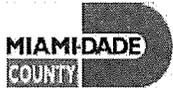


FINAL AGENDA

9-22-2015 Version # 1



**COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Thursday, October 29, 2015 at 7:00 p.m.**

CURRENT

- | | | | | | |
|----|-------------|---|-------|----------|---|
| 1. | 15-10-CZ8-1 | <u>RG PROPERTY HOLDINGS, LLC - PRE-APP #15P-108</u> | 15-53 | 18-52-42 | N |
| 2. | 15-10-CZ8-2 | <u>3000 NW 62 STREET, INC</u> | 15-72 | 16-53-41 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, OCTOBER 29, 2015

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. RG PROPERTY HOLDINGS, LLC (15-10-CZ8-1/15-053)

18-52-42
Area 08/District 02

(1) MODIFICATION of Conditions #2 & #9 of Resolution CZAB8-1-13, passed and adopted by the Community Zoning Appeals Board #8, 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 "RG Property Holding LLC.", prepared by American Engineering Design, consisting of 4 sheets and plans entitled "Renaissance Gardens ACLF", prepared by Mariano Corral Landscape Architect, consisting of 2 sheets, for a total of 6 sheets all dated stamped received 7/19/12."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "RG Property Holding LLC.", prepared by American Engineering Design, consisting of 4 sheets and plans entitled "Renaissance Gardens ACLF", prepared by Mariano Corral Landscape Architect, consisting of 2 sheets, for a total of 6 sheets all sheets dated stamped received 05/20/15 with sheet A-2 last handwritten revision dated 6/25/15."

FROM: "9. That the use be limited to a maximum of 66 beds."

TO: "9. That the use be limited to a maximum of 79 beds."

The purpose of the Request #1 is to allow the applicant to submit revised plans showing an increase in the number of beds for the previously approved residential rehabilitative and detoxification center.

(2) NON-USE VARIANCE to permit 48 parking spaces (51 required).

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: 16565 NE 4 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.6 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

DISTRICT BOUNDARY CHANGE from RU-2 to BU-3.

LOCATION: Lying South of NW 61 Street & approximately 120' East of NW 29 Avenue and 2720, 2724 & 2750 NW 61 Street & 2775 NW 60 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2 Acres

Department of Regulatory and Economic Resources
Recommendation:

Approval.

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 challenge or appeal.

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

PH: Z15-053 (15-10-CZ8-1)

October 29, 2015

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	RG Property Holdings, LLC
Summary of Requests	The applicant is seeking to permit a modification of a previously approved resolution in order to submit revised plans showing an increase in the number of beds for the previously approved residential rehabilitative and detoxification center. Additionally, the applicant seeks approval to permit fewer parking spaces.
Location	16565 N.E. 4 th Avenue, Miami-Dade County, Florida.
Property Size	1.6 Acres
Existing Zoning	RU-2 and RU-3
Existing Land Use	Rehabilitative and Detoxification Center
2020-2030 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (<i>see attached Zoning Recommendation Addendum</i>)
Recommendation	Approval with conditions.

REQUESTS:

- (1) MODIFICATION of Condition #2 and #9 of Resolution #CZAB8-1-13, passed and adopted by the Community 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 RG Property Holding LLC., prepared by American Engineering Design, consisting of 4 sheets and plans entitled "Renaissance Gardens ACLF", prepared by Mariano Corral Landscape Architect, consisting of 2 sheets, for a total of 6 sheets all dated stamped received 7/19/12."

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FROM: "9. That the use be limited to a maximum of 66 beds."

TO: "9. That the use be limited to a maximum of 79 beds."

The purpose of the above request is to allow the applicant to submit revised plans showing an increase in the number of beds for the previously approved residential rehabilitative and detoxification center.

(2) NON-USE VARIANCE to permit 48 parking spaces (51 required).

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 HISTORY AND DESCRIPTION:

In 1984, pursuant to Resolution #4-ZAB-501-84, the subject property was approved for an unusual use to permit a home for the aged with a maximum of 90 residents. In 2013, pursuant to Resolution #CZAB8-1-13, the subject property was approved for a residential rehab/detox center with a maximum of 66 beds, offering drug and alcohol rehabilitation and detoxification services to clients of all ages. Staff notes that the existing building footprint and elevations are proposed to remain the same; however, the request to establish an increase of beds and residents on the subject property requires that the applicant bring the site up to the current Zoning Code standards, therefore resulting in the requested non-use variance for fewer parking spaces.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2 & RU-3; rehab/detox center	Low Density Residential (2.5 to 6 dua)
North	BU-2; retail	Business and Office
South	RU-2; duplex residences	Low Density Residential (2.5 to 6 dua)
East	RU-3 & RU-2; condo and duplex residence	Low Density Residential (2.5 to 6 dua)
West	RU-3 & RU-2; single-family residence and duplex residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

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

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to increase the number of beds and clients at an existing Residential Rehab/Detox Center which will provide the community with additional treatment services for substance abuse.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Low Density Residential** on the Adopted 2020-2030 LUP map. The land use interpretative text, under residential communities permits neighborhood and community services such as congregate living facilities, group homes, foster homes, nursing homes and day care facilities when consistent with other goals, objectives and policies of the Master Plan and

compatible with the neighborhood. The character of the neighborhood reflects the intensity, and design of developments, mix of land uses, and their relationship.

Staff opines that based on previous approvals for the subject property and information discussed further in the zoning analysis, the existing residential rehab/detox center is similar to a nursing home and congregate living facility, which are permitted on the subject property. Staff notes that the density and intensity of the site will not increase because as a condition for approval, the applicant will be limited to a maximum of 79 beds as shown on the submitted plans, which is less than 90 residents that were previously approved for the home for the aged in 1984.

For reasons that will be expanded upon in the zoning analysis below, staff opines that the proposed residential rehab/detox center expansion with an ancillary parking variance request is compatible with the surrounding area based on the criteria detailed in **Policy LU-4A**. Therefore, staff opines that for the reasons previously discussed and discussed further in the zoning analysis, the proposed requests are **consistent** with the CDMP Land Use Element interpretative text for properties designated Low Density Residential.

ZONING ANALYSIS:

Staff notes that the provision of substance abuse services is governed by Chapters 394 and 397 of the Florida Statutes, which provide direction for a continuum of community-based services including prevention, treatment, and detoxification services. The licensure process is governed and regulated by Chapter 397, F.S., and Chapter 65D-30, Florida Administrative Code (F.A.C.). Minimum standards for licensure are specified for the following program components: addictions receiving facilities, detoxification, intensive inpatient treatment, residential treatment, day or night treatment with host homes, day or night treatment with community housing, day or night treatment, intensive outpatient treatment, outpatient treatment, continuing care, intervention, prevention, and medication-assisted treatment for opiate addiction.

Substance abuse programs are licensed by the Florida Department of Children and Families. Said Department regulates a wide array of detoxification, treatment and recovery support services for adolescents and adults affected by substance misuse, abuse or dependence. The Treatment Services Unit, within the Substance Abuse Program Office, provides oversight and policy development for these services, including management of statewide grant initiatives for treatment and recovery support. Detoxification programs are designed for individuals in need of medical assistance to withdraw from drug and alcohol abuse or dependence. Individuals that pose a significant risk to themselves or others due to substance abuse impairment can be referred for involuntary assessment and stabilization through the Marchman Act (Chapter 397, Part V, Florida Statutes). Treatment services include a wide array of assessment, counseling, case management, and support provided in residential and non-residential (outpatient) settings. Recovery support activities include transitional housing, life skills training, parenting skills, and peer-based individual and group counseling.

This facility would operate and be licensed under the State as a substance abuse facility. The anticipated program will consist of a 24 hour inpatient residential program limited to the seventy-nine (79) beds shown on the plan.

When request #1 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the proposed modifications in staff's opinion, will not generate excessive traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be

compatible with the area. Staff notes that the purpose of the proposed modifications is to allow the applicant to submit plans showing an increase in the number of beds from 66 to 79 for the previously approved residential rehabilitative and detoxification center. Staff further notes that the existing building footprint and elevations are proposed to remain the same; however, the request to establish an increase of beds and residents on the subject property requires that the applicant bring the site up to the current Zoning Code standards, therefore resulting in the requested non-use variance for fewer parking spaces. Staff opines that the proposed expansion in bed count is internal to the building and that approval of this request will not result in a significant increase of the rehabilitative and detoxification center use. Because of the redesign to add more beds to existing rooms, staff further opines that approval of same would not create any new visual impacts on the surrounding properties or on passersby along the abutting area roadways. Staff notes that there is an existing sign shown on the site and landscape plans encroaching into the setback areas located at the northwest corner of the subject property. Staff recommends as a condition of approval that said existing sign be removed or relocated to comply with zoning requirements prior to obtaining final Certificate of Use for the property.

Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any new additional daily peak hour trips, and meets the traffic concurrency criteria for an initial development order. Also, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed expansion will have a negative impact on fire rescue services in the area. Based on the aforementioned memoranda, staff opines that approval of the subject request will not have an unfavorable effect on the economy of Miami-Dade County, Florida. Further, approval 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.

Based on the aforementioned, staff maintains that approval of this request, which would allow the applicant to modify conditions of a resolution in order to submit revised plans showing the proposed increase in the number of beds from 66 to 79 for the previously approved residential rehabilitative and detoxification center which would be consistent with the LUP map of the CDMP and **compatible** with the surrounding area. **Accordingly, staff recommends approval with conditions of request #1 under Section 33-311(A)(7).**

When request #2 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of this request is germane to request #1 and represents the existing conditions on the subject site. However, staff notes that in order to accommodate the expansion of beds from 66 to 79 for the previously approved residential rehabilitative and detoxification center, the applicant has requested to permit the site with a reduced number of parking spaces, to permit 48 parking spaces (51 required). Staff opines that this site parking condition has existed since 1984 when the site was utilized by more people, is interior to the site and, therefore, would not cause an overflow of vehicles and traffic congestion on and around the subject site and on the swales or rights-of-way. As such, staff opines that the approval of this parking request would not create any new traffic impact on the surrounding area and would continue to be **compatible** with the surrounding area. **As such, staff recommends approval with conditions request #2 under the Non-Use Variance Standards (NUV).**

ACCESS, CIRCULATION AND PARKING:

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

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #CZAB8-1-13 remain in full force and effect, except as herein modified.
2. That the existing sign shown on the site and landscape plans encroaching into the setback areas located at the northwest corner of the subject property be removed or relocated to comply with zoning requirements prior to obtaining final Certificate of Use for the property.

NK:MW:NN:CH:JV



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

NON

ZONING RECOMMENDATION ADDENDUM

RG Property Holdings, LLC
PH: Z15-053

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment

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

Low Density Residential (Pg. I-29)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include 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>
Land Use Element LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Uses and Zoning Not Specifically Depicted. (Pg. I-40)	<i>Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new industrial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

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>
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</i>

ZONING RECOMMENDATION ADDENDUM

RG Property Holdings, LLC
PH: Z15-053

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

15-10-CZ8-1(15-053)
Area 08/District 02
Hearing Date: 10/29/15

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>
1949	Dade County Zoning Dept.	- Zone change from GU to GU, RU-2 & BU-2A.	BCC	Approved
1984	Pauline S. Dennis	- Unusual Use home for the aged.	ZAB	Approved with condition(s)
2013	RG Property Holdings, LLC	- Unusual Use to permit a residential rehabilitation and detoxification center. - Multiple Non-Use Variances.	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: July 17, 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 #Z2015000053-2nd Revision
RG Property Holdings, LLC
16565 NE 4th Avenue
Modification of a previous Resolution/Agreement to permit an increase in the number of beds for a previously approved detoxification and rehabilitation center.
(RU-2) (1.6 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 and Wastewater Disposal

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

Tree Preservation

The subject property contains tree resources. A letter entitled "ACLF Milenium.pdf" submitted by Mariano Corral, ASLA, ISA Landscape Architect, states that no specimen trees will be impacted by the proposed work.

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. 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 CDMP.

Finally, in accordance with Chapter 24 of 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 at 305-372-6574 for additional information regarding tree permitting procedures and requirements regarding specimen and non-specimen tree resources.

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.

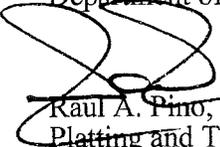
This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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: May 26, 2015
To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources
From: 
Kaul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources
Subject: Z2015000053
Name: RG Property Holdings, LLC
Location: 16565 NE 4 Avenue
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 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.

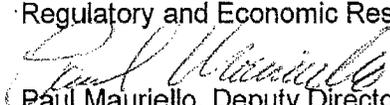
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

Memorandum



Date: June 30, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: RG Property Holdings, LLC (#15_053)

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, Intergovernmental and External Affairs, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *RG Property Holdings, LLC* is requesting a modification to Resolution CZAB8-1-13 to increase the number of patient beds from sixty-six (66) to seventy-nine (79), and a non-use variance of parking requirements at an existing rehabilitation facility referred to as Gardens Wellness Center. The property is zoned for two family residential (RU-2) and four unit apartment (RU-3) uses.

Location: The subject property is located at 16565 NE 4th Avenue, in Miami-Dade County, Florida.

Size: The subject property is approximately 1.6 acres in size.

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 18, 2014, 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

The property as mentioned in the application falls within the PWWM solid waste collection service area. Development on the property meets the County Code definition of a multi-family residential establishment. Pursuant to Chapter 15 of the Code, multi-family residential establishments must meet the following requirements:

"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

Regarding multi-family units, **Section 15-2.2a** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

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:

- 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: August 27, 2015

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate *Maria A. Valdes*
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments – RG Property Holdings, LLC
Application Z2015000053 – (Pre-Appl. # Z15P-108) – 2nd Update-REVISION # 1

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the Zoning Application for the proposed development. Below, please find the comments for the subject application. The revised floor plan from June 25, 2015 does not impact the water and sewer infrastructure. The sewer comments have been revised to reflect updated information on the sewer connection for the subject property.

Application Name: RG Property Holdings, LLC

Location: The proposed project is located at 16565 NE 4 Avenue with Folio No. 30-2218-000-0080, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking to modify the number of approved patient beds from 66 to 79 for an existing Gardens Wellness Center.

The increase in water demand for the proposed project will be 1,300 gpd.

Water: The proposed development is located within the City of North Miami Beach (NMB) water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from MDWASD as the project is located entirely within the NMB's water service area and the water supply will be provided by the NMB utility.

In addition, the future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within the MDWASD's sewer service area. The results of a dye test performed by MDWASD on August 26, 2015 confirmed that the existing facility is connected to the sewer system.

The flows from the proposed development will be transmitted to Pump Station (P.S.) 497. The projected sanitary sewer flow from this development will increase the NAPOT operating hours from 1.84 hrs. to 1.86 hrs. The Moratorium Code status for said pump station is OK.

The North District Wastewater Treatment Plant (NDWWTP) is the facility receiving the sanitary sewer flows for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: July 13, 2015

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: Z2015000053: RG PROPERTY HOLDINGS, LLC - PRE-APP #15P-108
Revised Plans Submitted Dated Stamped Received 6-25-2015

Application Name: RG PROPERTY HOLDINGS, LLC - PRE-APP #15P-108

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

Proposed Development: The request is for MOD TO INCREASE THE NUMBER OF BEDS.

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: 06-JUL-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000053

Recommendation:

There is no new site plan submitted since the original Fire Department memorandum. Accordingly the same prior comments would apply.

Service Impact/Demand

Development for the above Z2015000053
 located at 16565 NE 4 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0190 is proposed as the following:

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

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: 6:36 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

See recommendation.

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

RESOLUTION NO. CZAB8-1-13

WHEREAS, **RG PROPERTY HOLDINGS, LLC** applied for the following:

- (1) UNUSUAL USE to permit a residential rehabilitative and detoxification center.
- (2) NON-USE VARIANCE to permit a hedge with a height of 12' (7' maximum permitted).
- (3) NON-USE VARIANCE to permit parking within 25' of a right-a-way (not permitted).
- (4) NON-USE VARIANCE to permit parking spaces with a back-out length of 16'8" (22' required).

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

SUBJECT PROPERTY: The South 240' of the North 536.44' of the West ½ of the Northwest ¼ of the Northeast ¼ of the Northwest ¼ of Section 18-52-42, less the West 25' & less the external area of a curve in Southeast corner of Northeast corner for Roadway.

LOCATION: 16565 NE 4 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested unusual use to permit a residential rehabilitative and detoxification center (Item #1), the requested non-use variance to permit a hedge with a height of 12' (Item #2), the requested non-use variance to permit parking within 25' of a right-a-way (Item #3), and the requested non-use variance to permit parking spaces with a back-out length of 16'8" (Item #4) would be compatible with the area and its development and would be in

harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and that the requested unusual use would not have an adverse impact upon the public interest and should be approved (Item #1), and

WHEREAS, a motion to approve Items #1 through #4 was offered by Patrick Cure, seconded by Voncarol Yvette Kinchen, and upon a poll of the members present, the vote was as follows:

Richard C. Brown	aye	Arthemon Johnson	aye
Patrick Cure	aye	Voncarol Yvette Kinchen	aye
Dr. Joy J. Davis	aye		
		Fredricke Alan Morley	aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requested unusual use to permit a residential rehabilitative and detoxification center (Item #1), the requested non-use variance to permit a hedge with a height of 12' (Item #2), the requested non-use variance to permit parking within 25' of a right-a-way (Item #3), and the requested non-use variance to permit parking spaces with a back-out length of 16'8" (Item #4) be and the same are hereby approved, subject to the following conditions:

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 to include, but not 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 RG Property Holding LLC., prepared by American Engineering Design, consisting of 4 sheets and plans entitled "Renaissance Gradens ACLF", prepared by Mariano Corral Landscape Architect, consisting of 2 sheets, for a total of 6 sheets all dated stamped received 7/19/12.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.
5. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Department of Public Health, and the State of Florida Department of Health and Rehabilitative Services and Florida Department of Children and Families.
6. That all outdoor lighting on the property be in compliance with Miami-Dade County's outdoor lighting regulations; specifically that any over-spill lighting onto adjacent properties not exceed one-half (1/2) foot candle vertical nor one-half (1/2) foot candle horizontal illumination on adjacent properties or structures, and that outdoor lighting installation shall not be placed in permanent use until a compliance letter from a registered engineer or architect is provided.
7. That the applicant obtain a new or revised Certificate of Use for the residential rehab/detox center from and promptly renew the same annually, with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of this recommendation incorporated herein by reference.
9. That the use be limited to a maximum of 66 beds.
10. That no outpatient services be provided at the property.
11. That all outdoor activities be conducted in the courtyard only.
12. That subject to County approval, a six (6) foot fence and hedge shall be erected along the property line.
13. That subject to County approval, the driveways shall be gated.
14. That a security guard shall be on the property at all times.
15. That the owner shall install a perimeter video security system.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 15th day of January, 2013.

Hearing No. 12-10-CZ8-2
ej

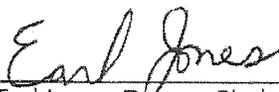
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 28TH DAY OF JANUARY, 2013.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

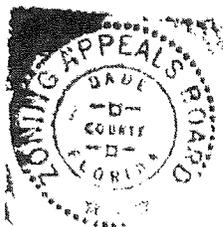
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-13 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of January, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of January, 2013.



Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory
and Economic Resources

SEAL



RESOLUTION NO. 4-ZAB-501-84

The following resolution was offered by Mr. Peter Goldring seconded by Mrs. Joyce Masso and upon poll of members present, the vote was as follows:

Thomas A. Conger	absent	Margaret Nelson	nay
Peter Goldring	aye	Mary Jean Risi	absent
Levi A. Johnson	aye	Murray Sisselman	nay
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, PAULINE S DENNIS has applied for the following:

UNUSUAL USE to permit a home for the aged.

Plans are on file and may be examined in the Zoning Department entitled "Preliminary Plans - A.C.L.F. Mr. & Mrs. Dennis", as prepared by Architectum, Inc., dated Sept., 1984.

SUBJECT PROPERTY: That portion of the east 1/2, of the west 1/2, of the NW 1/4, of the NE 1/4, of the NW 1/4 of Section 18, Township 52 South, Range 42 East, lying south of the extension of the center line N.E. 166 Street and lying north of the extension of the center line of N.E. 165th Street.

LOCATION: The east side of N.E. 4 Avenue, between N.E. 165 Street and N.E. 166 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested unusual use would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested unusual use to permit a home for the aged be and the same is hereby approved subject to the following conditions:

1. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan shall include but not be limited to, location of structure or structures, off-street parking areas and driveways, walls, hedges and fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Preliminary Plans - A.C.L.F. Mr. & Mrs. Dennis", as prepared by Architectum, Inc., dated Sept., 1984.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
4. That the use be established and maintained in accordance with the approved plan.
5. That the use be limited to a 45 bed capacity until such time as the property is connected to a sewer line. The capacity at that time shall permit 90 beds.

6. That the use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services.
7. That alcoholic and mental patients of any type be prohibited on the premises.
8. That the Certificate of Use and Occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
9. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.
10. That the applicant comply with all conditions of the Department of Environmental Resources Management.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 19th day of DECEMBER, 1984.

Heard 12/19/84
Hearing No. 84-12-8
1/3/85 aa

January 4, 1985

Pauline S. Dennis
c/o Stanley B. Price, Esq.
2401 Douglas Road
Miami, Florida 33134

Re: Hearing No. 84-12-8; Section 18-52-42
Location: East side of NE 4 Ave. bet. NE 165 St. & NE 166 St.

Dear Ms. Dennis:

Enclosed herewith is a copy of Resolution No. 4-ZAB-501-84, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application.

Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. If there are any anticipated changes from the plan submitted for the hearing a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for a Certificate of Use and Occupancy at the Zoning Information Counter of the Building and Zoning Department in order to meet the requirements of the approved Resolution. It is then automatically renewable annually by this Department.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party (within 14 days) or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days), as is provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificates of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department. The deadline for an appeal by the applicant and/or an aggrieved party is Wednesday, January 9, 1985.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC:aa

Enclosure

bcc: Public Works
Environmental Resources Mgt.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

RG PROPERTY HOLDINGS, LLC

16565 NE 4 AVENUE
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

October 29, 2015

Z2015000053

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 24, 2015

NEIGHBORHOOD REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN CASES

CLOSED CASE:

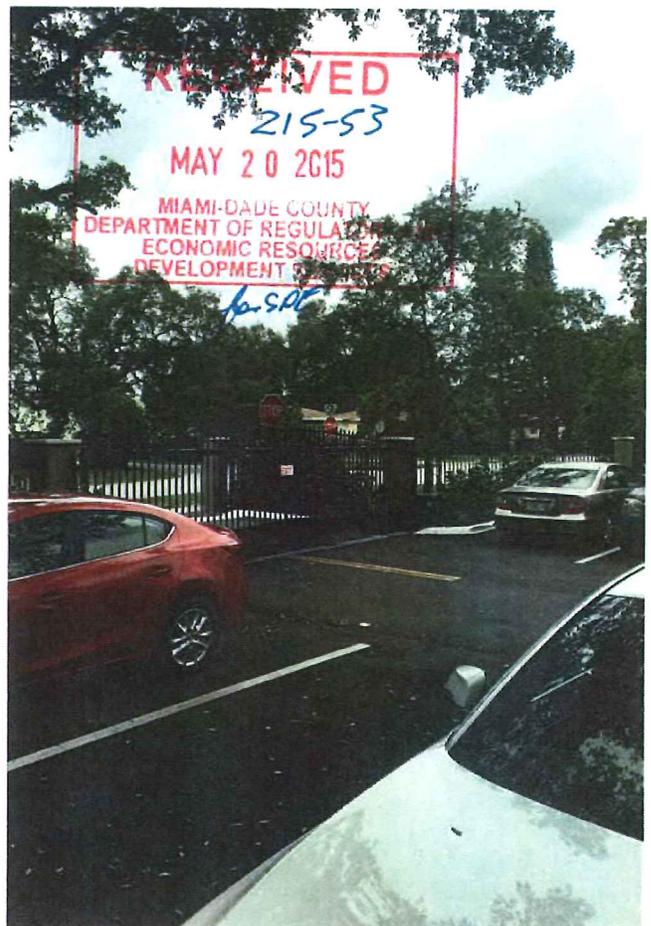
CASE NO. 20150171202-B OPENED ON 1/8/15. NOTICE OF VIOLATION ISSUED FOR FAILURE TO MAINTAIN A BLDG OR STRUCTURE OR DEVICES IN SAFE CONDITION GAS FIRED WATER HEATERS FLUE EXHAUST DISCHARGING INTO HABITABLE SPACES, GAS PIPING NOT BONDED, MAKE-UP AIR IS NOT ADEQUATE FOR THIS INSTALLATION. VIOLATION WAS CORRECTED, PERMIT 2015018756 OBTAINED. CASE WAS CLOSED ON 6/4/15.

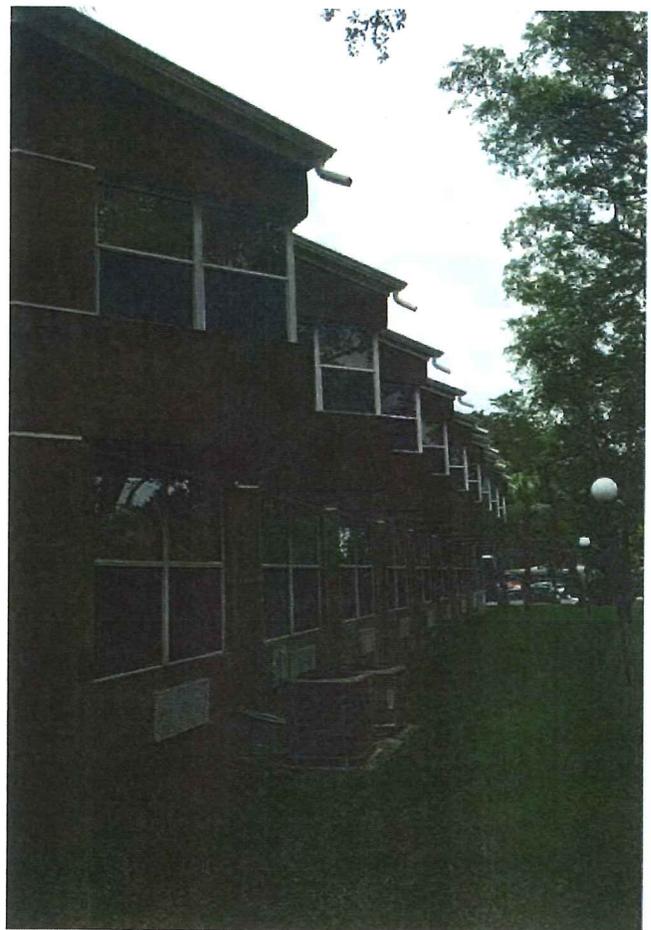
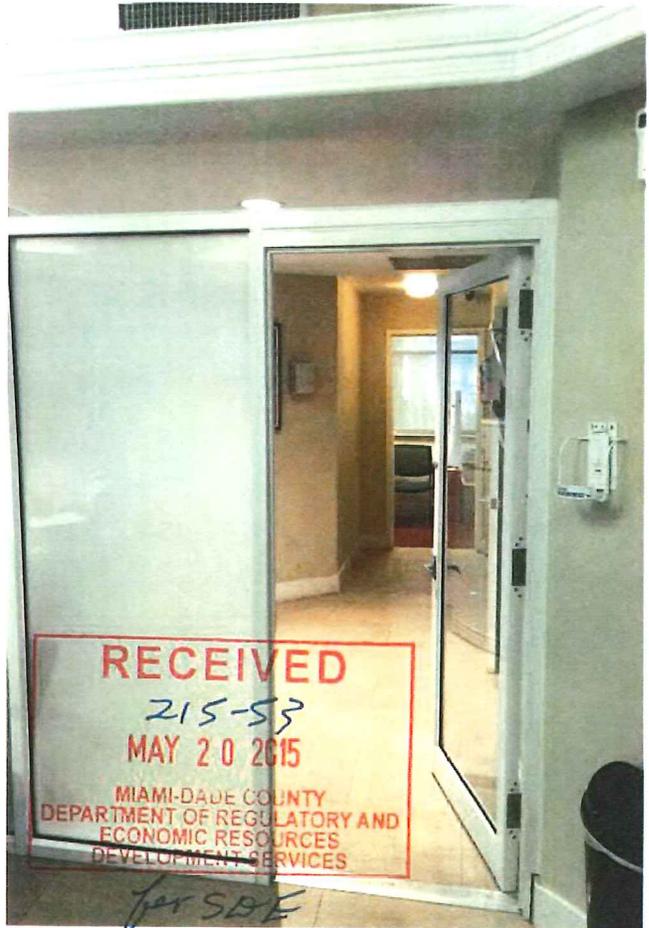
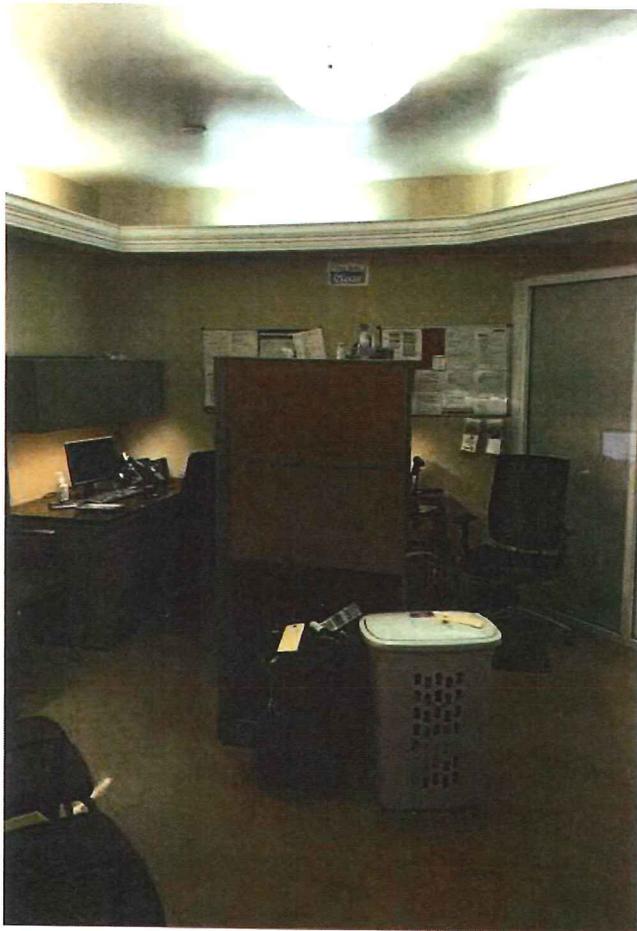
VIOLATOR:

RG PROPERTY HOLDINGS, LLC

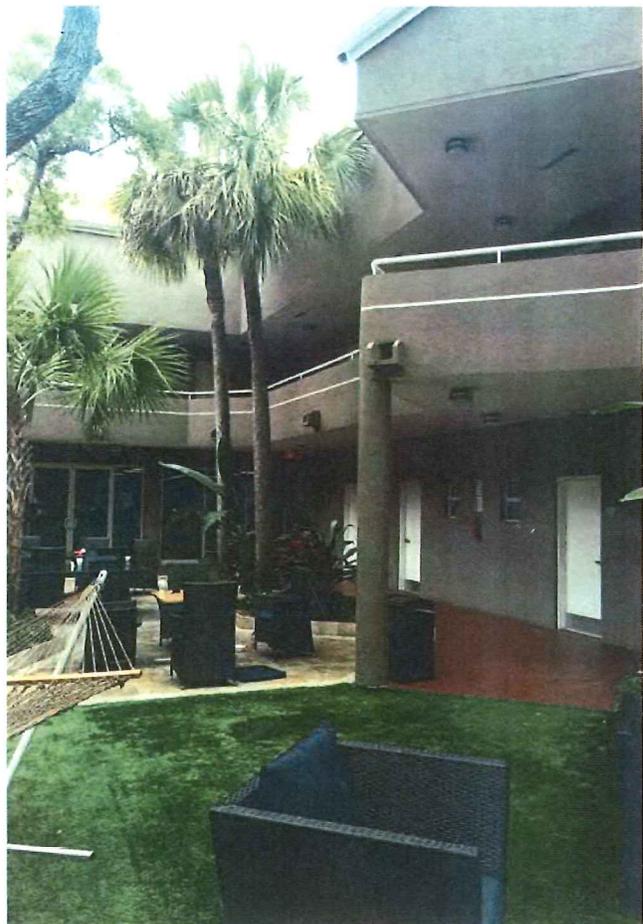
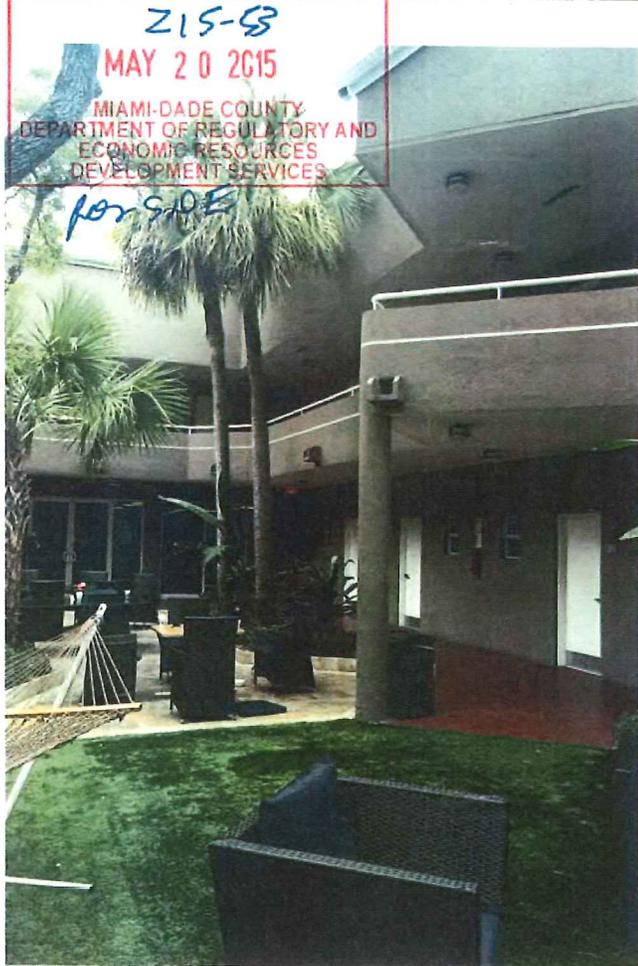
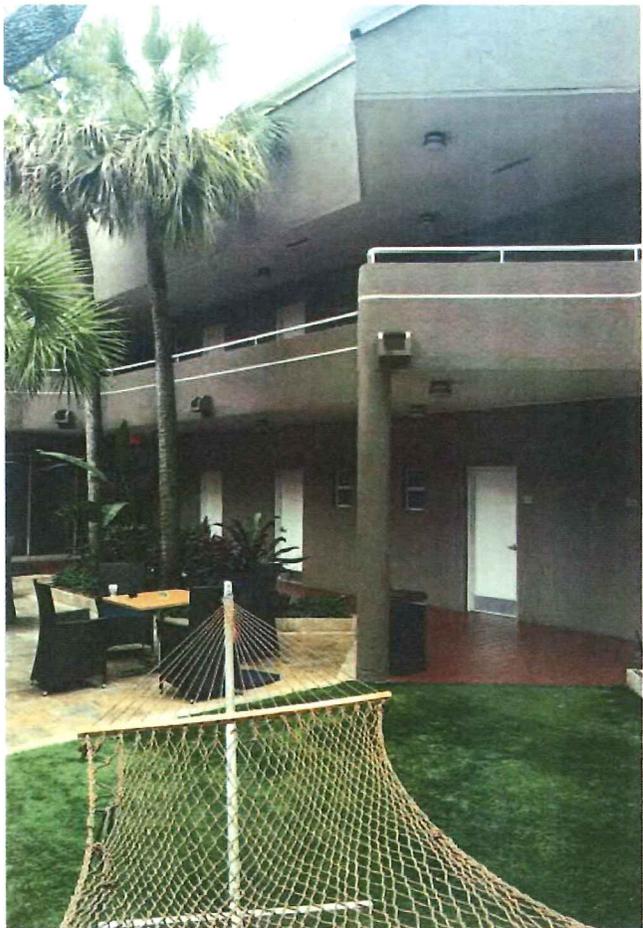
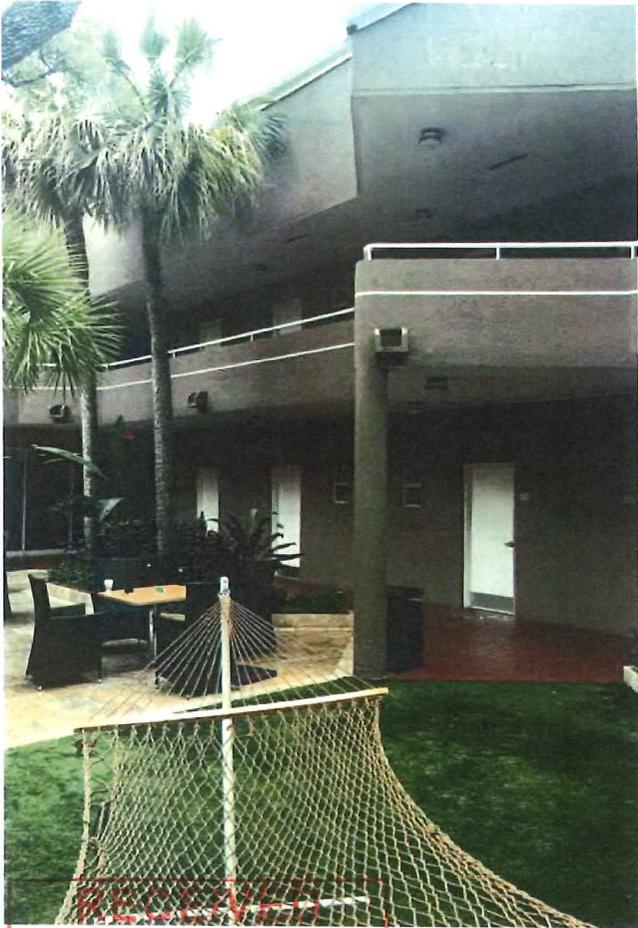
OUTSTANDING LIENS AND FINES:

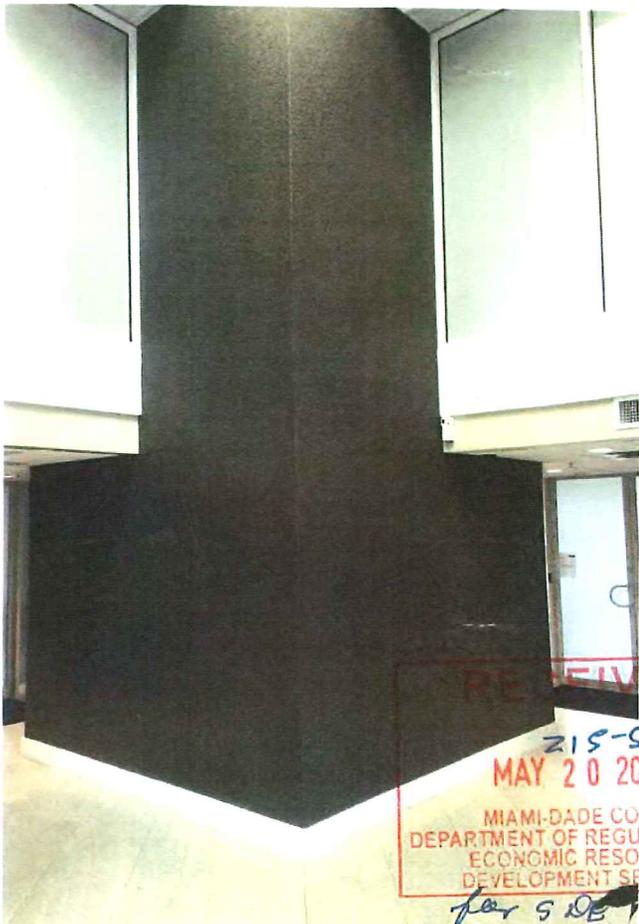
AS OF SEPTEMBER 24, THERE ARE NO OUTSTANDING LIENS OR FINES

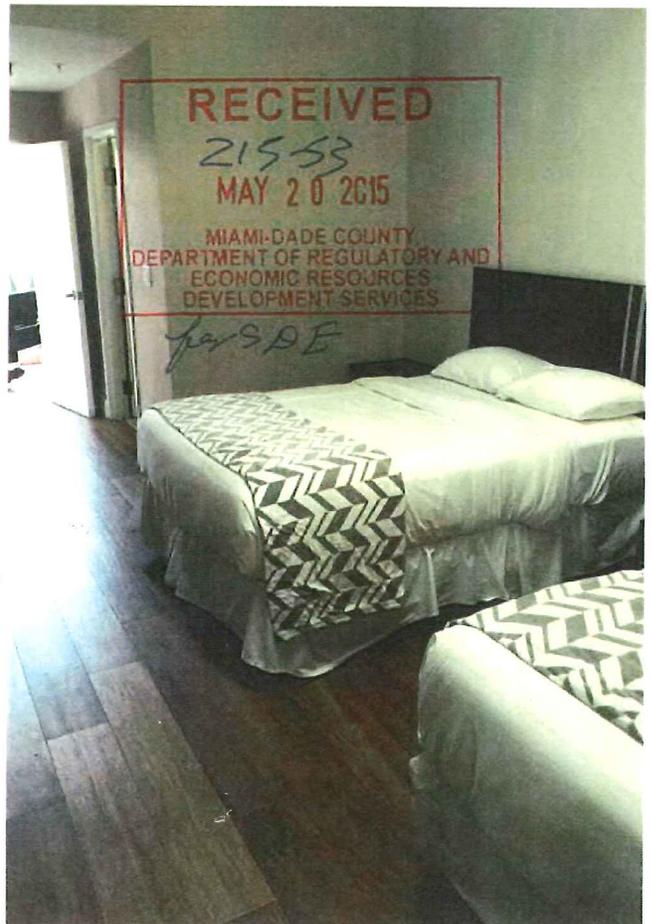
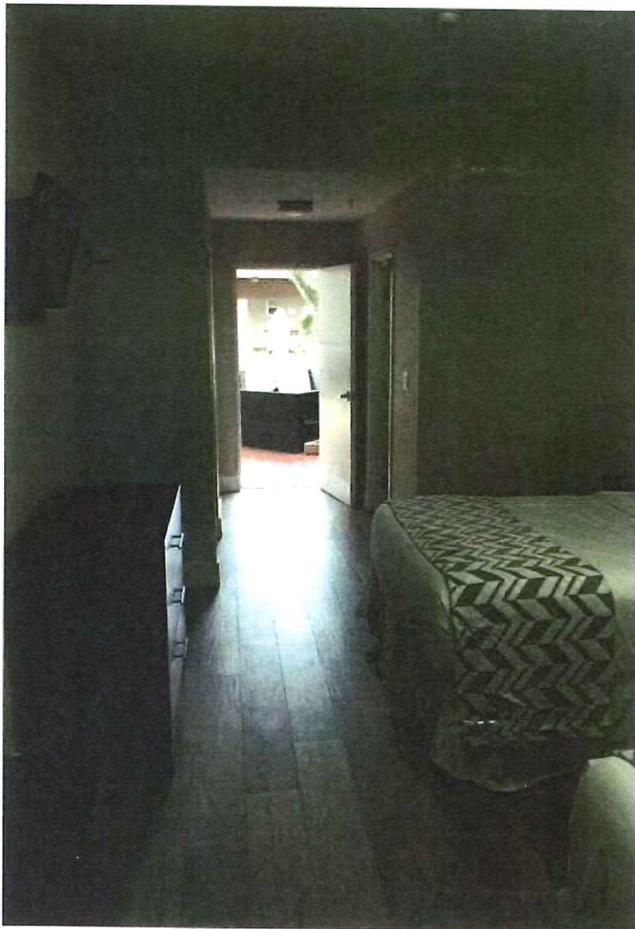
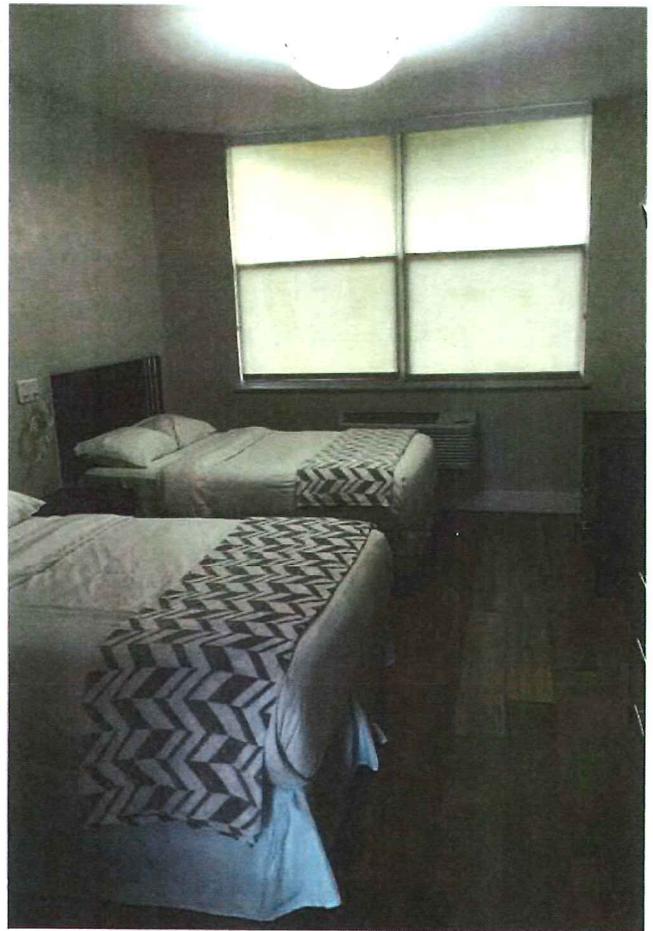
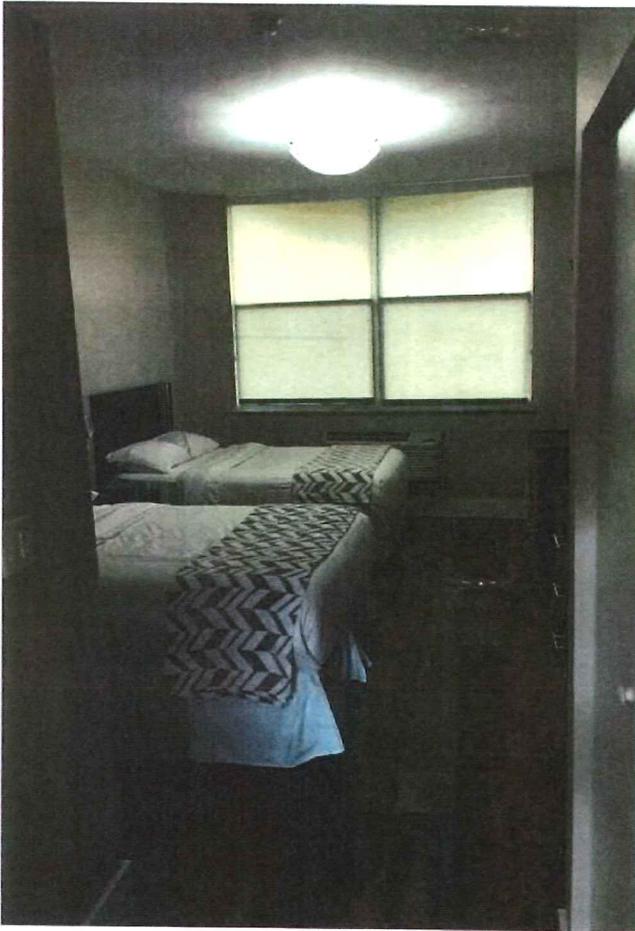


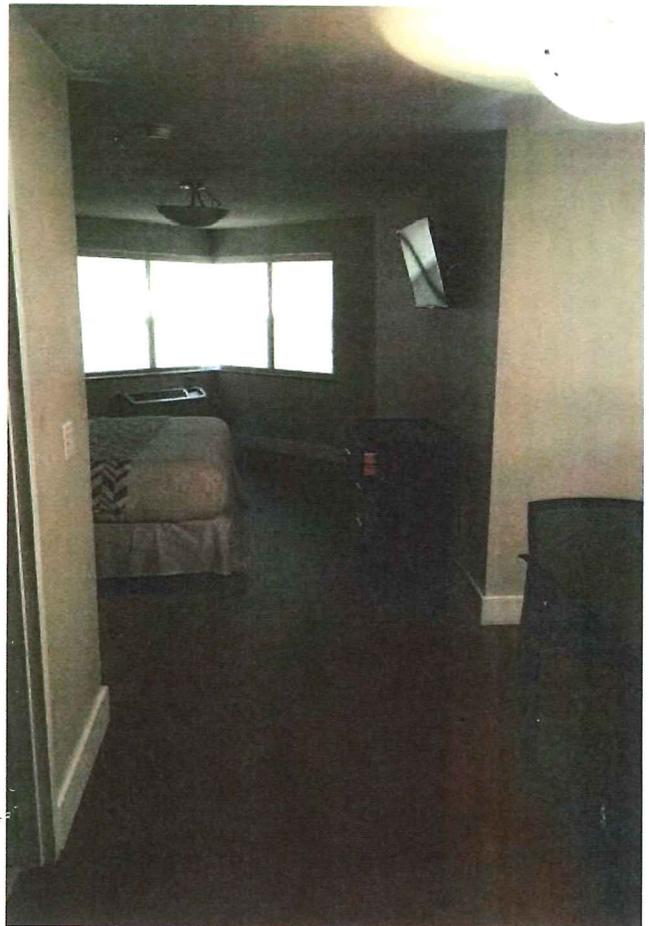
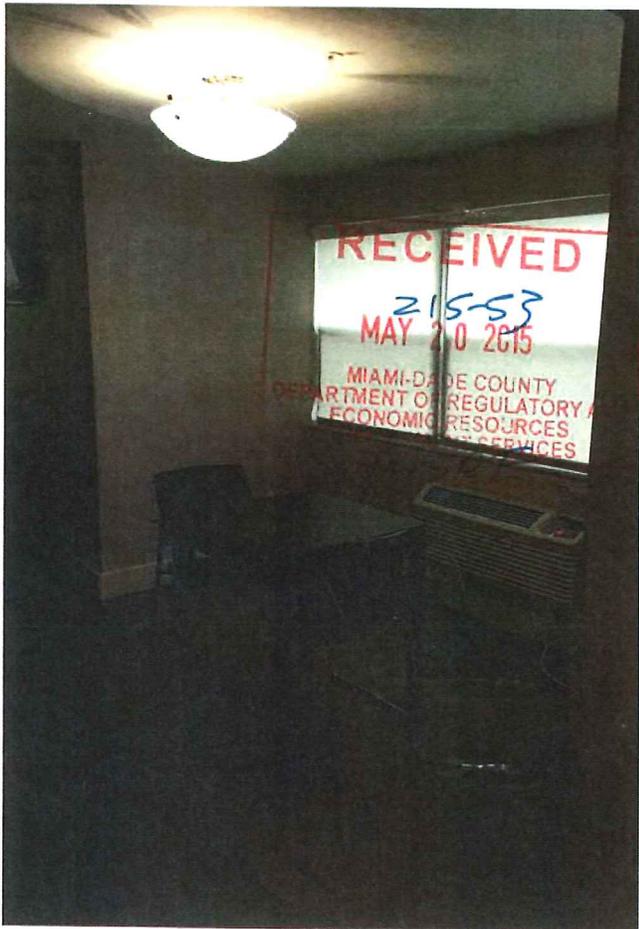
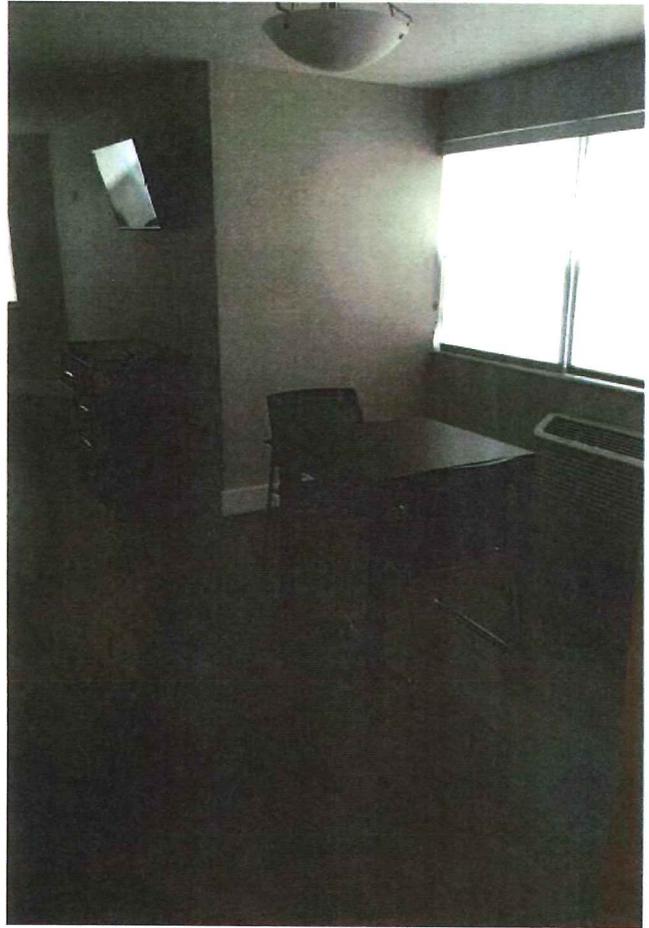


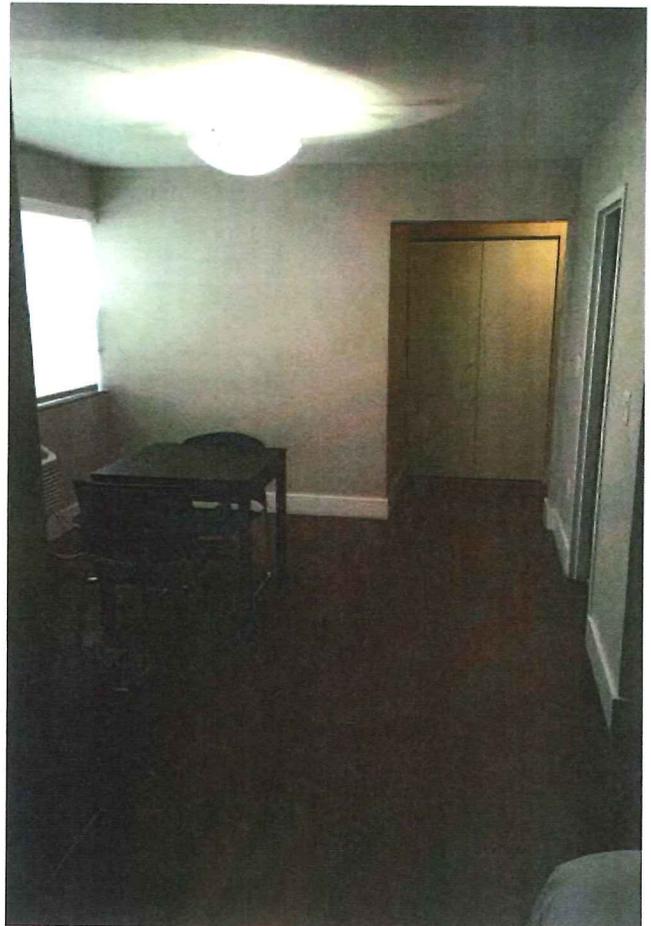
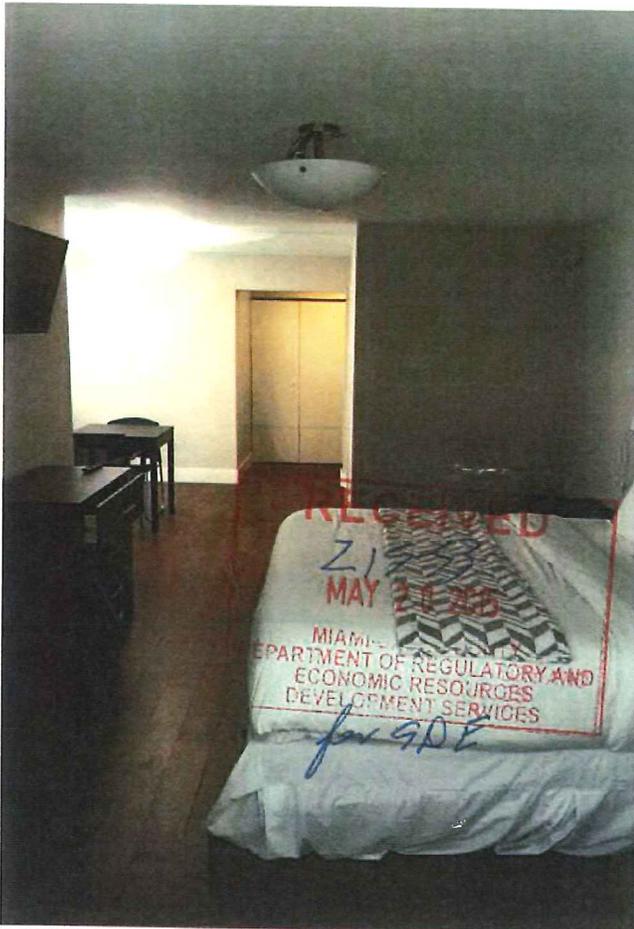
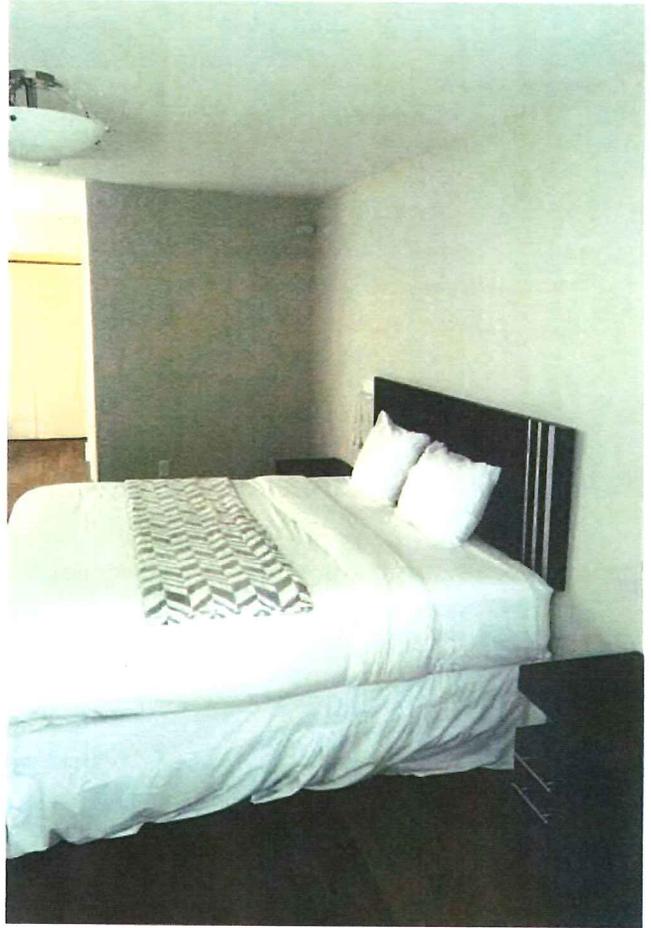
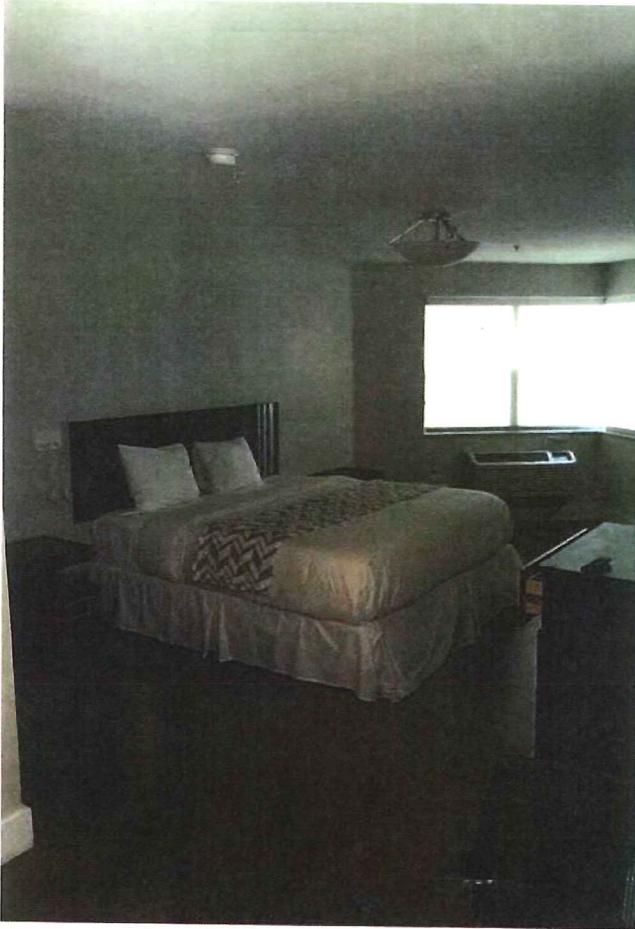




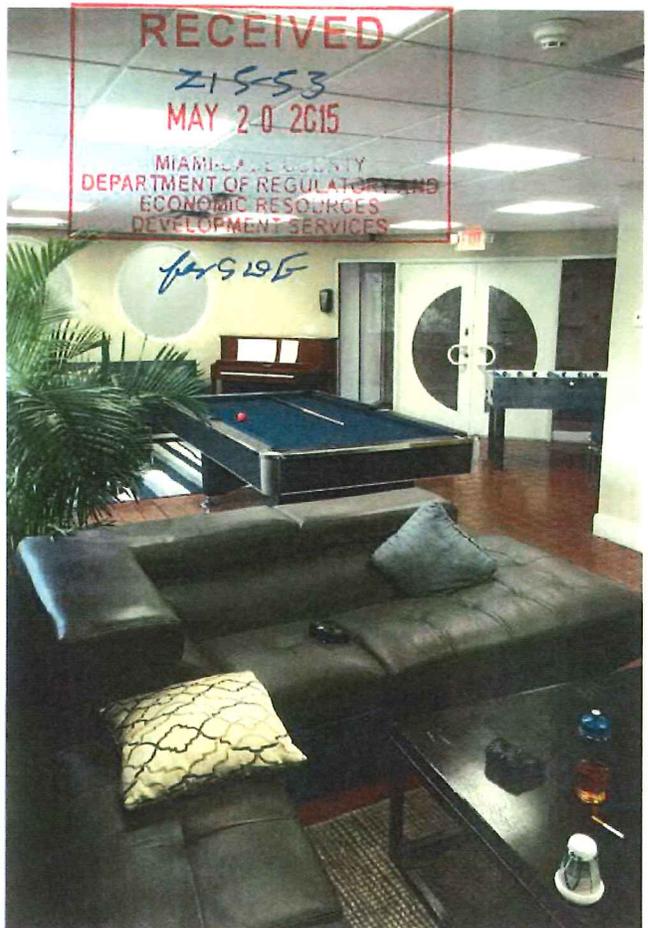
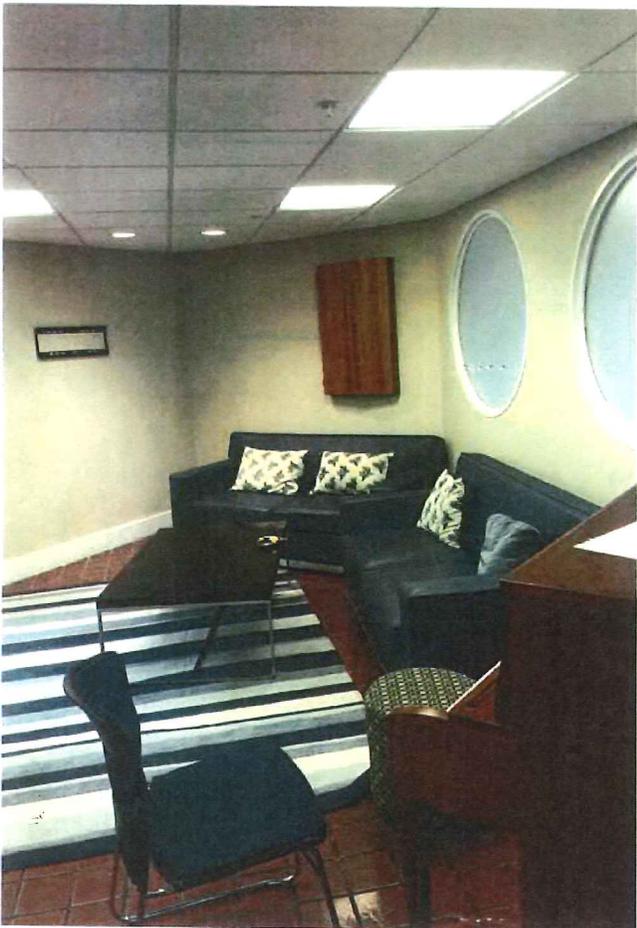


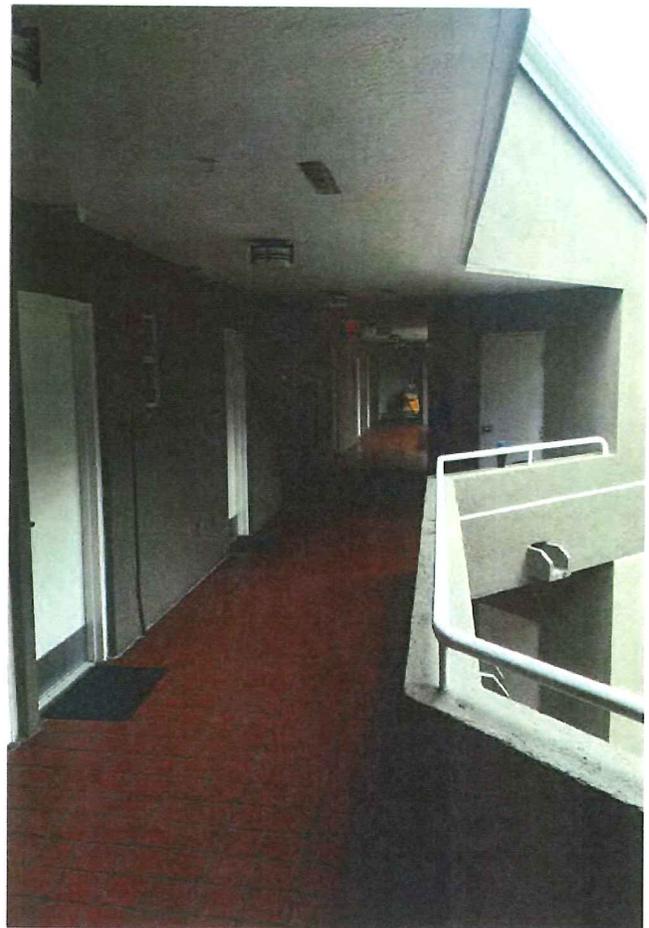
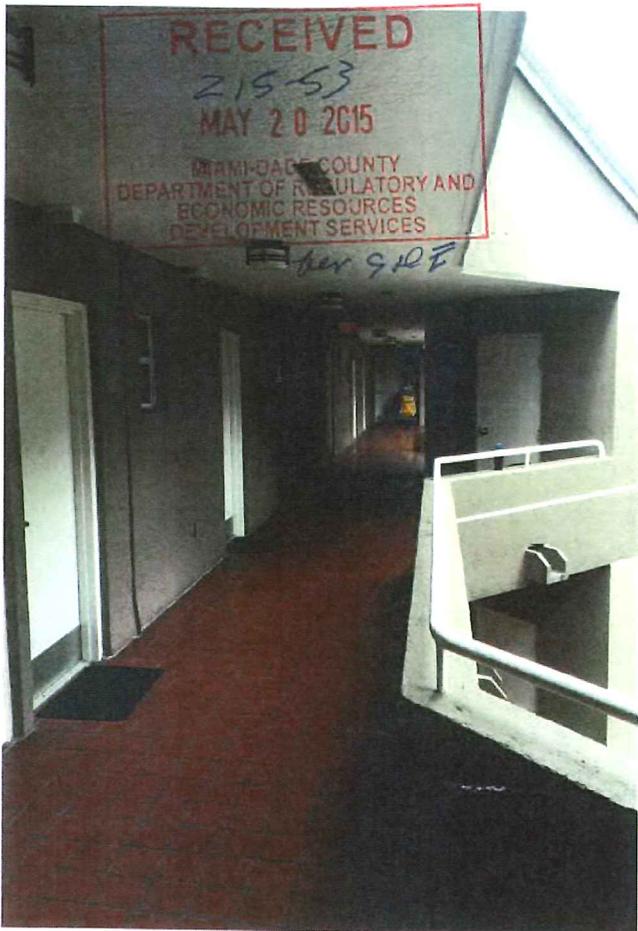
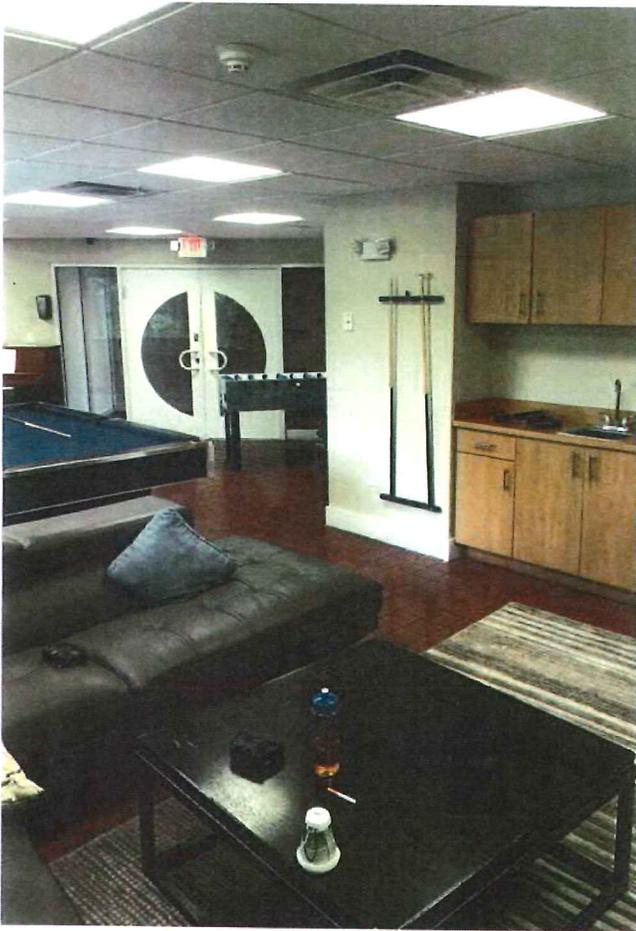


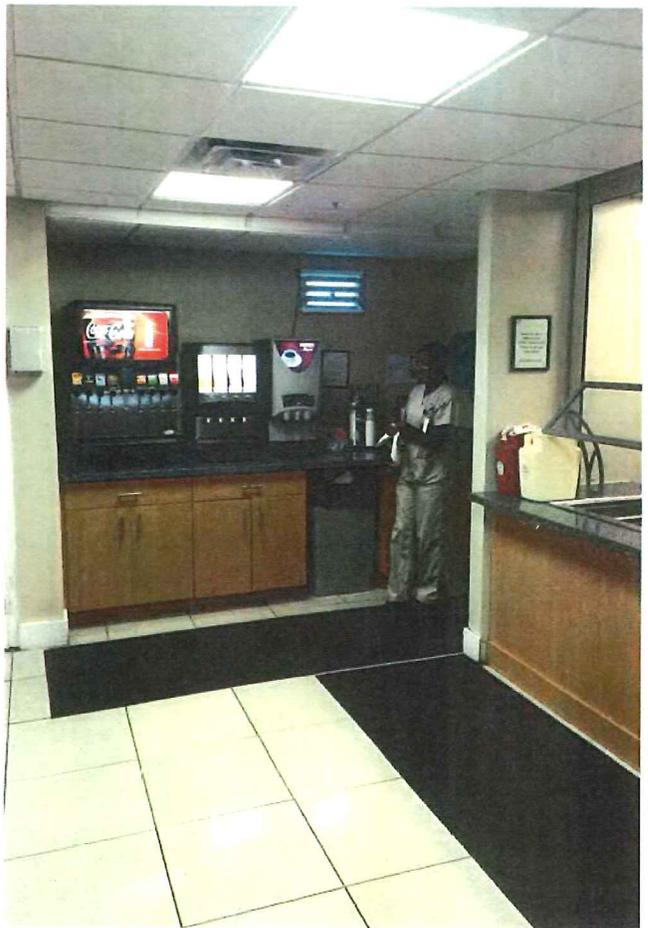


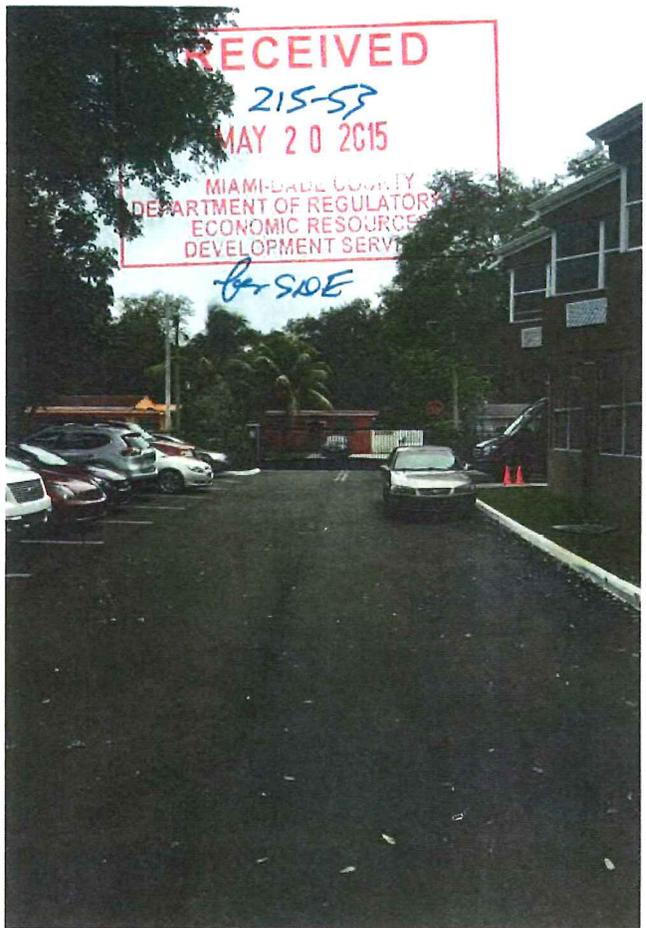
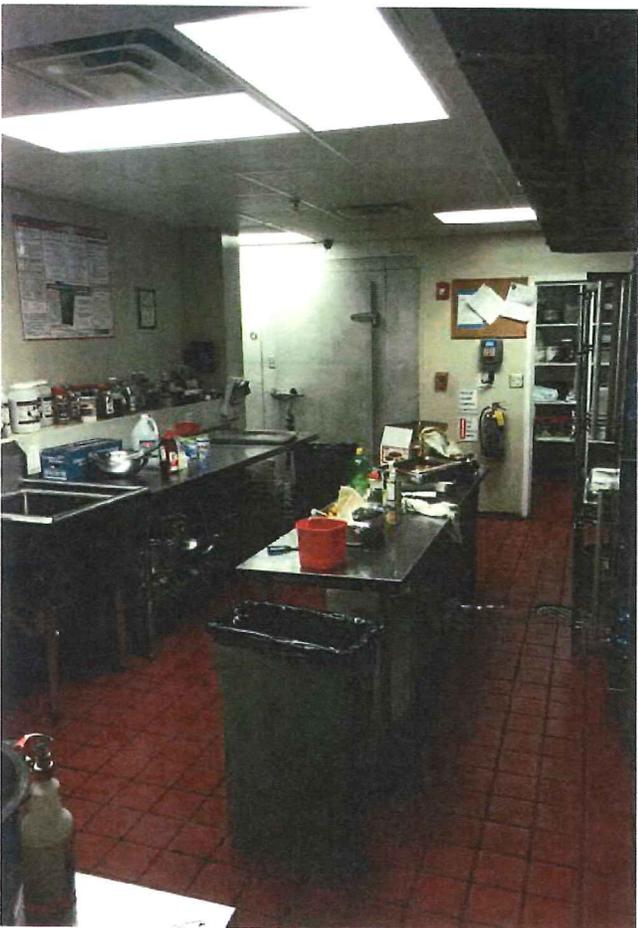
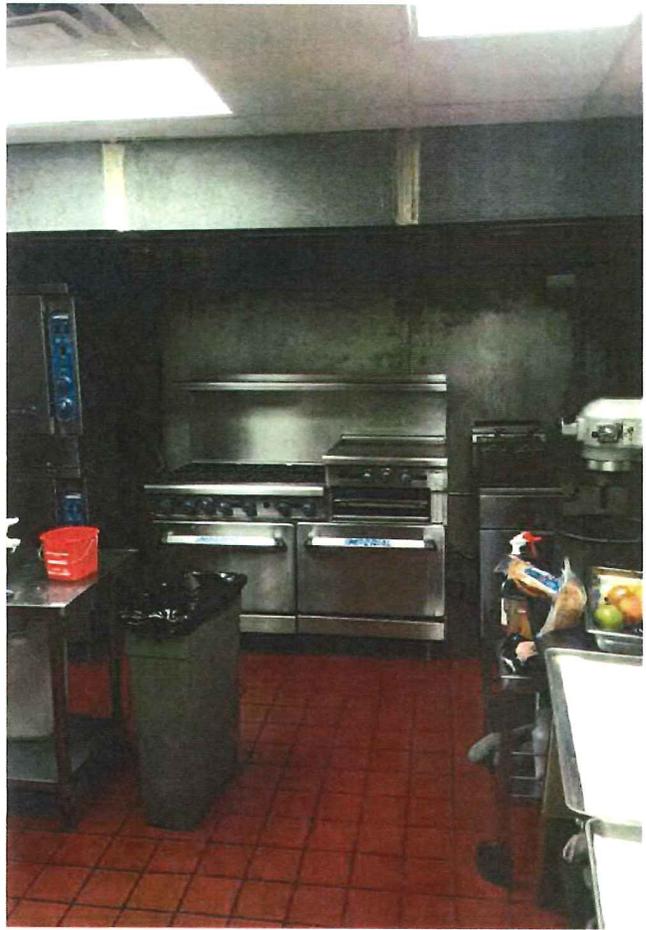
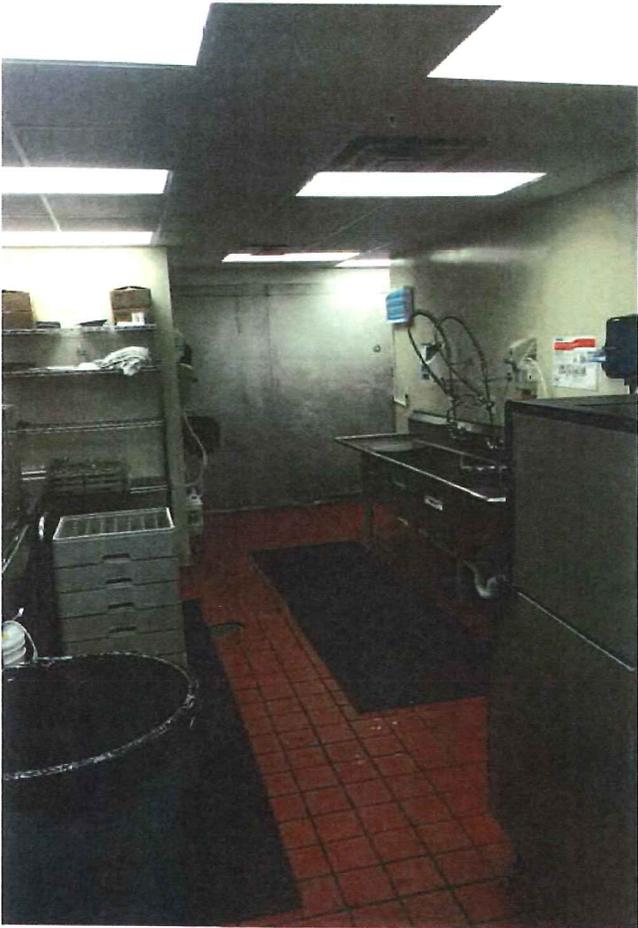


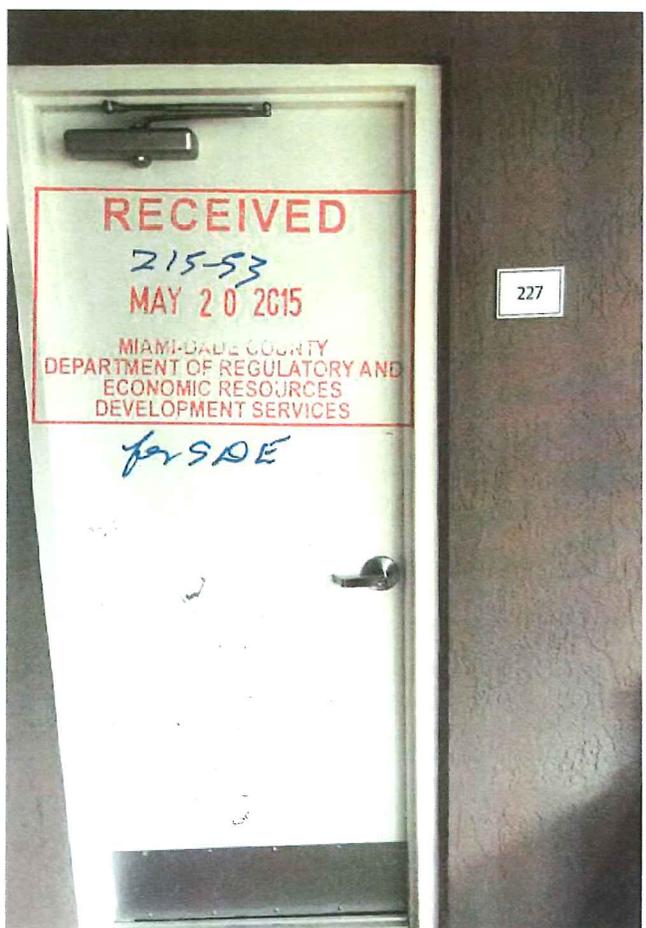


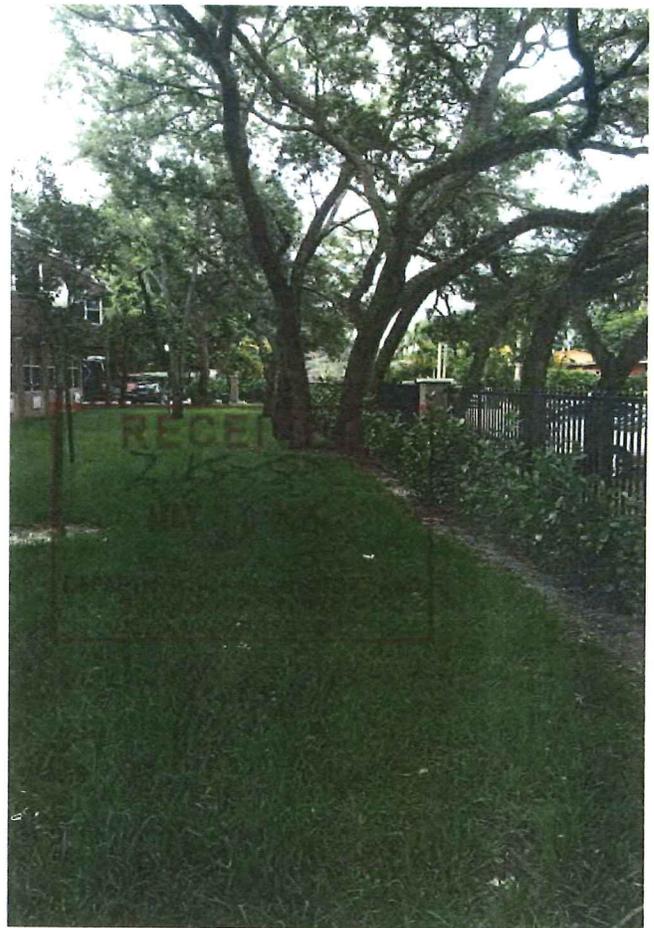
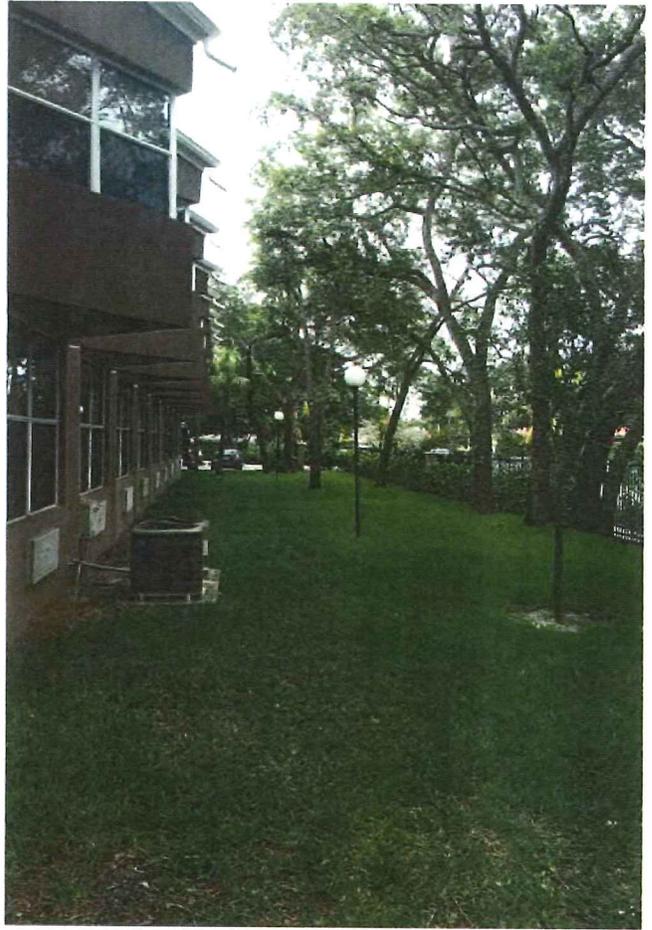




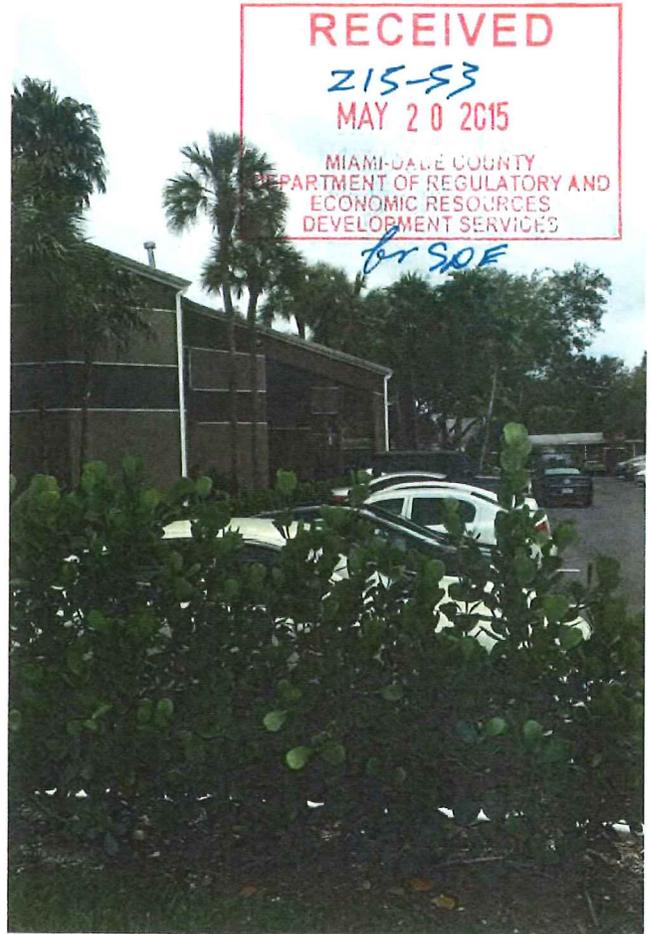
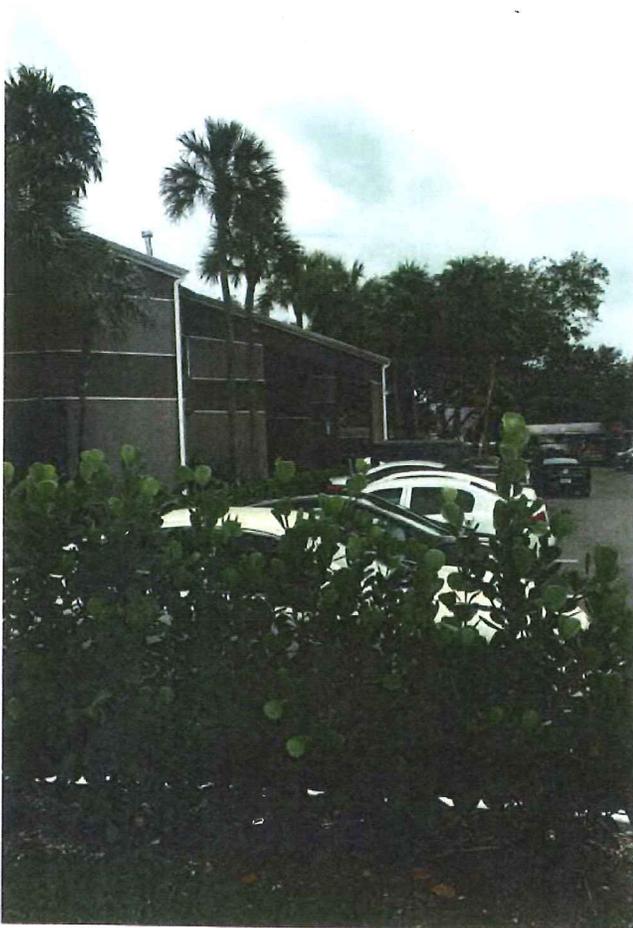
















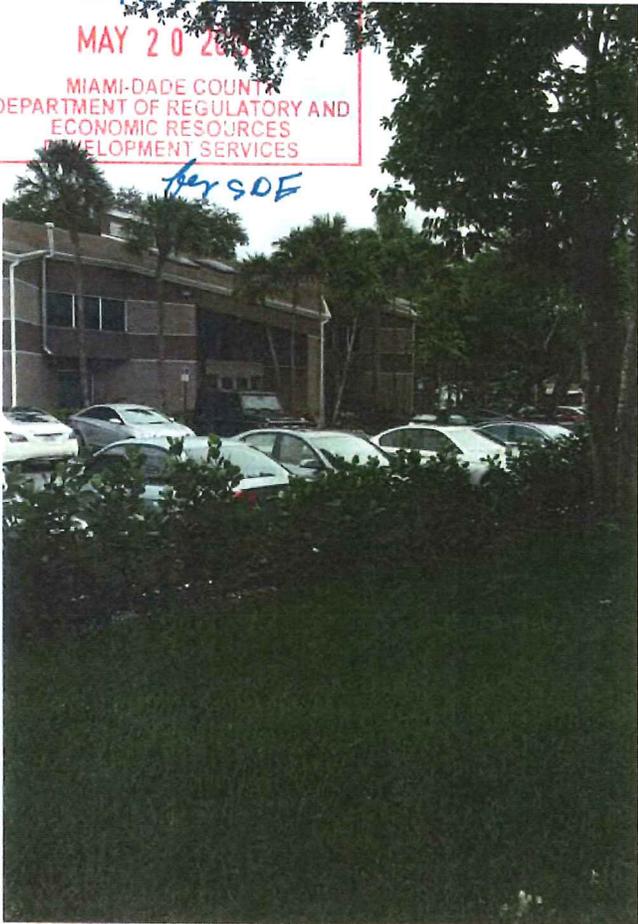
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BROWARD COUNTY
DEPARTMENT OF REGULATORY AND
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KRS/SPK





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 MAY 20 2008
 MIAMI-DADE COUNTY
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 ECONOMIC RESOURCES
 DEVELOPMENT SERVICES

by SDE





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MAY 20 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

for SDE

DISCLOSURE OF INTEREST*

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

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

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>AYS Holdings, LLC</u>	<u>100%</u>
<u>P.O. Box 546752</u>	<u></u>
<u>Surfside, FL 33154</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

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

TRUST/ESTATE NAME N/A

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

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

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2-15-53
MAY 20 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICE
for SDE

Pre-Application No.: Z2015P00108
Pre-Application Meeting Date: 4/30/15

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

NAME OF PURCHASER: _____ N/A _____

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

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.

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

Signature: _____
Abraham Shaulson, Managing Member

Sworn to and subscribed before me this 5 day of May, 2015. Affiant is personally known to me or has produced _____ as identification.

J. Markovitch Jonathan Markovitch
(Notary Public)

My commission expires 4-22-2019



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



for sde

Interests in AYS Holdings, LLC

Abraham Shaulson
P.O. Box 546752
Surfside, FL 33154

Percentage of Interest

100%

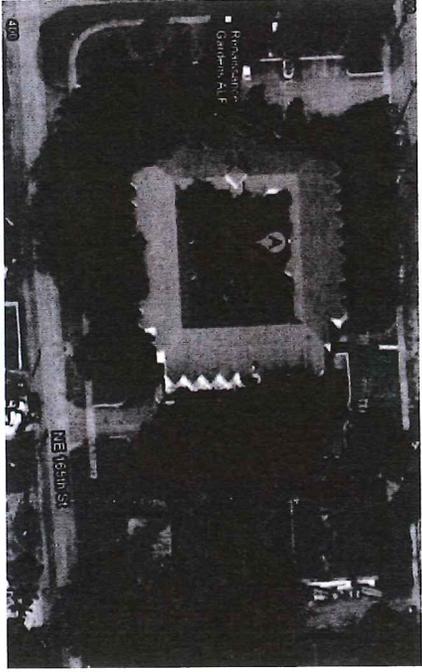
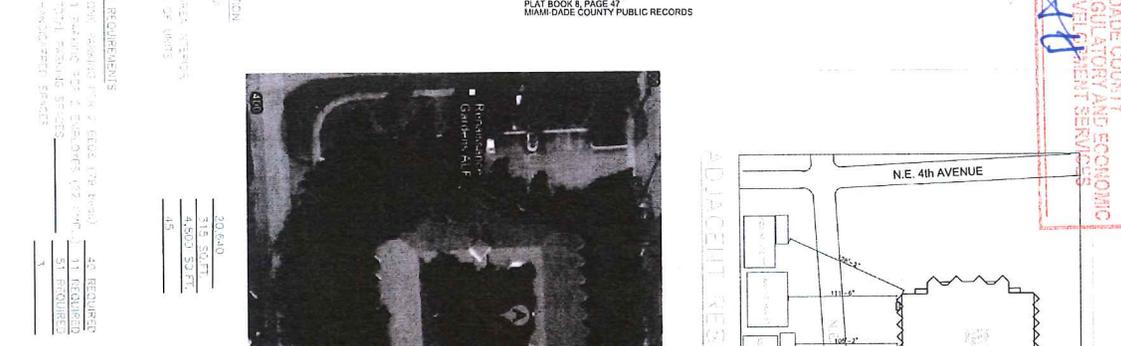
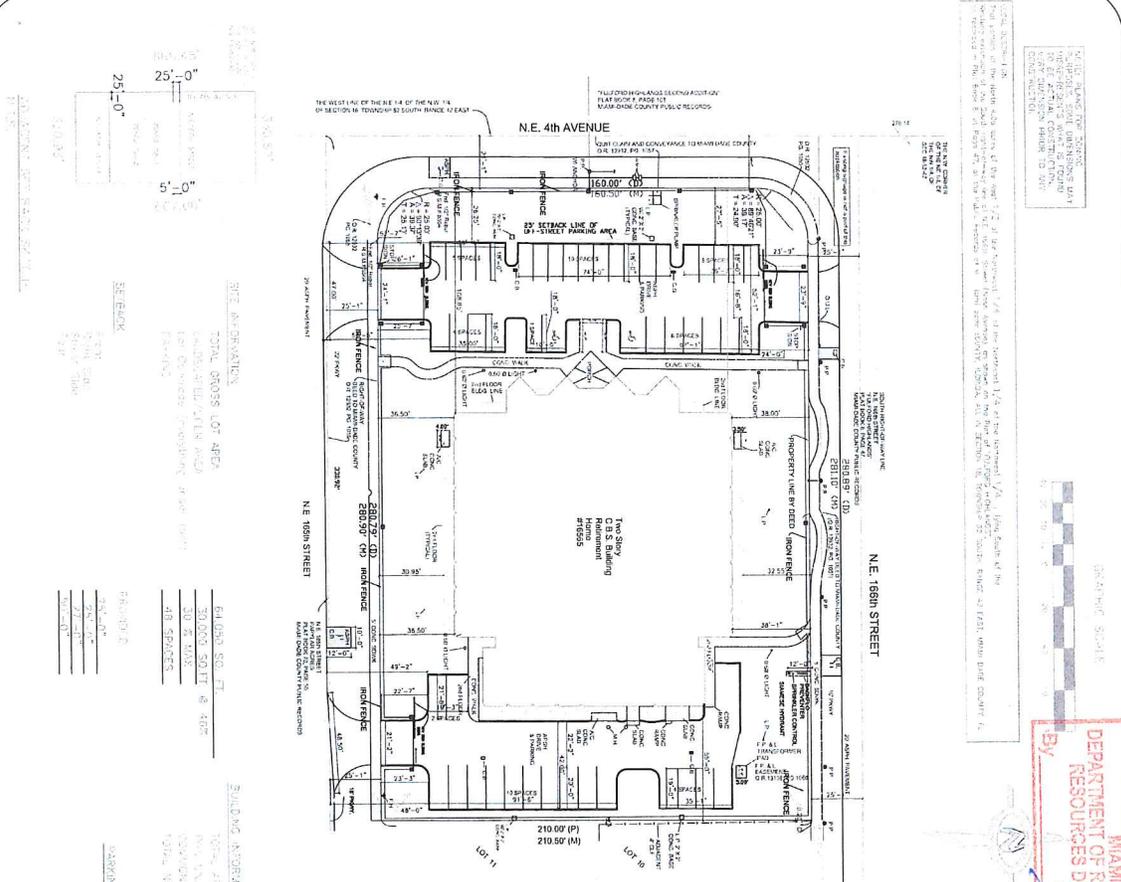


for SOE

NO. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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for sale

BERNARD T. COLP P.M.A.
P.E. #65952

APR 2015
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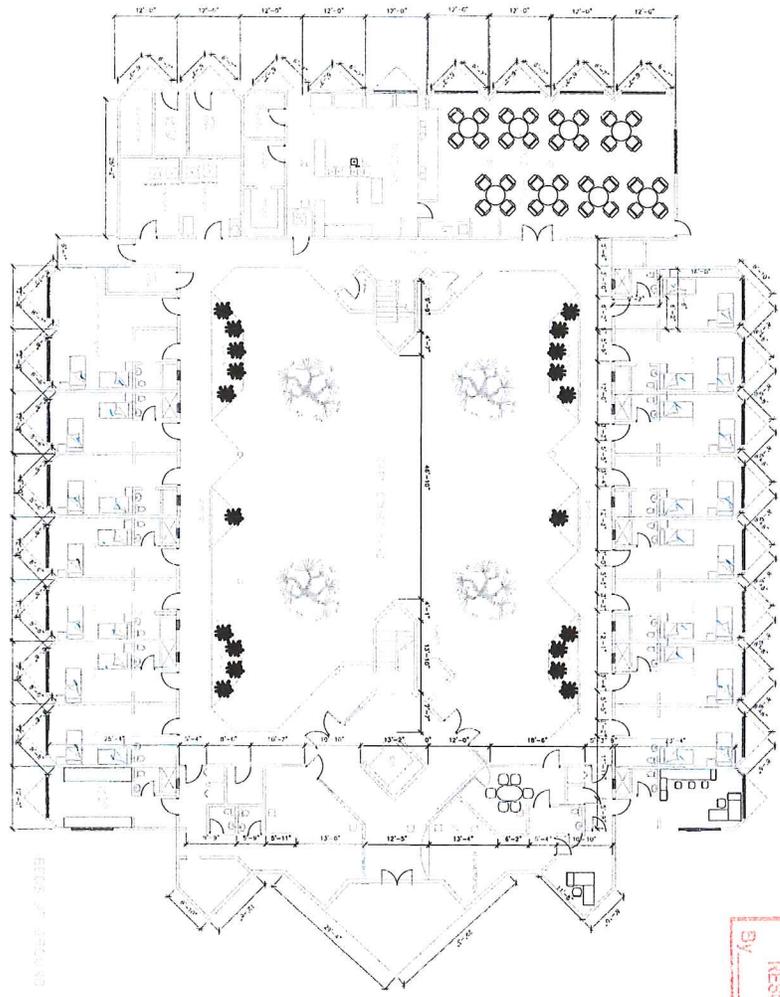
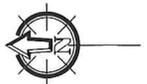
RG PROPERTY HOLDING LLC
16565 NE 4 AVE
MIAMI FL 33162

American Engineering Design
1111 Kope Concourse
Suite 610
FL 33154
305-868-5717
Alteration No. 009854
Shirley S. Sullivan P.E. #5582

General Notes
No. Revision/Date Date
RG PROPERTY HOLDING LLC
16565 NE 4 AVE
MIAMI FL 33162

53

DATE: 04/21/2015
 TIME: 11:55 AM
 BY: [Signature]
 PROJECT: [Signature]



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 MAY 20 2015
 MIAMI-DADE COUNTY
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 RESOURCES DEVELOPMENT SERVICES
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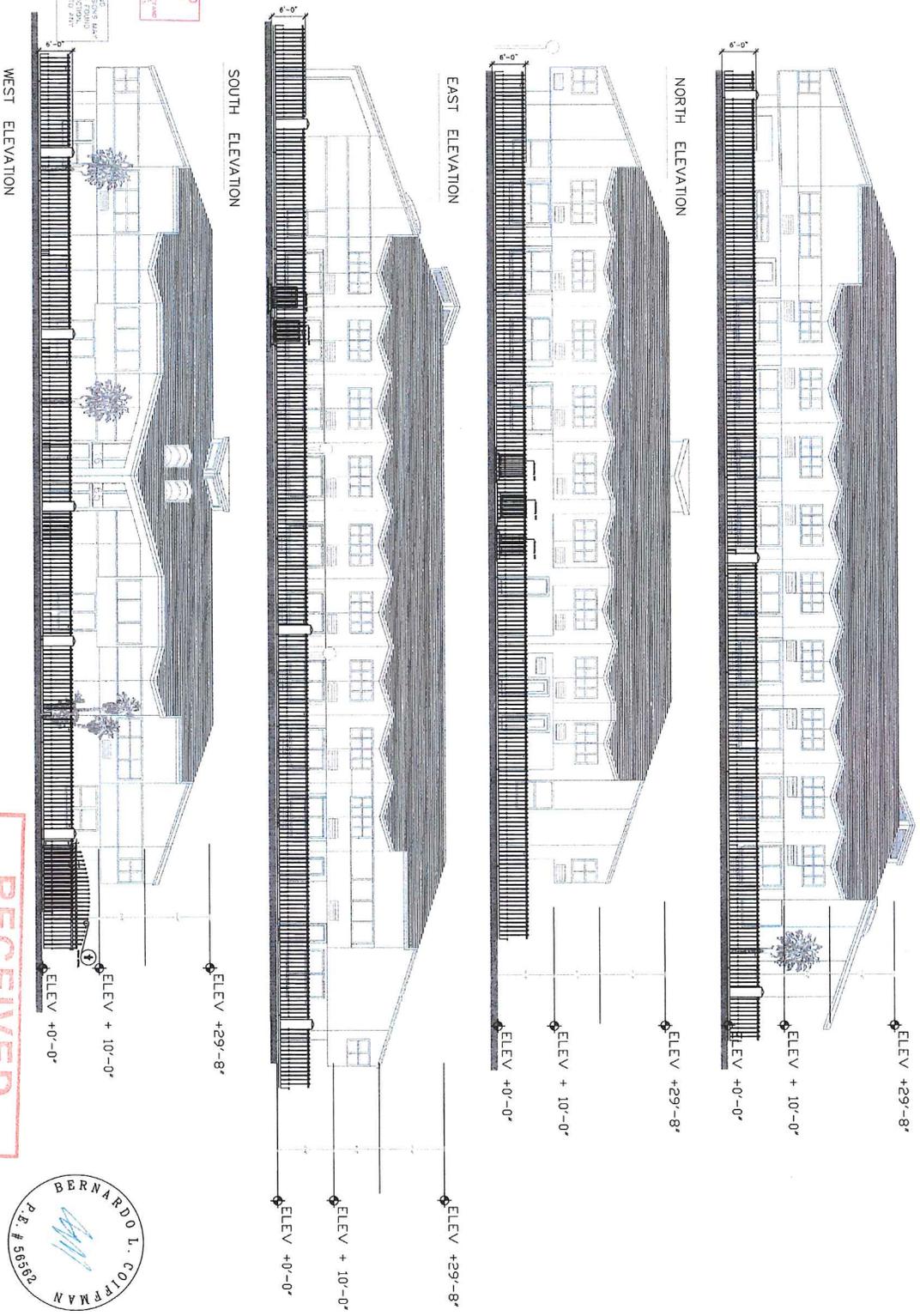
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 MAY 21 2015
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 RESOURCES DEVELOPMENT SERVICES
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RG PROPERTY HOLDING LLC 16565 NE 4 AVE MIAMI FL 33162		American Engineering Design 1111 Kane Concourse Suite 610 Miami, FL 33154 305-868-5717 Authorization No. 0008544 Brandon Callahan PE 33582	APR 2015
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NOTE: THESE ELEVATIONS AND FINISHES ARE FOR INFORMATION ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER.

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 215-083
 MAY 20 2015



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 MAY 20 2015

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

BY *[Signature]*

BERNARDO L. COFFMAN
 P.E. # 53692

APR 2015
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RG PROPERTY HOLDING LLC
 16565 NE 4 AVE
 MIAMI, FL 33162

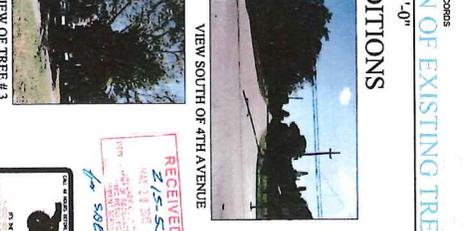
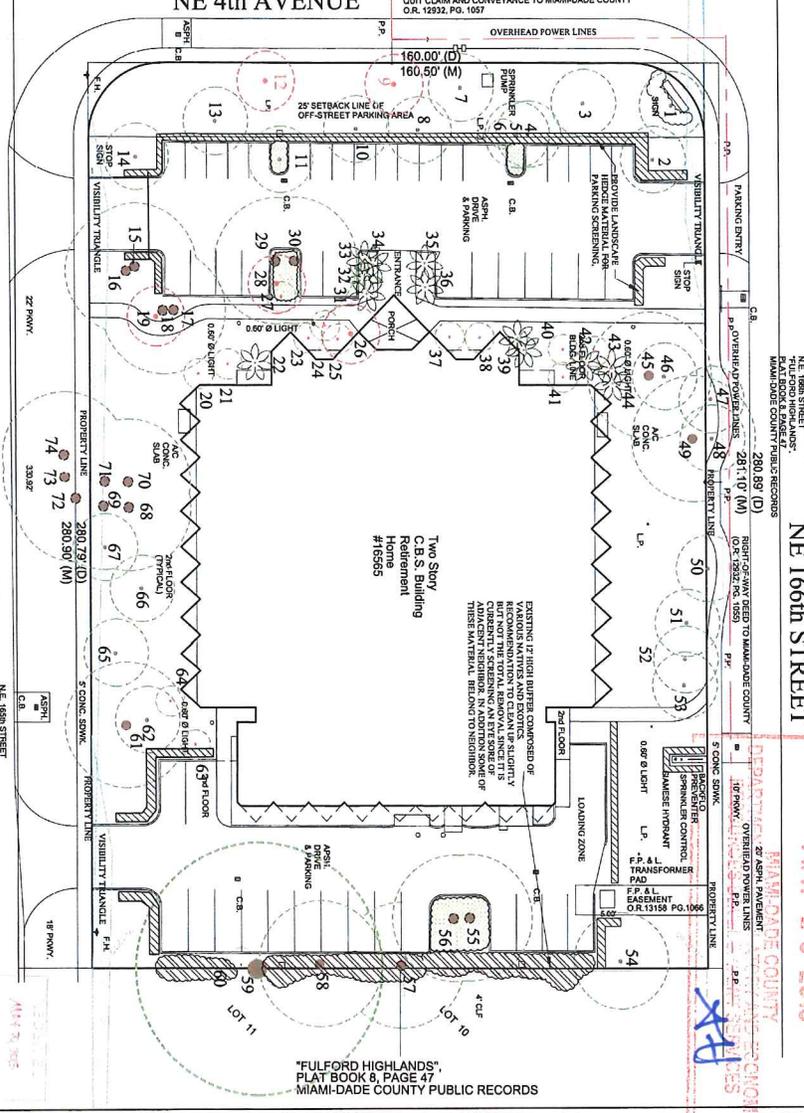
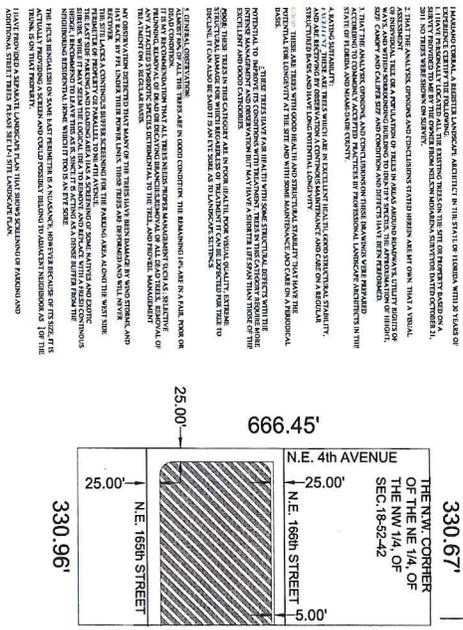
American Engineering Design
 1111 Kane Concourse
 Bay Harbor, FL 33154
 305-868-5717
 Permits/No. 002844
 Permits/No. 002844
 Permits/No. 002844

No.	Revised/Issue	Date

RG PROPERTY HOLDING LLC
 16565 NE 4 AVE
 MIAMI FL 33162

EXISTING TREE LIST

TREE NO.	TREE NAME	HEIGHT	SPREAD	DIAMETER	TYPE OF TREE	CONDITION	LOCATION OF TREES
1	Quercus virginiana 1-1/2" dia	35'	21'	21"	Native Tree	GOOD	CENTRAL NORTH WEST SIDE
2	Quercus virginiana 1-1/2" dia	23'	14'	14"	Native Tree	GOOD	PARKING WEST SIDE
3	Quercus virginiana 1-1/2" dia	35'	38'	38"	Native Tree	GOOD	PARKING WEST SIDE
4	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
5	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
6	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
7	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
8	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
9	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
10	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
11	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
12	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
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26	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
27	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
28	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
29	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
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40	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
41	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
42	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
43	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
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67	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
68	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
69	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
70	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
71	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE
72	Quercus virginiana 1-1/2" dia	29'	42'	42"	Native Tree	GOOD	PARKING WEST SIDE

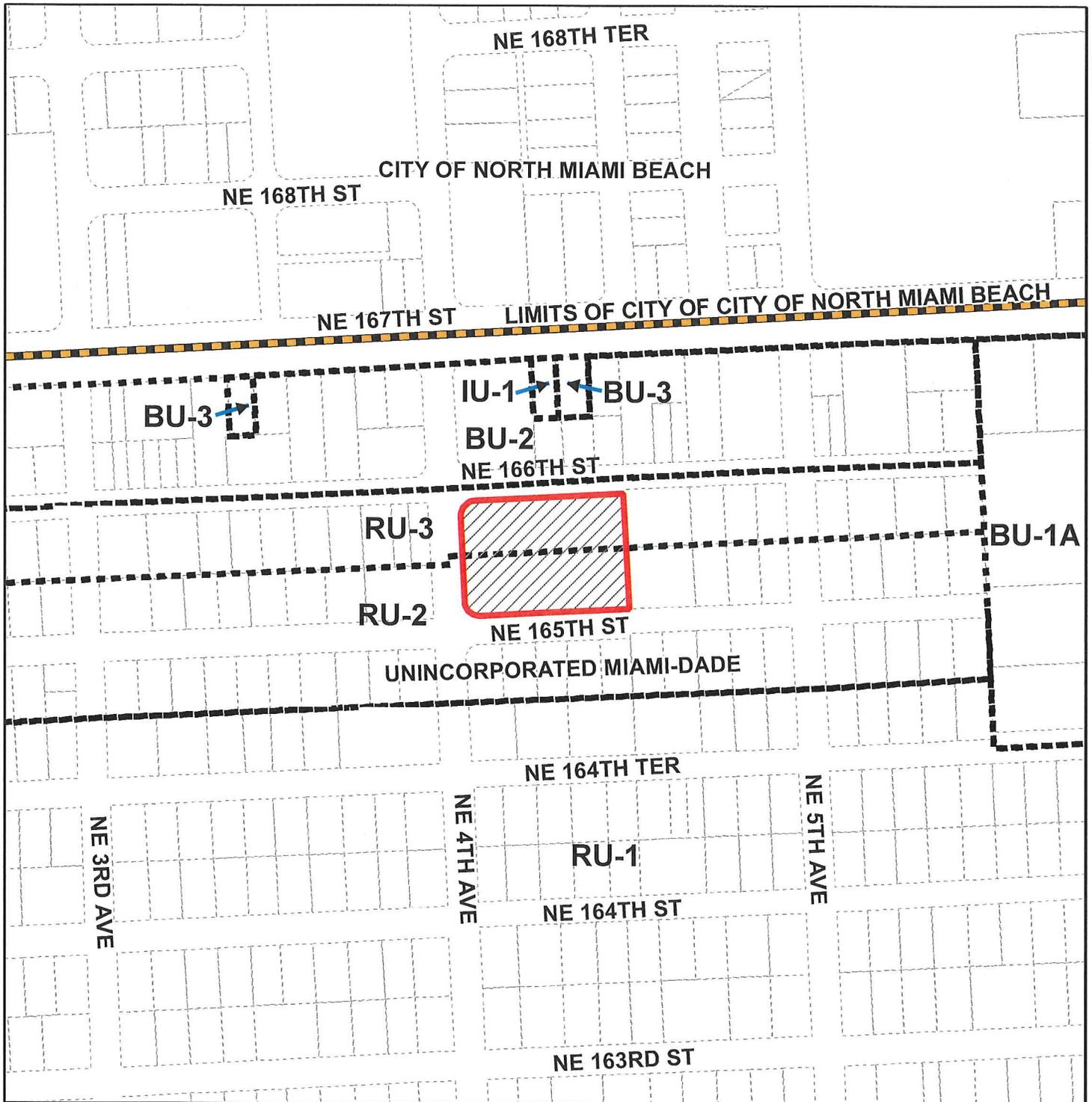


SITE PLAN OF EXISTING TREES
SCALE: 1/16"=1'-0"

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

RECEIVED
215-053
MAY 20 2015
MC

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000053

Section: 18 Township: 52 Range: 42
 Applicant: RG PROPERTY HOLDINGS, LLC.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

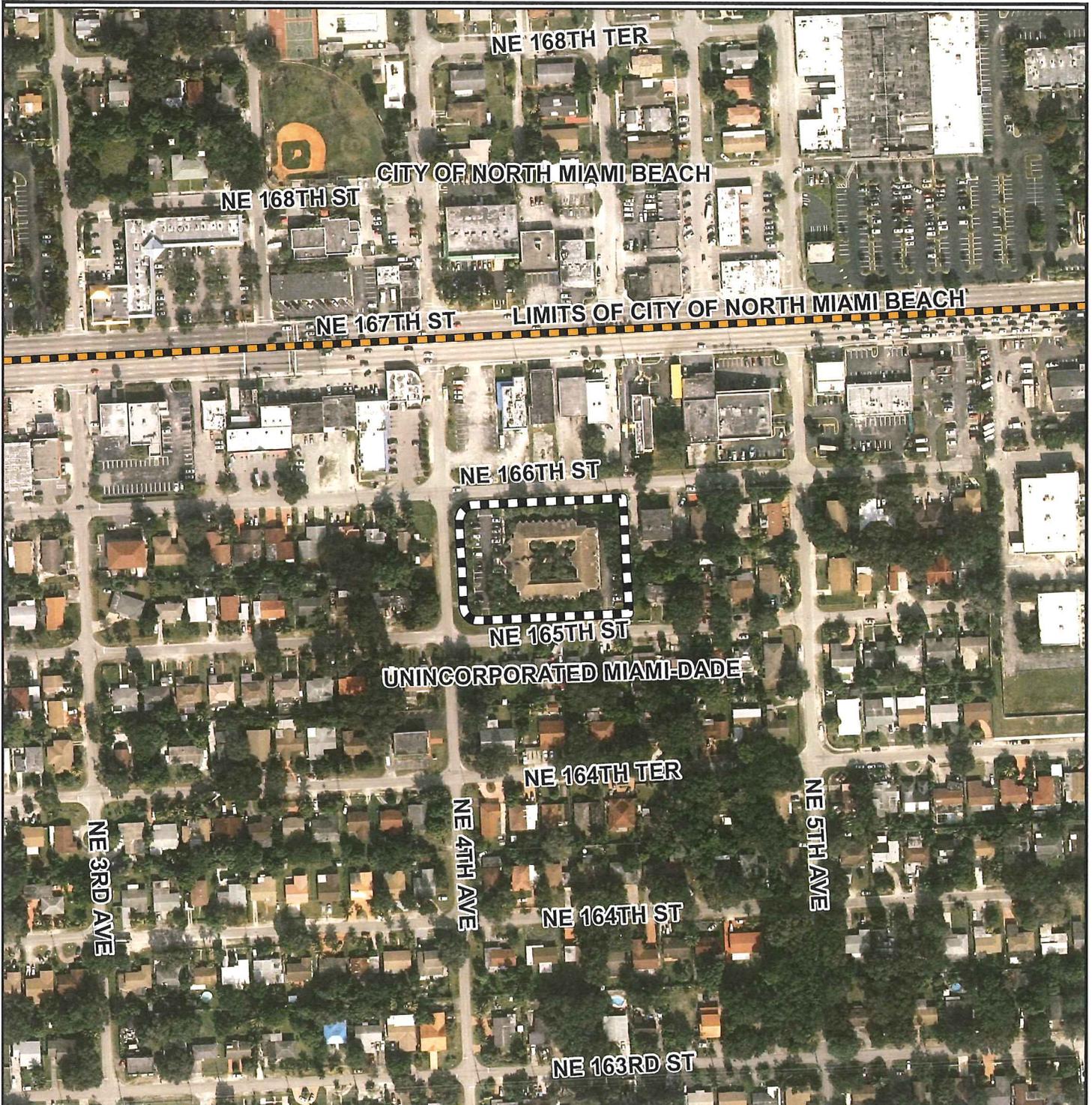
Legend

-  Subject Property Case
-  Zoning
-  Municipalities



SKETCH CREATED ON: Wednesday, August 19, 2015

REVISION	DATE	BY
		59



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2015000053

Legend
 Subject Property
 Municipalities

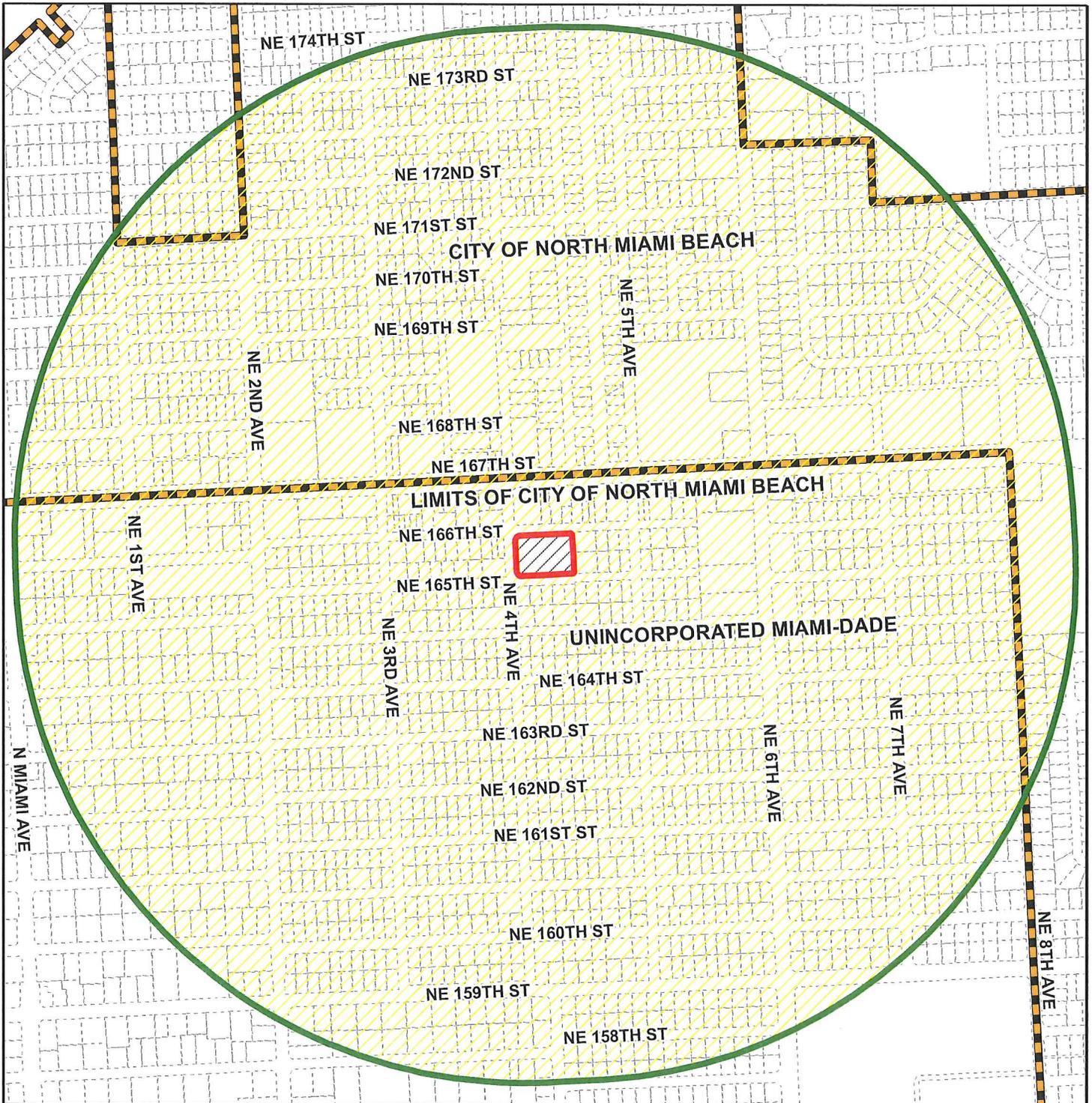


Section: 18 Township: 52 Range: 42
 Applicant: RG PROPERTY HOLDINGS, LLC.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, August 19, 2015

REVISION	DATE	BY
		60



MIAMI-DADE COUNTY
RADIUS MAP

Section: 18 Township: 52 Range: 42
 Applicant: RG PROPERTY HOLDINGS, LLC.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000053
 RADIUS: 2640

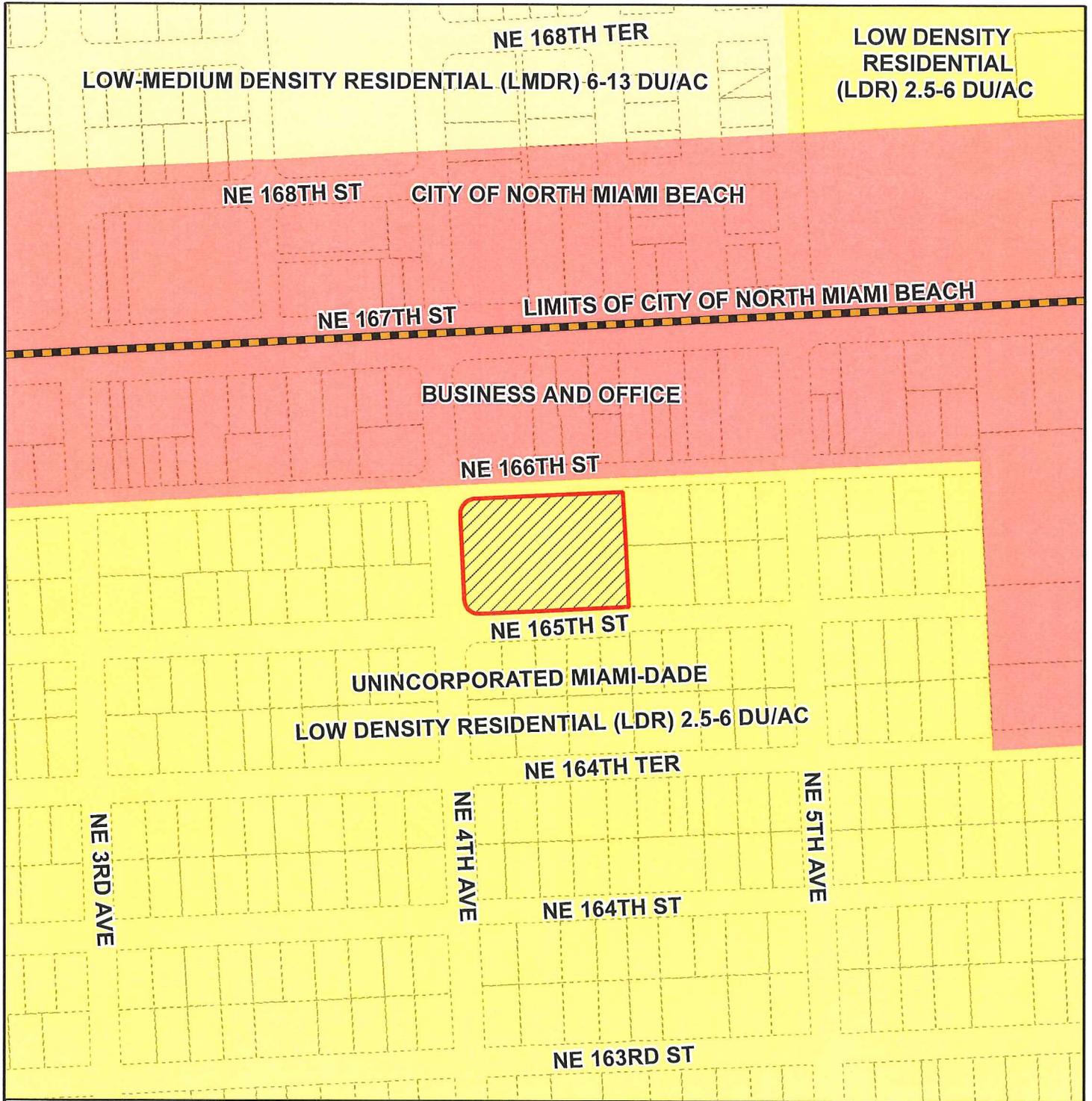
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Thursday, August 20, 2015

REVISION	DATE	BY
		61



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2015000053

Section: 18 Township: 52 Range: 42
 Applicant: RG PROPERTY HOLDINGS, LLC .
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



Legend

-  Subject Property Case
-  Municipalities



SKETCH CREATED ON: Wednesday, August 19, 2015

REVISION	DATE	BY

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

PH: Z15-072 (15-10-CZ15-2)

October 29, 2015

Item No. 2

Recommendation Summary	
Commission District	2
Applicant	3000 NW 62 Street, Inc.
Summary of Requests	The applicant is seeking a district boundary change from RU-2, Two Family Residential District to BU-2, Liberal Business District.
Location	Lying south of NW 61 Street and approximately 120' east of NW 29 Avenue; 2720, 2724, and 2700 NW 61 Street and 2775 NW 60 Street, Miami-Dade County, Florida.
Property Size	2 acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residence and vacant lots
2020 - 2030 CDMP Land Use Designation	Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval.

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-2 to BU-2.

PROJECT DESCRIPTION:

The applicant seeks to rezone the 2 acre subject property, which currently consists of several lots from RU-2, Two Family Residential District to BU-2, Special Business District.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; vacant lots, a single-family residence and a religious facility	Business and Office
North	MCUCD; medical transportation company and service station	Community Urban Center
South	RU-2; single-family residences	Business and Office Low Density Residential
East	MCUCD; car wash	Community Urban Center
West	RU-2; duplex and single-family residences	Low Density Residential

NEIGHBORHOOD COMPATIBILITY:

The subject property is in an area characterized by commercial uses to north, and east, a religious facility and single-family residences to the south and duplex and single-family residences to the west.

SUMMARY OF THE IMPACTS:

The approval of this application, as per the applicant’s letter of intent, will allow the applicant to rezone the property to BU-2, Special Business District, this would allow the applicant to provide additional parking and office space for the employees of a medical transportation company, which is located across the street from the subject property. Since the proposed rezoning of the property will allow an accessory use to the existing medical transportation facility north of the subject property along NW 61 Street, staff opines that there will be no impacts created on the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the 2 acre subject property as **Business and Office**. Staff notes that Business and Office allows uses such as retail, wholesale, personal and professional services, call centers, commercial and professional offices.

The applicant seeks to permit the rezoning of the 2 acre subject property from RU-2 to BU-2 to provide additional parking and office space for the employees of an existing medical transportation company, which is located north of the subject property along NW 61 Street. The BU-2 district allows uses such as, but is not limited to, banks with drive through tellers, beauty parlors, antique shops, bakeries and drug stores as well as the parking of automobiles.

As such, staff opines that approval of the proposed rezoning from RU-2 to BU-2 would be **consistent** with the CDMP LUP map Business and Office designation.

ZONING ANALYSIS:

When the request is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the request would not have an unfavorable impact on the environment and the natural resources of the County, and on County services based on memoranda from the Division of Environment Resource Management of the Department of Regulatory and Economic Resources (RER) and the Miami-Dade County Fire and Rescue Department (MDFR).

Staff opines that the proposed BU-2 zoning would provide a transition to the residences from the existing medical transportation company, which has a more intensive use. In staff’s opinion, the approval of the request will not have a negative impact on the surrounding roadways or burden or affect transportation facilities based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), which has no objections to this application.

Staff therefore, recommends approval of the application under Section 33-311, District Boundary Change.

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval.

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:CH:EJ



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

MMW

ZONING RECOMMENDATION ADDENDUM

3000 NW 62 Street, Inc. (15-072)

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>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Business and Office (Page I-40)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p style="margin-left: 20px;">(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p>
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ZONING RECOMMENDATION ADDENDUM

3000 NW 62 Street, Inc. (15-072)

- | | |
|--|---|
| | <ul style="list-style-type: none">(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i> |
|--|---|

5

2. 300 NW 62 STREET, INC
(Applicant)

15-10-CZ8-2(15-072)
Area 08/District 02
Hearing Date: 10/29/15

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>
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No History

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

Memorandum



Date: September 17, 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 #Z2015000072- 3rd Revision
3000 NW 62nd Street, Inc.
2755 NW 60 Street
Zone Change from RU-2 to BU-3
(RU-2) (2.0 Acres)
16-53-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written in a cursive style.

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

Stormwater Management

A Surface Water Management General Permit from DERM Water Control Section will 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.

Tree Preservation

After the fact tree removal permit application #6574 was received on August 26, 2015 for the removal of a specimen size strangler fig tree located at parcel with folio #30-3116-009-7400. An after the fact tree removal permit will be issued due to the poor condition of this tree. The site may 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 site prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited.

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.

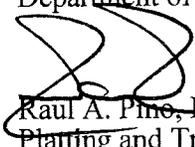
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: July 28, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2015000072
Name: 3000 NW 62 Street, Inc.
Location: S. of NW 61 St. & E. of NW 29 Ave.
Section 16 Township 53 South Range 41 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 4-12 and Lots 26-30, Block 31 of Plat Book 28, Page 24.

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

Memorandum



Date: July 21, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: 3000 NW 62nd Street, Inc. (#15_072)

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, Intergovernmental and External Affairs, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *3000 NW 62nd Street, Inc* is requesting a district boundary change from Two Family Residential (RU-2) to Liberal Business (BU-3). The property currently contains vacant lots, a church, duplex, and paved surfaces.

Size: The property is approximately 2 acres.

Location: The subject property is located at NW 29th Avenue and NW 61st Street and 2755 NW 60th Street, 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 18, 2014, 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

The property as mentioned in the application falls within the PWWM solid waste collection service area. The district boundary change from Two Family Residential (RU-2) to Liberal Business (BU-3) on the property meets 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." The property is on residential waste collection route 2215 therefore, the landlord or property owner may fulfill the requirement, 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

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:

- 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: September 28, 2015

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: Z2015000072: 3000 NW 62 STREET, INC
Revised Plans Submitted Dated Stamped Received 9/14/2015

Application Name: 3000 NW 62 STREET, INC

Project Location: The site is located in that area LYING SOUTH OF NW 61 ST & APPROXIMATELY 120' EAST OF NW 29 AVE, Miami-Dade County.

Proposed Development: The request is for a ZONE CHANGE FROM RU-2 TO BU-2 to permit commercial use/parking.

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: 13-JUL-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000072

Recommendation:

There is no objection to the proposed zoning change, however any future proposed site will require review for FD access compliance.

Service Impact/Demand

Development for the above Z2015000072 located at LYING SOUTH OF NW 61 ST & APPROXIMATELY 120' EAST OF NW 29 AVE, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 0917 is proposed as the following:

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

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

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 2
 The estimated average travel time is: 4:56 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

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

3000 NW 62 ST, INC

LYING SOUTH OF NW 61 ST & APPROXIMATELY 120'
EAST OF NW 29 AVE,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

OCTOBER 25, 2015

Z2015000072

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 7, 2015

NEIGHBORHOOD REGULATIONS OPEN:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

NEIGHBORHOOD REGULATIONS CLOSED:

Case #201504000743, was opened on February 4, 2015, for Illegally Maintaining and/or Storing Construction Materials Without An Active Building Permit [Construction Debris/Container]. A Warning Letter was issued the same day. The Debris and the Container was removed. The case is closed.

BUILDING SUPPORT REGULATIONS OPEN:

3031160097510-Building Support Case #20150171714-B opened on January 30, 2015. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: Metal fence without a required building permit. Civil Violation Notice P017591 was issued on July 2, 2015, for non-compliance. The Civil Violation Notice has been paid. The case remains open pending the decision/outcome of the Zoning Hearing.

BUILDING SUPPORT REGULATIONS CLOSED:

3031160097340-No Cases
3031160097350 No Cases
3031160097360 No Cases
3031160097370-No Cases
3031160097380 -No Cases
3031160097390 -No Cases
3031160097400 -No Cases
3031160097410 -No Cases
3031160097420 -No Cases

VIOLATOR:

3000 NW 62 STREET, INC

OUTSTANDING LIENS AND FINES:

As of October 7, 2015, There are no Outstanding Liens, Fines, or fee.

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: 3000 NW 62 Street, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Rene Gonzalez, 2766 NW 62 Street Miami, Florida 33147</u>	<u>50%</u>
<u>Raymond Gonzalez, 2766 NW 62 Street Miami, Florida 33147</u>	<u>50%</u>
_____	_____
_____	_____

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

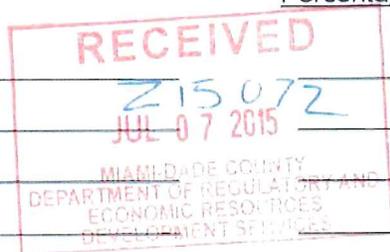
TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>N/A</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: 3000 NW 62 Street, Inc. for Folio 410

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

Same as Above

Date of contract: _____

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

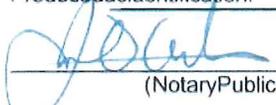
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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 2ND day of MARCH, 2015.
Affiant is personally known to me or has

Produced as identification. _____



(Notary Public)

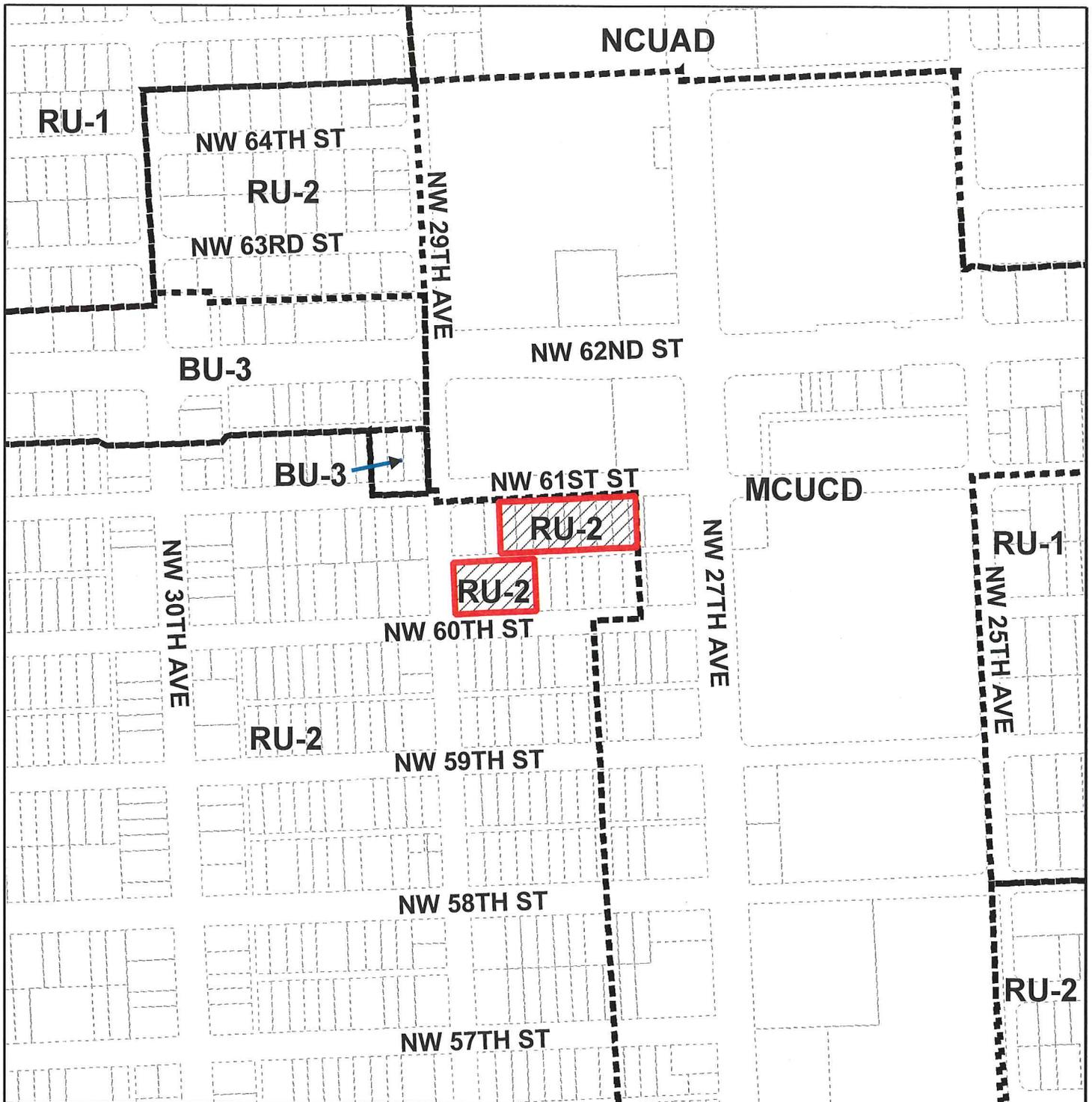
My commission expires: DECEMBER 16, 2017

Seal



*Disclosures 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 percent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interests which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
215 072
JUL 07 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT PROGRAMS



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000072

Section: 16 Township: 53 Range: 41
 Applicant: 3000 NW 62 STREET, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

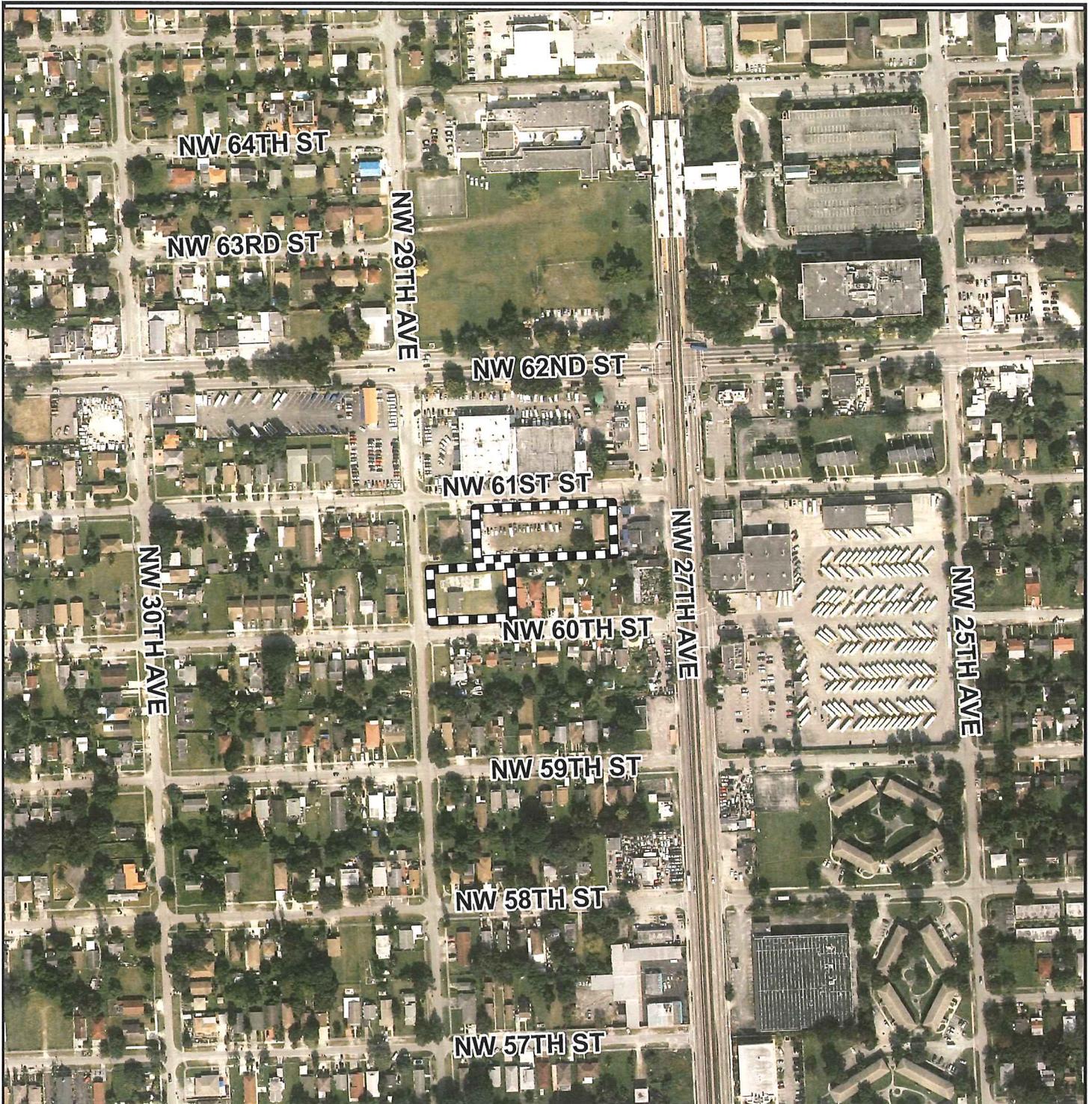
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, September 14, 2015

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2015000072

Legend
 Subject Property

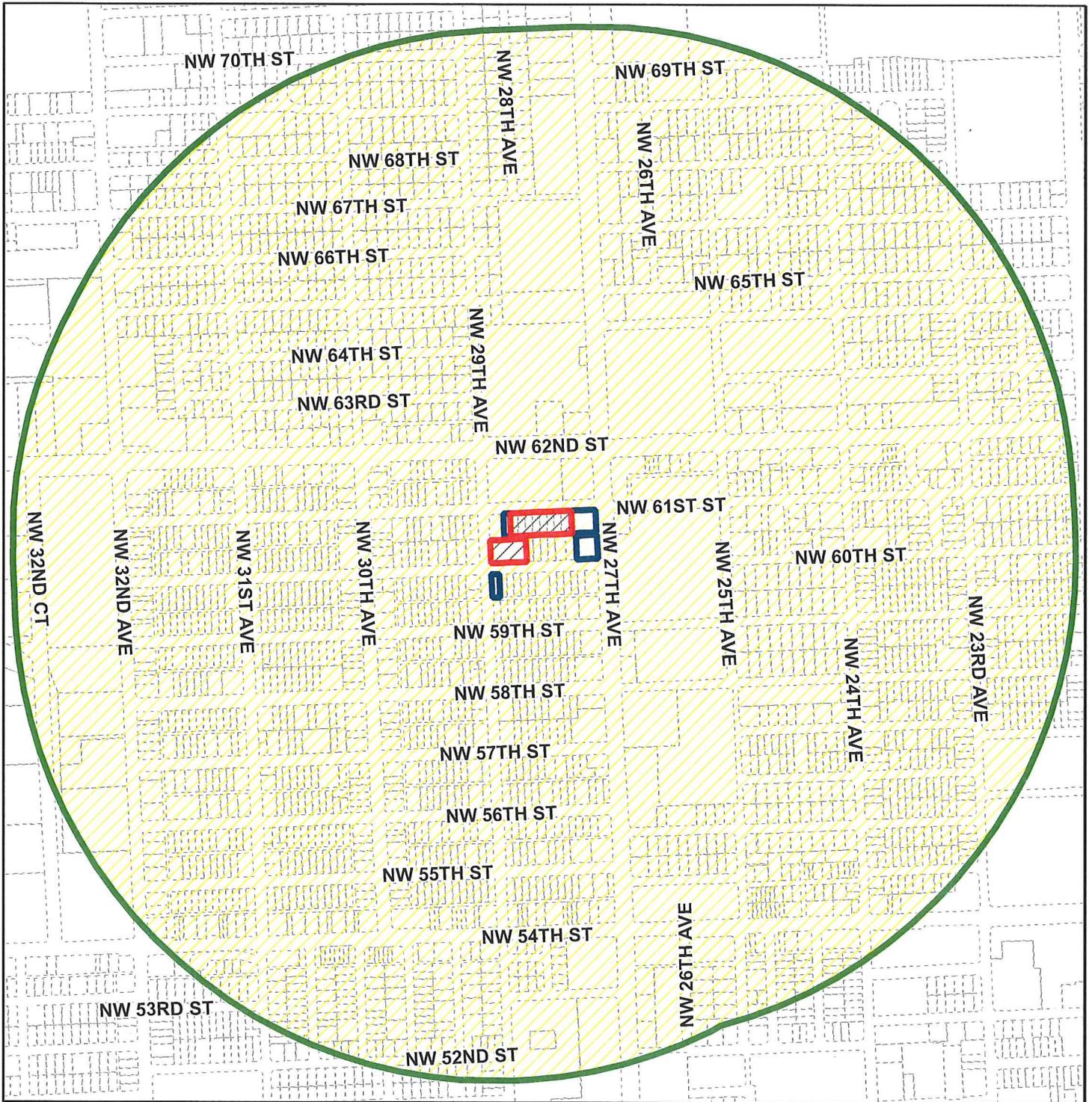


Section: 16 Township: 53 Range: 41
 Applicant: 3000 NW 62 STREET, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, September 14, 2015

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
RADIUS MAP

Section: 16 Township: 53 Range: 41
 Applicant: 3000 NW 62 STREET, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000072
 RADIUS: 2640

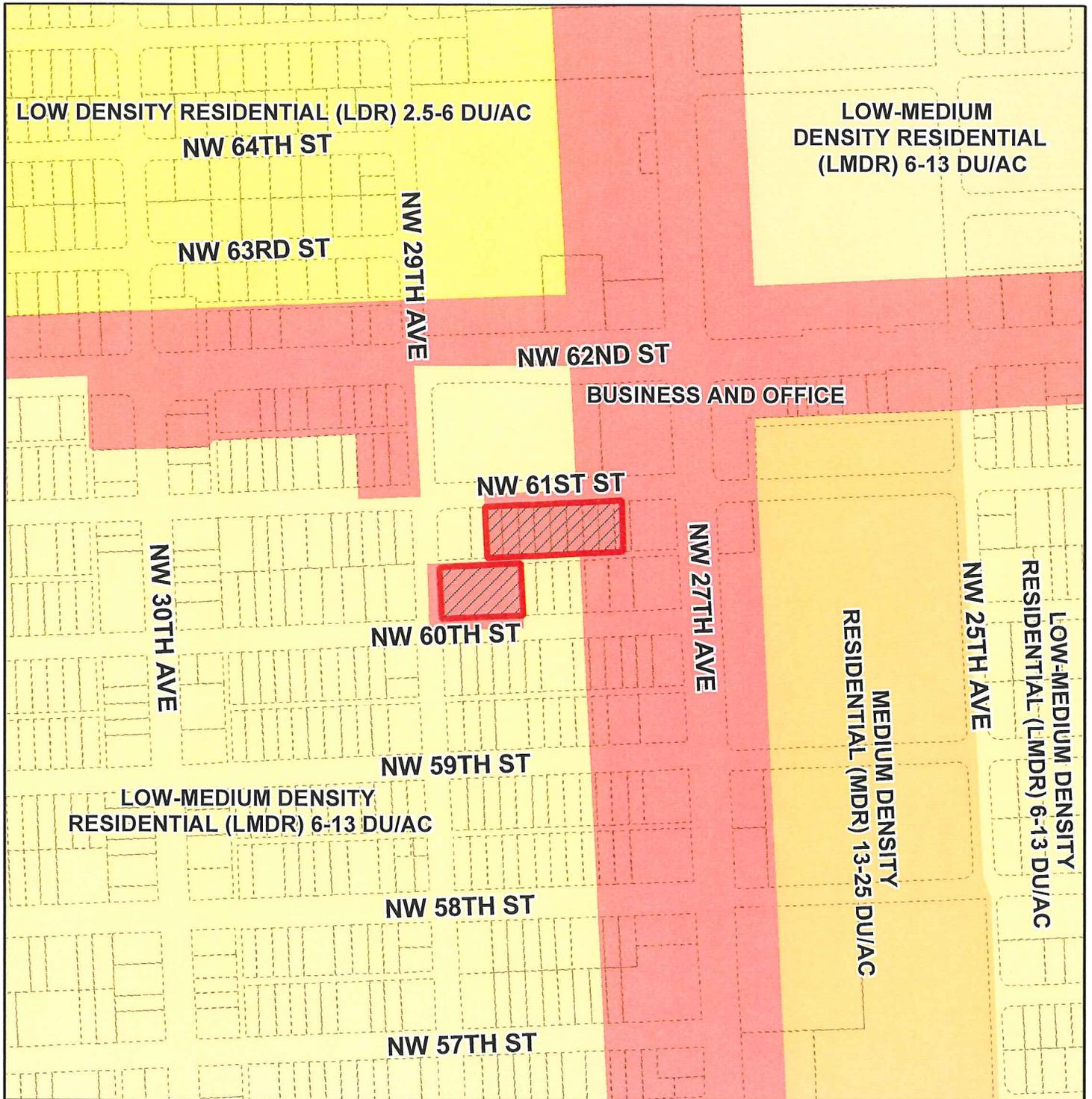
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, September 14, 2015

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2015000072

Section: 16 Township: 53 Range: 41
 Applicant: 3000 NW 62 STREET, INC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, September 14, 2015

REVISION	DATE	BY