

KITS

3-29-2011 Version # 1



COMMUNITY ZONING APPEALS BOARD 10
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 Avenue, Miami
Wednesday, May 4, 2011 at 6:30 p.m.

CURRENT

1. 11-5-CZ10-1 FVP DORADO LLC

11-33

16-54-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF WEDNESDAY, MAY 4, 2011

RUBEN DARIO MIDDLE SCHOOL

350 NW 97 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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. FVP DORADO LLC (11-5-CZ10-1/11-033)

16-54-39
Area 10/District 11

- (1) Applicant is requesting to permit a portion of a single-family residence setback 20' from the front (west) property line (15' required for 50% of the linear width of the house and 25' for the remainder).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Dorado Estates," as prepared by Lan Mar Design Group dated stamped received 3/9/11, consisting of 4 sheets. Plans may be modified at public hearing.

LOCATION: Lying east of S.W. 148 Court, approximately 230' south of S.W. 34 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 65' x 120'

Department of Planning and Zoning Recommendation:

Approval with conditions.

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 Planning and Zoning (DPZ) within 14 days after the DPZ 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. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) 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.

1. FVP DORADO LLC
(Applicant)

11-5-CZ10-1 (11-033)
Area 10/District 11
Hearing Date: 05/04/11

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>
2005	Faro Investments, Corp.	- Zone change from GU to RU-1M(b).	C-10	Approved.

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 10**

APPLICANT: FVP Dorado, LLC

PH: Z11-033 (11-5-CZ10-1)

SECTION: 16-54-39

DATE: May 4, 2011

COMMISSION DISTRICT: 11

ITEM NO.: 1

A. INTRODUCTION:

o **SUMMARY OF REQUEST:**

This application will allow the construction of a single-family residence on a lot setback closer to the front (west) property line than that permitted by the Zoning Code.

o **REQUEST:**

Applicant is requesting to permit a portion of a single-family residence setback 20' from the front (west) property line (15' required for 50% of linear width of the house and 25' for the remainder).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Dorado Estates" as prepared by Lan Mar Design Group, dated stamped received 03/09/11, consisting of 4 sheets. Plans may be modified at public hearing.

o **LOCATION:**

Lying east of SW 148 Court, approximately 230' south of SW 34 Street, Miami-Dade County, Florida.

o **SIZE:** 65' x 120'

B. ZONING HEARINGS HISTORY: None.

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

*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-1M(b); Vacant land

Low Density Residential, 2.5 to 6 du/a

Surrounding Properties:

<u>NORTH:</u>	RU-1M(b); vacant land	Low Density Residential, 2.5 to 6 du
<u>SOUTH:</u>	GU; vacant land	Low Density Residential, 2.5 to 6 du
<u>EAST:</u>	RU-1M(a); single-family residences	Low Density Residential, 2.5 to 6 du
<u>WEST:</u>	RU-1M(b); single-family residence	Low Density Residential, 2.5 to 6 du

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. 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.

F. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection*
Public Works	No objection
Parks	No comment
MDT	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment

*Subject to conditions indicated in their memorandum.

G. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies east of SW 148 Court, approximately 230' south of SW 34 Street. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre.* The approval of the request sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Therefore, the request is **consistent** with the density threshold of the LUP map of the CDMP.

When the application is analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. Staff notes that the subject property is a part of a subdivision that was approved in 2005 pursuant to Resolution #CZAB10-40-05 for a district boundary change from GU to RU-1M(b). As such, the subject property and the remaining residences that are to be constructed within the subdivision

are permitted to have a minimum 15' front setback for 50% of the linear width of the house and a 25' front setback for the remainder of the house, except that an attached garage would be allowed a 20' front setback. The submitted plans indicate that the proposed residence meets the minimum setback of 15' for 50% of the linear width of the residence. However, said plans indicate that the remaining 50% is setback at 20', whereas 25' is required since an attached garage is not included. As such, the applicant is seeking approval to allow an additional 5' encroachment into the front (west) setback area for the 50% of the linear width of the house which does not contain an attached garage. Staff opines that the requested 5' encroachment into the front (west) setback area will not be an obvious departure from the aesthetic character of the area and will not have a negative visual impact on the residences located to the west. Although staff did not find approvals of similar requests in the surrounding area, staff opines that approval of this application will not set a negative precedent for encroachments into the front setback area that will be visually intrusive to the surrounding residences. **Therefore, staff recommends that the application be approved with conditions under Section 33-311(A)(4)(b) (NUV).**

Based on the aforementioned, staff opines that the proposed single-family residence would be **consistent** with the Low-Density designation of the LUP map of the CDMP, and would be **compatible** with the surrounding predominant residential developments. **Staff therefore, recommends the application be approved with conditions under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.**

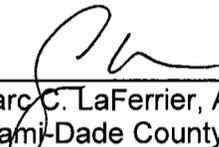
H. RECOMMENDATION:

Approval with conditions.

I. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dorado Estates" as prepared by Lan Mar Design Group, dated stamped received 03/09/11, consisting of 4 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 03/16/11
DATE REVISED: 03/21/11, 03/31/11
DATE FINALIZED: 04/05/11
MCL:GR:NN:JV:CH

For 
Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning *NDN*

Memorandum

Date: March 23, 2011
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-10 #Z2011000033
FVP Dorado, LLC
3541 S.W. 148th Court
To Permit a Single-Family Residence Setback Less than Required from
Property Lines
(RU-1(M)(b)) (.17 Acres)
16-54-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same 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

According to our records this site was approved under the Cut & Fill permit number 456 and the South Florida Water Management District (SFWMD) permit number 13-02789-P, both permits are in full compliance with the permit conditions. Therefore DERM Water Control Section has no objection to this application.

Wetlands

The subject property is located within the Bird Drive Basin, in an area that normally contains wetlands. However, this property has already been included as part of a larger project, under DERM Class IV Wetlands Permit FW 05-093. All Class IV Wetland Permit requirements for this property have been completed under the previously issued permit. Therefore, DERM has no objection to the scheduling of this zoning application provided that no impacts occur beyond what was permitted on this site.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review 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 DERM's written approval, as required by the Code.

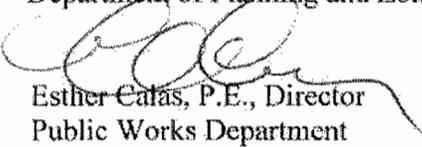
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum



Date: November 26, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From:  Esthier Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

- Applications requesting setback variances
- Applications requesting variance on lot frontage
- Applications requesting variance on lot area
- Applications requesting greater lot coverage than permitted by Code
- Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum



Date: 28-MAR-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2011000033

Fire Prevention Unit:

APPROVAL
no objection to site plan date stamped March 9, 2011.

Service Impact/Demand:

Development for the above Z2011000033
located at LYING EAST OF SW 148 CT, APPRX. 230' SOUTH OF SW 34 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1514 is proposed as the following:

<u>1</u>	dwelling units	<u>N/A</u>	square feet
<u>residential</u>		<u>industrial</u>	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Office</u>		<u>institutional</u>	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:31 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 37 - West Bird - 4200 SW 142 Avenue
Rescue, ALS Engine.

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on plans date stamped March 9, 2011.

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

**Office of
Neighborhood
Compliance**

MEMO

**WILL BE
DISTRIBUTED
AT A LATER DATE**

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: _____

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

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME: _____

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

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Florida Value Partners LLC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
ED Farah	20%
Alicio Pina	20%
Gustavo Quesada	20%
Reinaldo Villar	20%
Petter Pessoa	20%

Re-numbered

RECEIVED
 APR 18 2011
 FLORIDA DEPARTMENT OF BANKING AND FINANCE
 TALLAHASSEE, FLORIDA

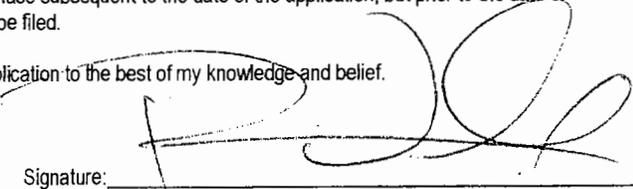
I there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS AND OFFICE (if applicable) _____
Roberto & Dolores Gonzalez _____

Date of contract 2010 If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

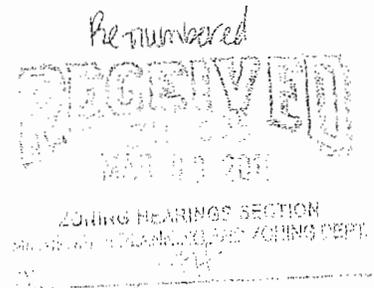

Signature: _____
(Applicant) Fernando Villo

Sworn to and subscribed before me,
this 3rd day of January, 2011

Notary Public, State of Florida at Large
My Commission Expires: Jan 20, 2014



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



S. W. 148th AVENUE

20' ASPHALT PAVEMENT

8" P.V.C. LINE SAN. SEWER

6" P.V.C. SERVICE LATERAL

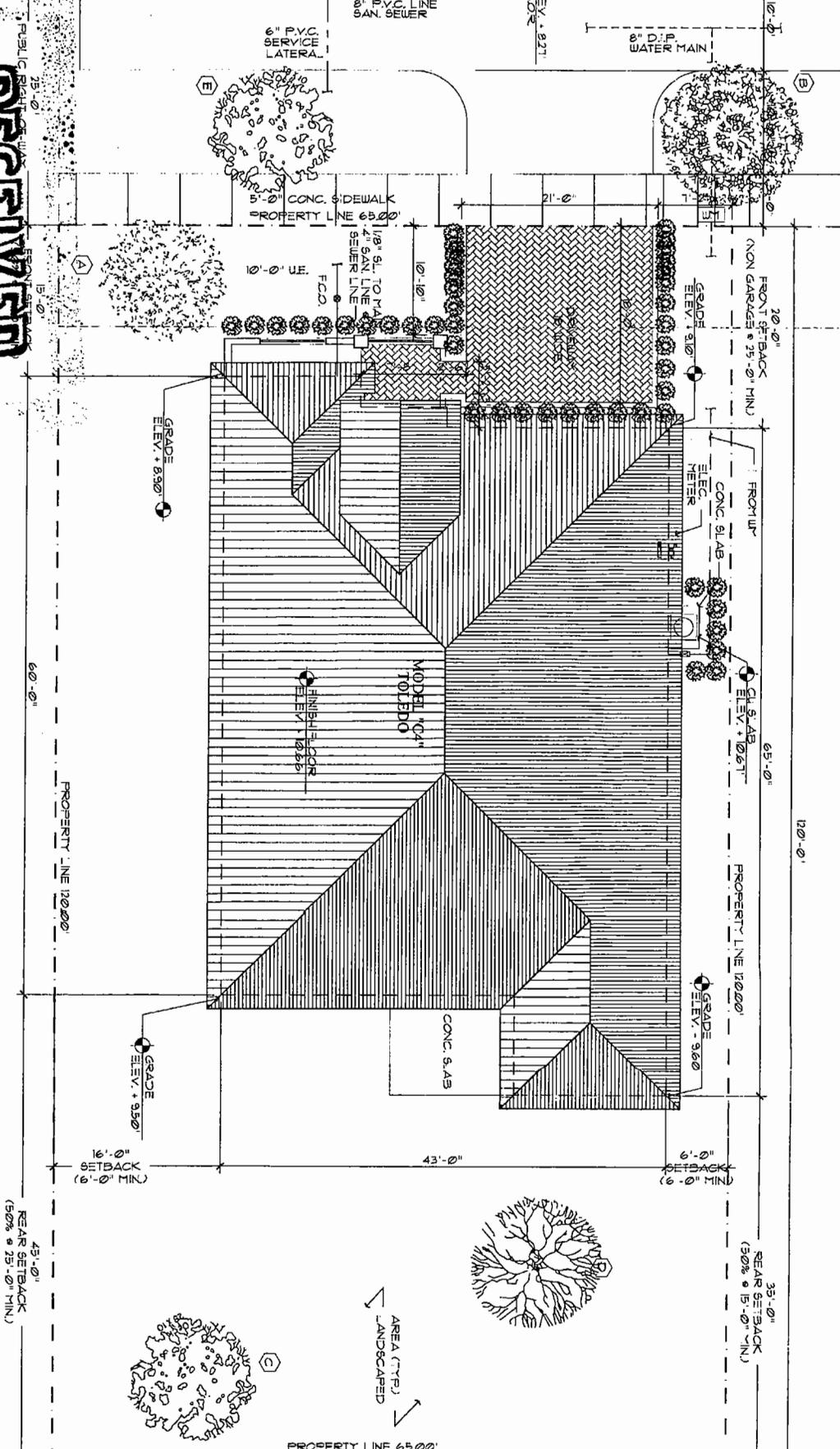
8" D.I.P. WATER MAIN

ELEV. + 927
F.C.D.

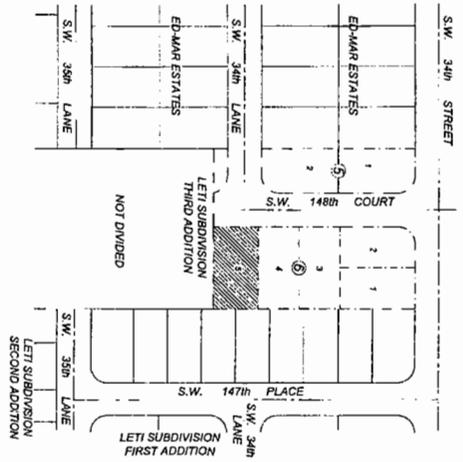
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Z11-033
MAR 09 2011

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

ENLARGED SITE PLAN



- Toledo LOT 5, BLOCK 6 - LETI



KEY PLAN

N.T.S. NORTH

LEGAL DESCRIPTION
LOT 5 BLK 6 OF LETI SUBDIVISION

ZONING LEGEND:

ADDRESS	BLK. NO.	LOT NO.	AREA (SQ. FT.)	PERMITS
1700 SW 148th Ave	6	5	22,000	REPAIRS
1700 SW 148th Ave	6	6	22,000	REPAIRS
1700 SW 148th Ave	6	7	22,000	REPAIRS
1700 SW 148th Ave	6	8	22,000	REPAIRS
1700 SW 148th Ave	6	9	22,000	REPAIRS
1700 SW 148th Ave	6	10	22,000	REPAIRS
1700 SW 148th Ave	6	11	22,000	REPAIRS
1700 SW 148th Ave	6	12	22,000	REPAIRS
1700 SW 148th Ave	6	13	22,000	REPAIRS
1700 SW 148th Ave	6	14	22,000	REPAIRS
1700 SW 148th Ave	6	15	22,000	REPAIRS
1700 SW 148th Ave	6	16	22,000	REPAIRS
1700 SW 148th Ave	6	17	22,000	REPAIRS
1700 SW 148th Ave	6	18	22,000	REPAIRS
1700 SW 148th Ave	6	19	22,000	REPAIRS
1700 SW 148th Ave	6	20	22,000	REPAIRS
1700 SW 148th Ave	6	21	22,000	REPAIRS
1700 SW 148th Ave	6	22	22,000	REPAIRS
1700 SW 148th Ave	6	23	22,000	REPAIRS
1700 SW 148th Ave	6	24	22,000	REPAIRS
1700 SW 148th Ave	6	25	22,000	REPAIRS
1700 SW 148th Ave	6	26	22,000	REPAIRS
1700 SW 148th Ave	6	27	22,000	REPAIRS
1700 SW 148th Ave	6	28	22,000	REPAIRS
1700 SW 148th Ave	6	29	22,000	REPAIRS
1700 SW 148th Ave	6	30	22,000	REPAIRS

NOTE

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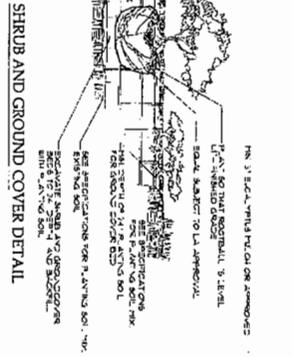
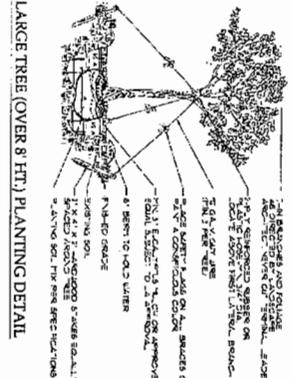
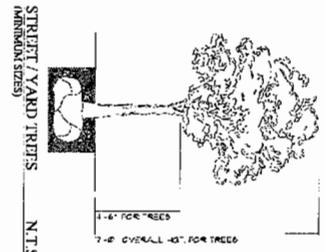
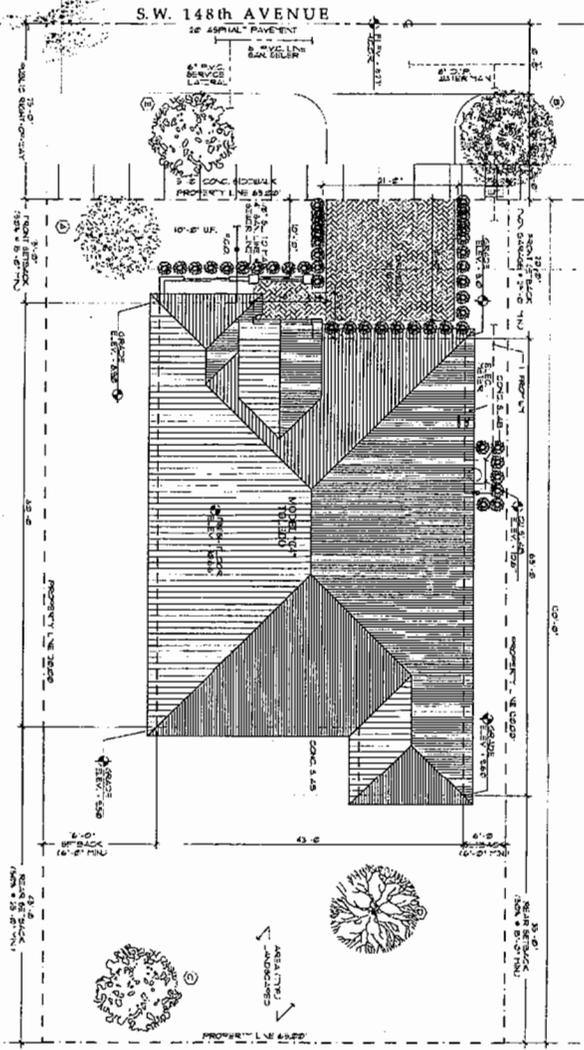
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MAR 09 2011
Z11-653

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

SITE PLAN

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

NORTH



LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
(Tree symbol)	STREET YARD TREES (MIRBURN SIZE)
(Shrub symbol)	SHRUB AND GROUND COVER

LANDSCAPE NOTES:

1. ALL PLANTING SHALL BE IN THE SOFT PAVEMENT OR GRASS AREAS.
2. THE SOFT PAVEMENT SHALL BE 4" MINIMUM THICKNESS.
3. ALL PLANTING SHALL BE IN THE SOFT PAVEMENT OR GRASS AREAS.
4. ALL PLANTING SHALL BE IN THE SOFT PAVEMENT OR GRASS AREAS.
5. ALL PLANTING SHALL BE IN THE SOFT PAVEMENT OR GRASS AREAS.

PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	PLANTING	PLANTING
(Tree symbol)	STREET YARD TREES (MIRBURN SIZE)	1	14'	7-8' OVERALL 45' FOR TREES
(Shrub symbol)	SHRUB AND GROUND COVER	1	14'	7-8' OVERALL 45' FOR TREES

Model "C4" - Toledo LOT 5, BLOCK 6 - LETI

DORADO ESTATES
Berlar, LLC
11767 So. Dixie Hwy, Ste 216
Miami, Florida 33156

LanMar
DESIGN GROUP
Architecture - Planning

DATE: 01/29/10
SCALE: AS SHOWN
DESIGNED BY: L.M.
CHECKED BY: R.M.
SP-1

WALL LEGEND:

1	12" CMU WITH 2" POLYSTYRENE INSULATION
2	8" CMU WITH 1" POLYSTYRENE INSULATION
3	4" CMU WITH 1/2" POLYSTYRENE INSULATION
4	2" CMU WITH 1/4" POLYSTYRENE INSULATION

AREA TABULATIONS

A.C. BRIDGE	234,426 SQ. FT.
COVERED ENTRY	30,000 SQ. FT.
TOTAL	264,426 SQ. FT.

GENERAL NOTES:

1. FINISH AND SCHEDULES SHALL BE AS SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY REPAIRED OR REPLACED AS NECESSARY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES.
14. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
16. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY REPAIRED OR REPLACED AS NECESSARY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
19. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
20. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

FLOOR PLAN LEGEND:

- 1. 1/2" WALL
- 2. 1/4" WALL
- 3. 1/2" WALL WITH 2" POLYSTYRENE INSULATION
- 4. 1/4" WALL WITH 1" POLYSTYRENE INSULATION
- 5. 1/2" WALL WITH 1" POLYSTYRENE INSULATION
- 6. 1/4" WALL WITH 1/2" POLYSTYRENE INSULATION
- 7. 1/2" WALL WITH 1/4" POLYSTYRENE INSULATION
- 8. 1/4" WALL WITH 1/4" POLYSTYRENE INSULATION
- 9. 1/2" WALL WITH 1/2" POLYSTYRENE INSULATION
- 10. 1/4" WALL WITH 1/4" POLYSTYRENE INSULATION
- 11. 1/2" WALL WITH 1/4" POLYSTYRENE INSULATION
- 12. 1/4" WALL WITH 1/4" POLYSTYRENE INSULATION
- 13. 1/2" WALL WITH 1/4" POLYSTYRENE INSULATION
- 14. 1/4" WALL WITH 1/4" POLYSTYRENE INSULATION
- 15. 1/2" WALL WITH 1/4" POLYSTYRENE INSULATION
- 16. 1/4" WALL WITH 1/4" POLYSTYRENE INSULATION
- 17. 1/2" WALL WITH 1/4" POLYSTYRENE INSULATION
- 18. 1/4" WALL WITH 1/4" POLYSTYRENE INSULATION
- 19. 1/2" WALL WITH 1/4" POLYSTYRENE INSULATION
- 20. 1/4" WALL WITH 1/4" POLYSTYRENE INSULATION

FLOOR PLAN LEGEND:

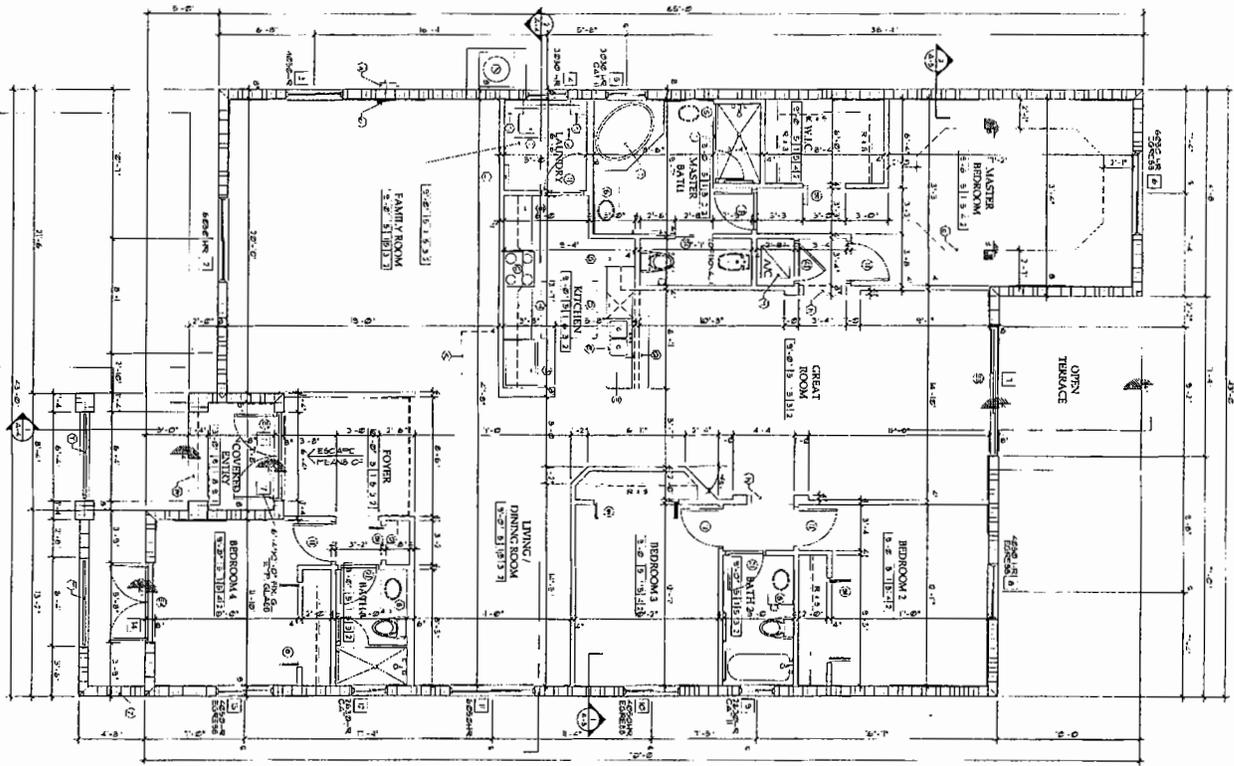
- A. BASE BOARD
- B. FLOOR FINISH
- C. CEILING FINISH
- D. CEILING GRID
- E. CEILING LIGHTS
- F. CEILING SPRINKLER
- G. CEILING SMOKE DETECTOR
- H. CEILING EXHAUST FAN
- I. CEILING VENT
- J. CEILING ACCESS PANEL
- K. CEILING SPLIT SYSTEM
- L. CEILING HANGERS
- M. CEILING JOISTS
- N. CEILING TRUSS
- O. CEILING BRACKET
- P. CEILING HOOK
- Q. CEILING SCREW
- R. CEILING NAIL
- S. CEILING JOIST BRACKET
- T. CEILING JOIST HANGER
- U. CEILING JOIST BRACKET
- V. CEILING JOIST HANGER
- W. CEILING JOIST BRACKET
- X. CEILING JOIST HANGER
- Y. CEILING JOIST BRACKET
- Z. CEILING JOIST HANGER

DOOR SCHEDULE

NO.	TYPE	FINISH	REMARKS
1	1/2" WALL	WOOD	INTERIOR
2	1/4" WALL	WOOD	INTERIOR
3	1/2" WALL WITH 2" POLYSTYRENE INSULATION	WOOD	EXTERIOR
4	1/4" WALL WITH 1" POLYSTYRENE INSULATION	WOOD	EXTERIOR
5	1/2" WALL WITH 1" POLYSTYRENE INSULATION	WOOD	EXTERIOR
6	1/4" WALL WITH 1/2" POLYSTYRENE INSULATION	WOOD	EXTERIOR
7	1/2" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
8	1/4" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
9	1/2" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
10	1/4" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
11	1/2" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
12	1/4" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
13	1/2" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
14	1/4" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
15	1/2" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
16	1/4" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
17	1/2" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
18	1/4" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
19	1/2" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR
20	1/4" WALL WITH 1/4" POLYSTYRENE INSULATION	WOOD	EXTERIOR

RECEIVED
MAR 09 2011

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



Model "C4" - Toledo LOT 5, BLOCK 6 - LETI

DATE: 02/10/10
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
A-1C4

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

Revised: [Date]

By: [Name]



DORADO ESTATES
Berlar, LLC
11767 So. Dale Hwy, S# 1136
Miami, Florida 33156

13. Registration:
AAA-2001077
IB-26-001133

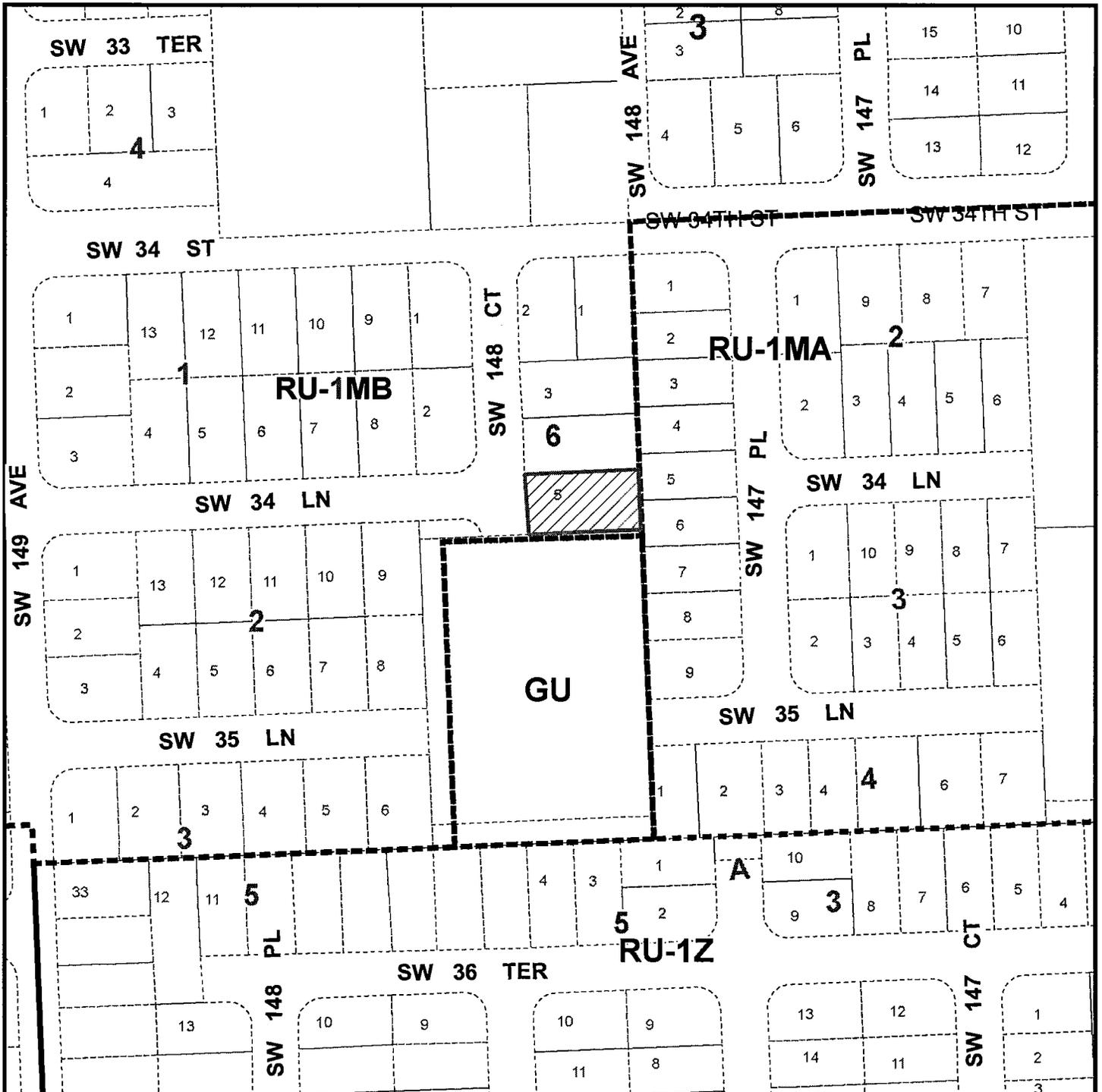
14. Registration:
AAA-2001077
IB-26-001133

15. Registration:
AAA-2001077
IB-26-001133

16. Registration:
AAA-2001077
IB-26-001133

LanMar
DESIGN GROUP
Architecture • Planning

17. Registration:
AAA-2001077
IB-26-001133



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000033

Section: 16 Township: 54 Range: 39
 Applicant: FVP DORADO LLC
 Zoning Board: C10
 Commission District: 11
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, March 18, 2011

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2009

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Z2011000033

Section: 16 Township: 54 Range: 39
 Applicant: FVP DORADO LLC
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Legend

 Subject Property



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