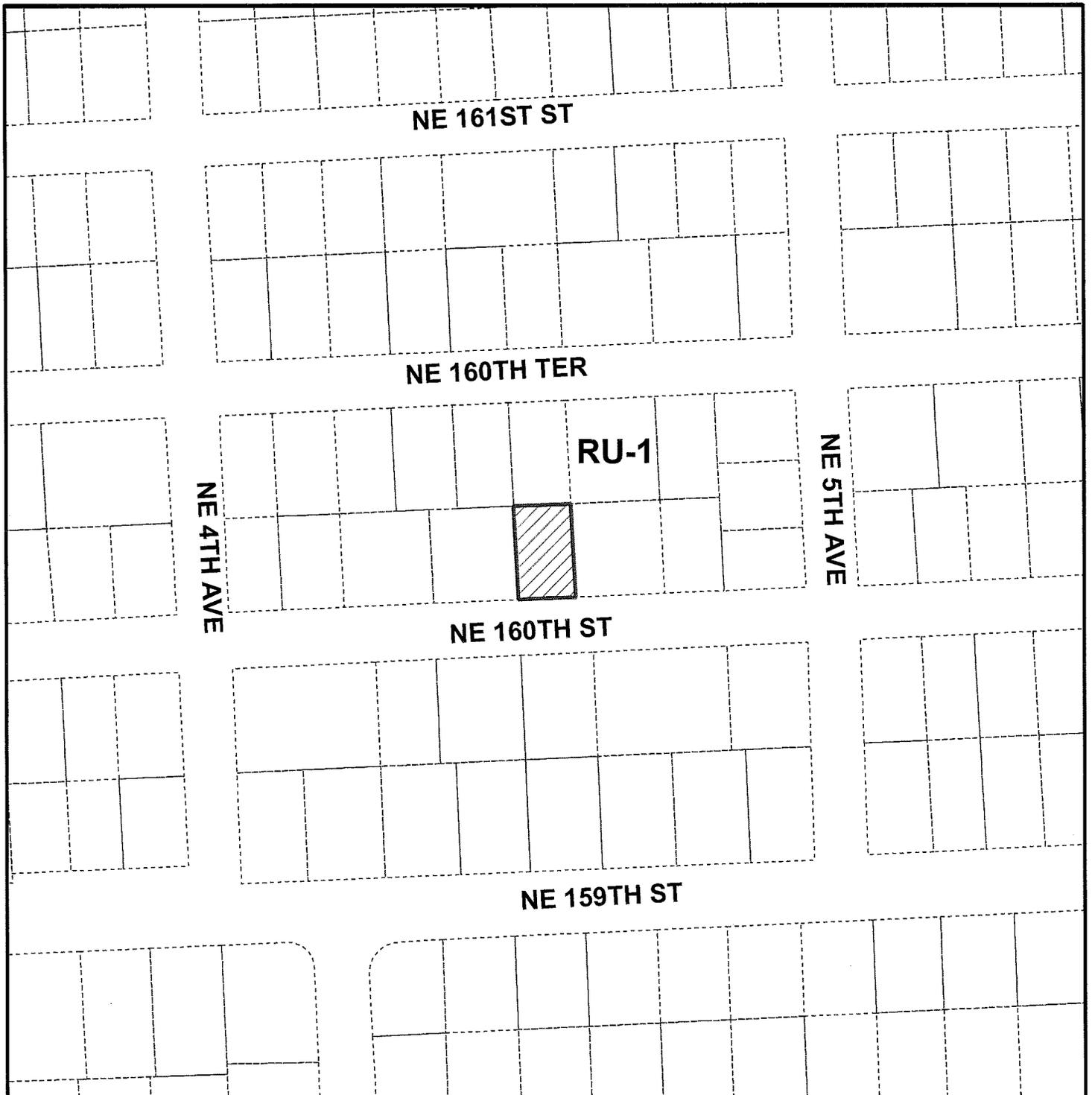
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MAR 04 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

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RECEIVED
 215-020
 MAR 04 2015
 HARRISBURG COUNTY
 DEPARTMENT OF RESIDENTIAL AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By



<p>445 N.E. 160 Street Merrill, FL 33135</p> <p>FLOOR PLAN, ELEVATIONS, SECTIONS</p> <p>A-1</p>	<p>305 SW 27th Ave, Suite 405, Merrill, FL 33135 TEL: (904) 942-6100 FAX: (904) 942-6200</p> <p>RAMON L. ARBONTE A.I.A. Architectural Interiors/ Construction Management P. L. No. AR000915</p>	<p>Structural: [] Electrical: [] Mechanical: [] Plumbing: [] Fire: [] Other: []</p>
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MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000020

Section: 18 Township: 52 Range: 42
 Applicant: RUBEN GATTO
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, March 30, 2015

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number
Z2015000020

Legend

 Subject Property



Section: 18 Township: 52 Range: 42

Applicant: RUBEN GATTO

Zoning Board: C8

Commission District: 2

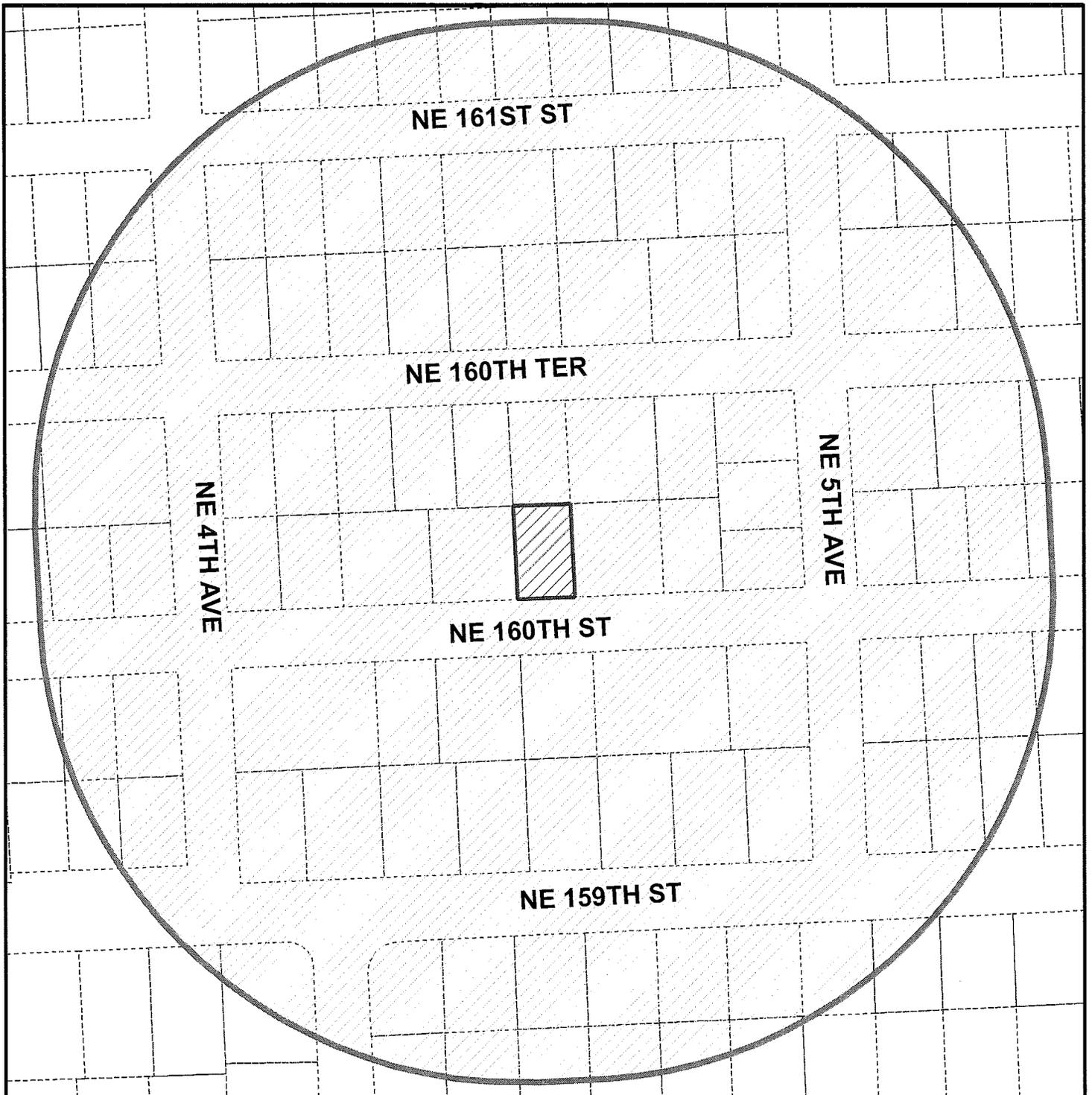
Drafter ID: E.CESPEDES

Scale: NTS



SKETCH CREATED ON: Monday, March 30, 2015

REVISION	DATE	BY
		21



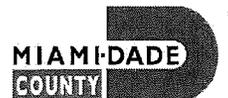
MIAMI-DADE COUNTY
RADIUS MAP

Section: 18 Township: 52 Range: 42
 Applicant: RUBEN GATTO
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000020
 RADIUS: 500

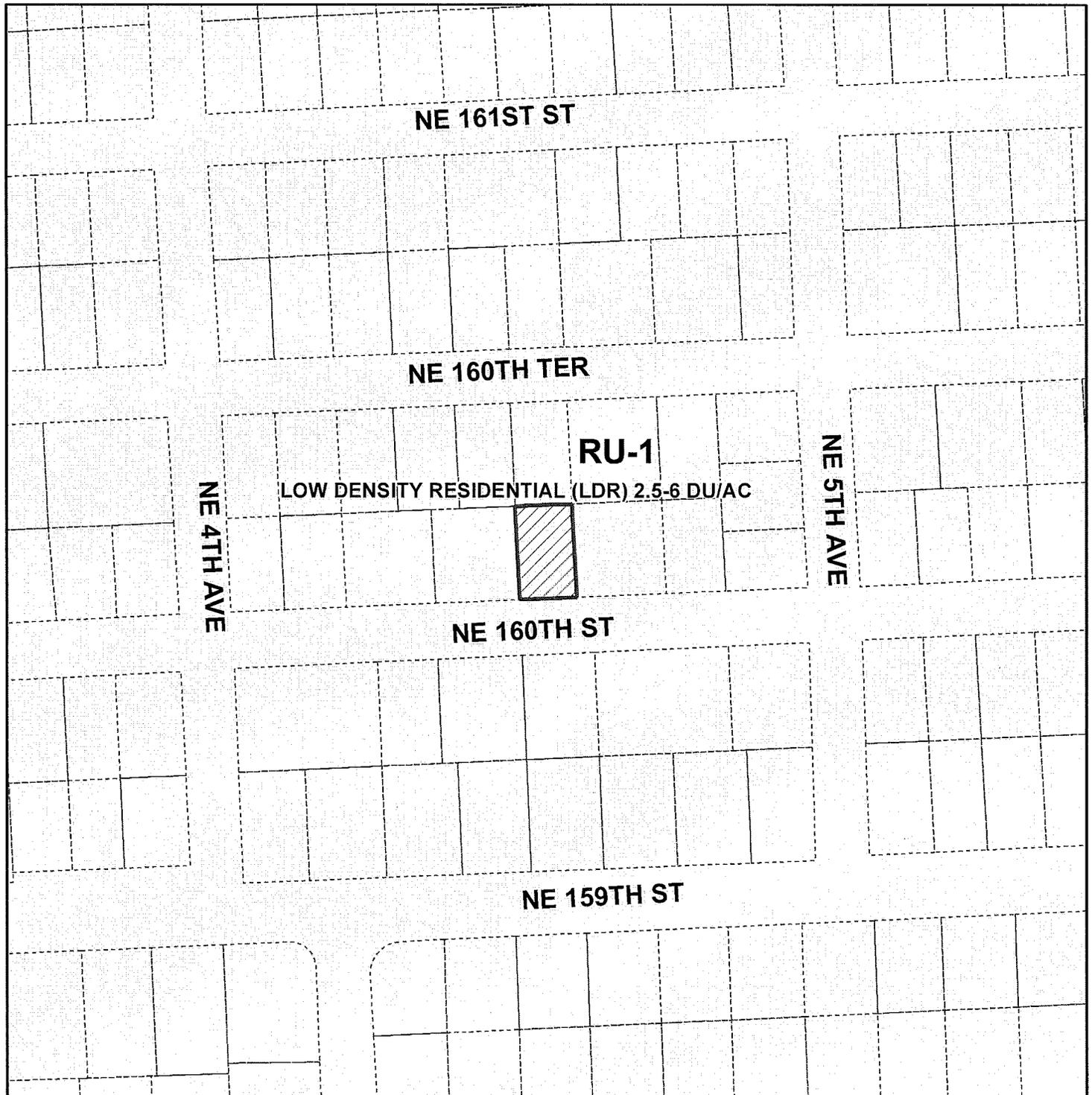
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, March 30, 2015

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY

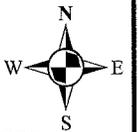
CDMP MAP

Process Number

Z2015000020

Legend

 Subject Property Case



Section: 18 Township: 52 Range: 42
 Applicant: RUBEN GATTO
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, March 30, 2015

REVISION	DATE	BY