KITS

9-8-2011 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 10

RUBEN DARIO MIDDLE SCHOOL

350 NW 97 Avenue, Miami

Tuesday, October 11, 2011 at 6:30 p.m.

CURRENT

1.	11-10-CZ10-1	LE JEUNE AIRPORT PARK SUITES INC	10-185	35-53-40	N
2.	11-10-CZ10-2	MARIST BROTHERS OF THE SCHOOLS, INC	11-2	16-54-40	N
3.	11-10-CZ10-3	LUIS MARRERO	11-54	10-54-40	N
4.	11-10-CZ10-4	LENAY MOYA ESPINOSA	11-55	17-54-40	N
5.	11-10-CZ10-5	LILLY DAG	11-62	08-54-41	N
6.	11-10-CZ10-6	ARMANDO HERNANDEZ	11-67	19-54-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF TUESDAY, OCTOBER 11, 2011

RUBEN DARIO MIDDLE SCHOOL

350 SW 97 AVENUE, CITY OF MIAMI-DADE COUNTY, 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. LE JEUNE AIRPORT PARK SUITES INC (11-10-CZ10-1/10-185) **35-53-40**
Area 10/District 12

Applicant is requesting to permit liquor package sales within a motel containing 95 units (150 units required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Motel For: Le Jeune Airport Park Suites Inc.", as prepared by Salazar & Associates, consisting of 2 sheets, a sketch, preparer unknown and a specific purpose survey as prepared by Wenceslao Ortega, for a total of 4 sheets, all dated stamped received 7/6/11. Plans may be modified at public hearing.

LOCATION: 7675 NW 12 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.72 Acres

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

2. MARIST BROTHERS OF THE SCHOOLS, INC (11-10-CZ10-2/11-002) **16-54-40**
Area 10/District 10

(1) Special Exception for site plan approval for an existing high school with the following existing non-use variances:

a. NON-USE VARIANCE to permit an existing media center building setback 30'2" (50' required) from the interior side (south) property line.

b. NON-USE VARIANCE to permit an existing classroom building setback 49'5" (50' required) from the interior side (south) property line.

c. NON-USE VARIANCE to permit an existing bleachers setback 9' (75' required) from the front (west) property line.

d. NON-USE VARIANCE to permit an existing batting cage setback 15' (15.3' previously approved, 75' required) from the front (west) property line.

e. NON-USE VARIANCE to permit an existing batting cage setback 30'10" (75' required) from the front (west) property line.

f. NON-USE VARIANCE to permit an existing chain link fence with a height of 10' (6' high maximum permitted).

g. NON-USE VARIANCE to waive the zoning regulations prohibiting parking to setback closer than 25' to property under different ownership without a wall or hedge.

(2) MODIFICATION of site plan approved pursuant to Resolution 7031, passed and adopted by the Board of County Commissioners, last modified by Condition #2 of Resolution CZAB10-31-06, 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 "Christopher High School", as prepared by Spillis Candela DMJM, dated 10/4/05 and consisting of 12 sheets C2.1.01/02 and C3.1.01 dated stamped received 3/7/06 and consisting of 3 sheets."

TO:
"2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Columbus High All-Sport Fitness Complex & Bernhardt Student Wellness Center", as prepared by Eduardo Llano Architect. Sheet ES-1 date stamped received 9/12/11, sheet L-1 dated stamped received 6/6/11 and the remaining 3 sheets dated stamped received 4/25/11 for a total of 5 sheets.

The purpose of request #2 is to allow the applicant to submit a new site plan showing additional property to the south that encumbers a batting cage and show a proposed wellness center and storage room addition to the previously approved high school.

(3) Applicant is requesting to permit the wellness center building setback 7'5" (50' required) from the interior side (north) property lines.

(4) Applicant is requesting to permit a storage building addition setback 24" (15' required) from the interior side (north) property line.

The afore-mentioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: 3000 SW 87th Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.41 Acres

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

3. LUIS MARRERO (11-10-CZ10-3/11-054) **10-54-40**
Area 10/District 10

USE VARIANCE to permit a dental office in the RU-1 zoning district as would be permitted in the RU-5A zoning district.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Project: Dental Office for Luis Marrero", as prepared by Architect Ruben Travieso, dated stamped received 7/6/11 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 2381 SW 81 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,480 Square Feet

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

4. LENAY MOYA ESPINOSA (11-10-CZ10-4/11-055) **17-54-40**
Area 10/District 10

(1) Applicant is requesting to permit a single family residence with a lot coverage of 38% (30% permitted).

(2) Applicant is requesting to permit a storage shed for a single family residence setback 4' (5' required) from the interior side (east) property line and setback 3.45' (5' required) from the rear (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning, entitled "Lenay Moya Espinosa" as prepared by Jose Posada Architect, dated 5/6/11 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 10469 SW 28 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 114.98' X 40'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

5. LILLY DAG (11-10-CZ10-5/11-062) **08-54-41**
Area 10/District 06

(1) USE VARIANCE to permit RU5A uses in the RU3 zone.

(2) Applicant is requesting to permit an existing landscaping buffer adjacent to rights-of-way with a depth of 5' (7' required).

(3) Applicant is requesting to permit an existing dissimilar land use buffer with a depth of 3' (5' required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Zoning Use Variance for: YOUR TICKET TRAVEL, Inc, as prepared by Cabrera Ramos, Architects, Inc., and dated 5/18/11 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 4201 SW 12 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 78.3' X 85'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

6. ARMANDO HERNANDEZ (11-10-CZ10-6/11-067) **19-54-40**
SCHOOL INC. **Area 10/District 10**

(1) Applicant is requesting to permit an addition to a single family residence setback varying from 14.30' to 14.45' (25' required) from the rear (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed of legalization of bathrooms, kitchen, family room, utility & bedroom at Mr. Armando Hernandez House", as prepared by Fernando Hernandez Gomez-Pina, P.E., dated 6/14/11 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 11441 SW 43 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' X 100'

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 Permitting Environment & Regulatory Affairs (PERA) within 14 days after the PERA 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 PERA's posting will be made on a bulletin board located in the office of PERA's zoning division.) 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. LE JEUNE AIRPORT PARK SUITES INC **11-10-CZ10-1 (10-185)**
(Applicant) **Area 10/District 12**
Hearing Date: 10/11/11

Property Owner (if different from applicant) **Le Jeune Airport Park Suites Corp.**

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:

Year	Applicant	Request	Board	Decision
None				

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

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

APPLICANT: LeJeune Airport Park Suites, Inc. **PH:** Z10-185 (11-10-CZ10-1)

SECTION: 33-53-40 **DATE:** October 11, 2011

COMMISSION DISTRICT: 12 **ITEM NO.:** 1

==========

A. INTRODUCTION

- **SUMMARY OF REQUEST:**

  This application would permit liquor package sales within a motel.

- **REQUEST:**

  Applicant is requesting to permit liquor package sales within a motel containing 95 units (150 units required).

  Plans are on file and may be examined in the Department of Planning and Zoning, entitled, "Proposed Motel For: LeJeune Airport Park Suites Inc.", as prepared by Salazar & Associates Architects and Planners, consisting of 2 sheets, a sketch, preparer unknown and a specific purpose survey as prepared by Wenceslao Ortega, for a total of 4 sheets, all dated stamped received 07/06/11. Plans may be modified at public hearing.

- **LOCATION:**

  7675 NW 12 Street, Miami-Dade County, Florida.

- **SIZE:** 3.72 acres

B. ZONING HEARINGS HISTORY:

None.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
IU-2; motel	Industrial and Office
Surrounding Properties	
NORTH: IU-2; warehouses	Industrial and Office
SOUTH: IU-2; storage and restaurant	Industrial and Office
EAST: IU-2; parking lot	Terminals

WEST: None, SR 826 (Palmetto Exp) Transportation

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

E. PLANNING AND ZONING ANALYSIS:

The subject property is currently zoned IU-2, Heavy Industrial District and is located at 7675 NW 12 Street. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Industrial and Office** (*see attached Zoning Recommendation Addendum*) use. This land use category permits hotels and motels and their accessory uses, as such, staff is of the opinion that proposed package liquor sales within the existing motel is **consistent** with the CDMP. The existing IU-2 district allows liquor package sales to be located within hotels and motels with one hundred fifty (150) or more guest rooms on the premises for the accommodation and use of their guests only. Staff opines that approval of the applicant's request to permit liquor package sales within the existing motel, is **compatible** with the surrounding industrial uses and **consistent** with the LUP map of the CDMP and with the interpretative text of the CDMP.

When analyzing this application, under the Non-Use Variance Standard, Section 33-311(A)(4)(b) (*see attached Zoning Recommendation Addendum*), staff is of the opinion that this request should be approved with conditions. Although it may set a precedent for liquor package sales within motels with fewer than 150 rooms, staff opines that the physical location of the existing motel within an industrial area and lacking close proximity to other liquor package sales is an added convenience for guests. Further, staff opines that the location of the proposed liquor package sales, within the existing motel will not have a negative impact on the stability and appearance of the community. As such, staff recommends approval of this application under the NUV Standards with conditions that no advertisement for the liquor package sales be visible from outside the building and that access to the liquor package sales be through the lobby and restricted to motel guests only. Staff opines that approval would be **compatible** with the predominantly industrial surrounding land uses, would not be detrimental to the community and will allow the existing motel to provide its guests the added convenience of purchasing packaged liquor onsite.

F. RECOMMENDATION:

Approval with conditions.

G. CONDITIONS:

1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Motel For: Le Jeune Airport Park Suites Inc.", as prepared by Salazar & Associates, Architects and Planners, consisting of 3 sheets dated stamped

received 1/2/11, 1 sheet dated stamped received 5/9/11 and 2 sheets dated stamped received 7/6/11 for a total of 6 sheets.

2. That the use be established and maintained in accordance with the approved plan.

3. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

4. That the liquor package sales shall be operated solely as an accessory use to the existing motel, and if the motel use ceases, the liquor package sales will automatically expire.

5. That no advertisement of the liquor package sales be permitted which can be seen from outside the building.

6. That the liquor package sales be accessible only through the lobby and that sales be restricted to the motel guests only.

DATE TYPED: 08/18/11
DATE REVISED: 09/30/11
DATE FINALIZED: 09/19/11
MCL:GR:NN:CH:AN

ADDENDUM

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

NDN

ZONING RECOMMENDATION ADDENDUM

LeJeune Airport Park Suites, Inc.
10-185

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

Industrial and Office	*Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas.* ***Hotels and motels*** *are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited I-40 in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*

Memorandum

MIAMI-DADE COUNTY

Date: November 22, 2010

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

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

Subject: C-10 #Z2010000185
Le Jeune Airport Park Suites, Inc.
7675 N.W. 12 Street
To Permit the Sales of Liquor in a Hotel/Motel with Less Guest Room than Required
(IU-2) (3.72 Acres)
36-53-40

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 Service and Wastewater Disposal

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

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

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

Wetlands
The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

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

Tree Preservation
The proposal to permit sales of liquor in a hotel/motel with less guest rooms than required will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History
DERM has found no open or closed enforcement records for the subject property(s.

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.

PH# Z2010000185
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LE JEUNE AIRPORT PARK SUITES INC

This Department has no objections to this application.

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

Raul A Pino, P.L.S.
08-DEC-10

Memorandum

Date: 18-NOV-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2010000185

Fire Prevention Unit:

No objection to Letter of Intent.

Service Impact/Demand

Development for the above Z2010000185
located at 7675 N.W. 12 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1241 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:14 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 48 - Fontainebleau - 8825 NW 18 Terrace
Rescue, TRT Heavy Rescue USAR

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 13-SEP-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

LE JEUNE AIRPORT PARK SUITES INC	7675 N.W. 12 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000185

HEARING NUMBER

HISTORY:

NO ZONING OR BUILDING VIOLATIONS FOUND

LE JEUNE AIRPORT PARK SUITES INC

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH **Inspection Date**

Evaluator: AMINA NEWSOME 09/09/11

Process #:	**Applicant's Name**
Z2010000185	LE JEUNE AIRPORT PARK SUITES INC

Locations: 7675 N.W. 12 STREET, MIAMI-DADE COUNTY, FLORIDA.

Size: 3.72 ACRES **Folio #:** 3030350150010

Request:

THE APPLICANT IS REQUESTING TO PERMIT THE SALE OF LIQUOR IN A MOTEL WITH LESS GUEST ROOMS THAN REQUIRED.

EXISTING ZONING

Subject Property IU-2,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

2 SINGLE STORY BUILDING.ONE ON THE NORTHSIDE OF THE PROPERTY, THE OTHER IS IN THE MIDDLE OF THE PROPERTY

USE(S) OF PROPERTY:

MOTEL

FENCES/WALLS:

4' CBS WALL ALL AROUND THE PROPERTY WITH 2 FT IRON FENCE ON TOP OF CBS WALL.

LANDSCAPING:

THE PROPERTY HAS LANDSCAPE ALL AROUND THE PROPERTY'S CBS WALL.

BUFFERING:

LANDSCAPE ISLAND, BUFFERING ON EASTSIDE OF PROPERTY ALONG 72 AVE. THE PROPERTY HAS A CBS WALL ALL AROUND THE PROPERTY.

VIOLATIONS OBSERVED:

NONE

OTHER:

Process #	**Applicant's Name**
Z2010000185	LE JEUNE AIRPORT PARK SUITES INC

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:

IU-2; THERE IS A WAREHOUSE FACILITY.

SOUTH:

IU-2; SOUTHEAST CORNER WENDY'S RESTAURANT AND A U-STOREAGE WAREHOUSE.

EAST:

IU-2; VACANT LOTS USED BY CONST. PARKING AND STOREAGE OF EQUIP. FOR CONST. OF SR 836.

WEST:

NONE; EXPRESSWAY SR 836.

SURROUNDING AREA

THE SUBJECT PROPERTY IS SORROUNDED BY VACANT LOTS ON THE SOUTH,EAST AND WEST. TO THE NORTH IT HAS A TRANSPORTATION FACILITY FOR TRUCK AND TRAILERS.

NEIGHBORHOOD CHARACTERISTICS:

MOSTY VACANT LOTS FOR PARKING AND STOREAGE FOR CONST. ON SR 836

COMMENTS:

DISCLOSURE OF INTEREST*

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-185
DATE: MAY 09 2011
BY: DAH

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

CORPORATION NAME: Le Jeune Airport Park Suites Corp

NAME AND ADDRESS	Percentage of Stock
Rafael Garcia 6959 Sunrise Dr. Coral Gables, FL. 33133	33%
Dignora Garcia 6959 Sunrise Dr., Coral Gables, FL. 33133	33%
Nathaly Garcia 6959 Sunrise Dr. Coral Gables, FL. 33133	34%

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

NAME AND ADDRESS	Percentage of Interest
N/A	N/A
Z10-0185	
JSH	

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: N/A

NAME AND ADDRESS	Percentage of Ownership
N/A	N/A

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: N/A

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-185
DATE: MAY 09 2011
BY: DAH

NAME AND ADDRESS AND OFFICE (if applicable)	Percentage of Interest
N/A	N/A

Date of contract: N/A

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

N/A	N/A
Z10-185	
JLA	

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: Rafael Garcia (Applicant) [illegible]

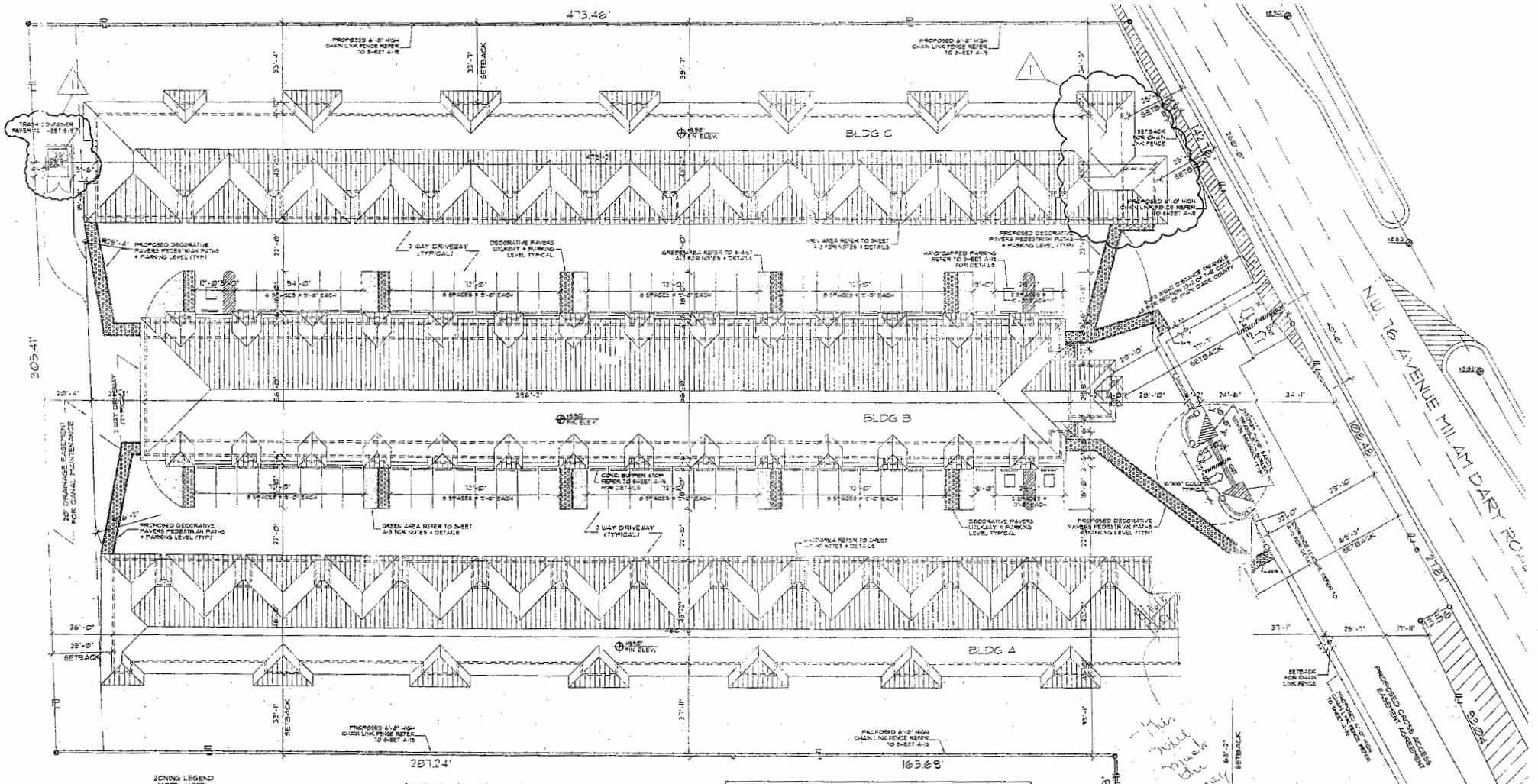
Sworn to and subscribed before me this 1 day of November 20 10. Affiant is personally know to me or has produced [illegible] as identification

[illegible]
(Notary Public)

My commission expires [illegible]

JORGE L. GARRIDO
Notary Public - State of Florida
My Comm. Expires Mar 3, 2013
Commission # DD 862286
Bonded Through National Notary Assn.

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



ZONING LEGEND
MOTEL/HOTEL

ZONING:		
Height (to ridge of roof)	42'-6"	
Net Land Area	171394 SQ. FT. 3.934 ACRES	(100%)
Lot Coverage (everything under roof)	61,847 SQ. FT.	(36.14%)
SETBACKS:	REQ.	PROVIDED

SITE PLAN USE DATA

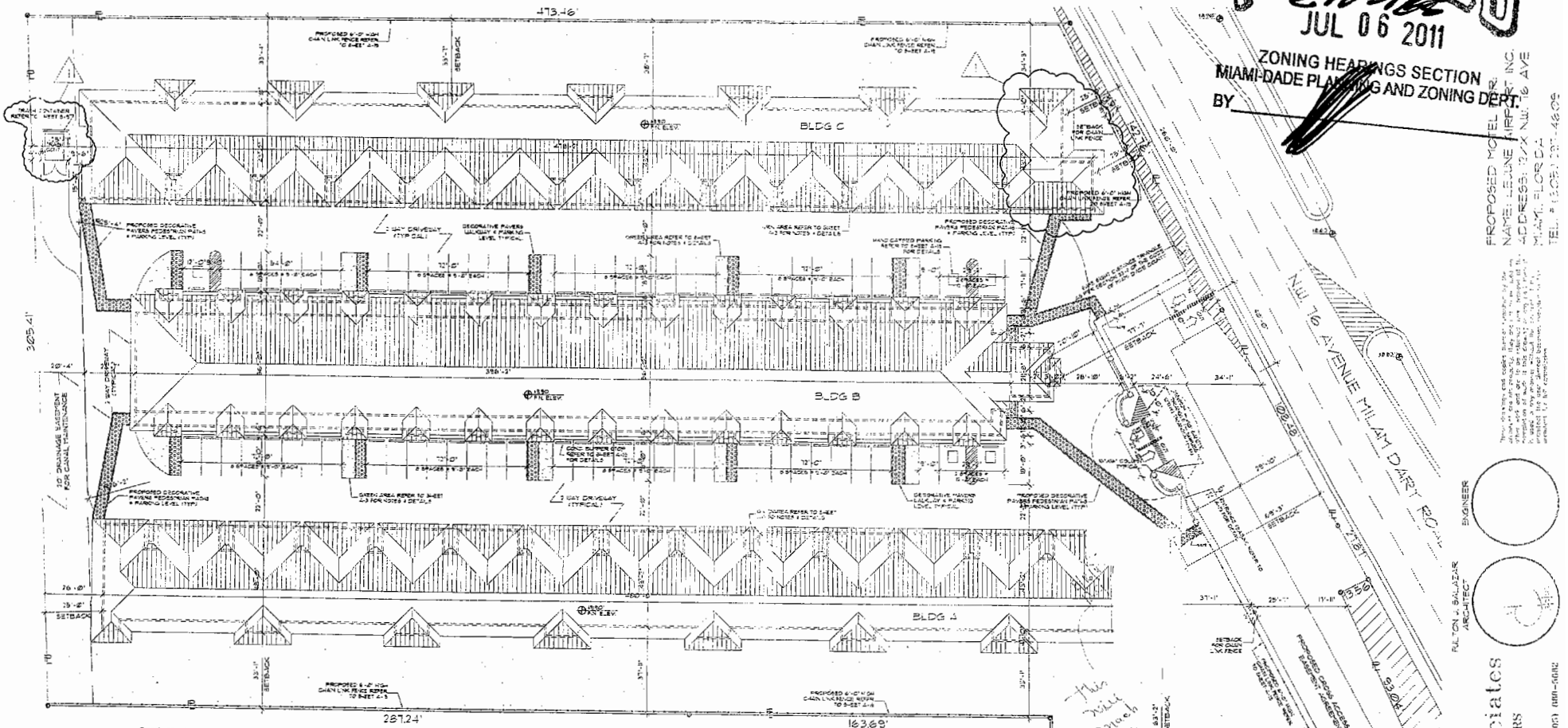
ZONING	BU-2
TOTAL LAND NET AREA	171394 SQ. FT. (100%)
GROSS BUILDING LOT COVERAGE	61,847 SQ. FT. (36.14%)
UNIT LAYOUTS	
UNIT A (W/ GARAGE)	3 UNITS

FLOOD LEGEND FOR BLDGS. A,B,C
Commercial, Industrial

RECEIVED
Z10-186
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN

RECEIVED
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



ZONING LEGEND
MOTEL/MOTEL

ZONING:
Height (to ridge of roof): 124'-8"
Net Land Area: 113934 SQ. FT. 3.84 ACRES (100%)
Lot Coverage (everything under roof): 61942 SQ. FT. (54.4%)

SETBACKS:	REQ.	PROV'DED.
FRONT	25'-0"	25'-0"
SIDE RIGHT	25'-0"	33'-1"
SIDE LEFT	25'-0"	33'-1"
REAR	25'-0"	25'-0"

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of storm water into lake or canal.

Lot will be graded so as to prevent direct overland discharge of storm water onto adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS: _____

NOTICE:
In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, Section 8931.01 (2) Florida Statutes, effective 7/1/91.

APPLICANT:
Will comply with Ordinance 82-95 (Section 13-19) of the Metropolitan Dade County Code; notice of rock mining operations where blasting is permitted - prior to starting construction.
A separate permit will be required for all driveway approaches onto public right of way. Contact Public Works Department.
The height of fences, walls and hedges shall not exceed 3.5 feet in height within 10 feet of the edge of any driveway leading to a right of way.
The height of fences is being measured from grade. Grade: Elevation of public sidewalk or crest of road.

SITE PLAN USE DATA

ZONING	BU-2
TOTAL LAND NET AREA	113,934 SQ FT (100%)
GROSS BUILDING LOT COVERAGE	61,942 SQ FT (54.4%)
UNIT LAYOUTS	
UNIT A (W/GARAGE)	3 UNITS
UNIT B (W/GARAGE)	76 UNITS
UNIT C (W/GARAGE)	22 UNITS
UNIT D (W/O GARAGES)	52 UNITS
TOTAL NO. OF UNITS	153 UNITS
PARKING REQUIREMENTS	
153 UNITS @ 1/D	153 SPACES
OFFICES @ 500 SQ. FT. EACH	3 SPACES
TOTAL PARKING REQUIRED	156 SPACES
PARKING PROVIDED	156 SPACES
REQUIRED HANDICAPPED	5
TOTAL HANDICAPPED PROVIDED	5
NUMBER OF STORIES	1
BUILDING HEIGHT (PROPOSED BUILDING)	23'-4"

FLOOD LEGEND FOR BLDGS. A,B,C

Commercial, Industrial

FOLIO: 30-2035-002-0102 ADDRESS: 7655 & 7699 & 7678 N.W. 7 AVENUE

LOT: SURVEY BLOCK: SURVEY SUBDIVISION: SURVEY

PLAT BOOK: SURVEY PAGE: SURVEY MEETS or BOUND: SURVEY

CROWN OF ROAD ELEV.: 8.82 FT ABOVE CROWN OF ROAD ELEVATION WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: LOUIS J LEBRON PLS LIC.# 4128

DRAINAGE PLANS SHALL BE ATTACHED (THIS KIND INTENDED PLANS SHALL BE STAMPED WITH THE SEAL AND CERTIFICATE NUMBER OF APPROVED)

DERM/WC - SURFACE WATER MANAGEMENT STORMWATER PERMIT: _____

SFWMD - ENVIRONMENTAL RESOURCES PERMIT: _____

TOTAL IMPERVIOUS AREA: 11800 UNDERGROUND PARKING: YES (NO) (GRADE LEVEL * IF YES FLOOR/PARKING PLANS AND SECTIONS SHALL BE ATTACHED)

BASEMENT: YES (NO) (GRADE LEVEL)

HAVE THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A WAIVER OR FINAL EXEMPTION (IF NO, SEE BELOW): NO

	Lowest Floor Elev. (including basement, if applicable)	Adjacent Grade Elevation (next to the wall of the structure)	Crown Road Elevation
PROPOSED	+8.50' FT. NGVD	+8.50' FT. NGVD	+8.19' FT. NGVD

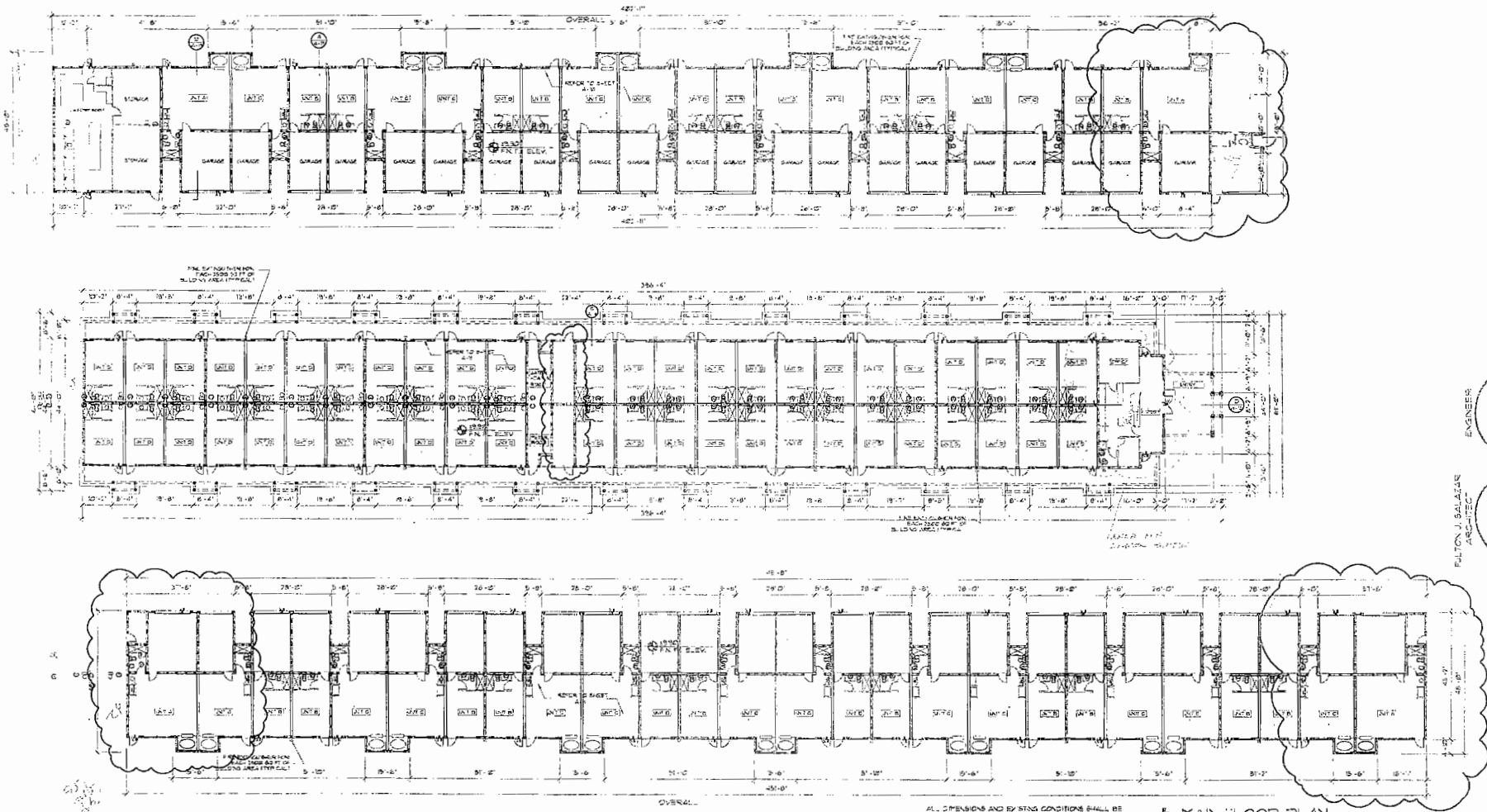
B = 8'-0" NGVD

NOTE:
ALL SET BACKS AND EXISTING CONDITIONS SHALL BE VERIFIED BY CONTRACTOR & SURVEYOR PRIOR COMMENCING ANY WORK.
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR COMMENCING ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED IN WRITING TO ARCHITECT OR ENGINEER FOR CORRECTIONS.

ALL DEMOLITION WORK TO BE UNDER A SEPARATE PERMIT

This must meet the survey

APPROVED
MIAMI-DADE COUNTY FIRE DEPARTMENT
FIRE PREVENTION BUREAU



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR COMMENCING ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED IN WRITING TO ARCHITECT OR ENGINEER FOR CORRECTIONS.

MAIN FLOOR PLAN
SCALE: 1/16"=1'-0"

PROPOSED MOTEL FOR:
NAME: LEJUNE AIRPORT INC.
ADDRESS: 3XX N.W. 18 AVE
MIAMI, FLORIDA
TEL. # (305) 291-4609

17

FULTON J. SALAZAR
ARCHITECT

ENGINEER

salazar & associates
ARCHITECTS - PLANNERS
AA # 26000809
357 Hialeah Drive, Hialeah, FL. 33010 (305) 868-5682

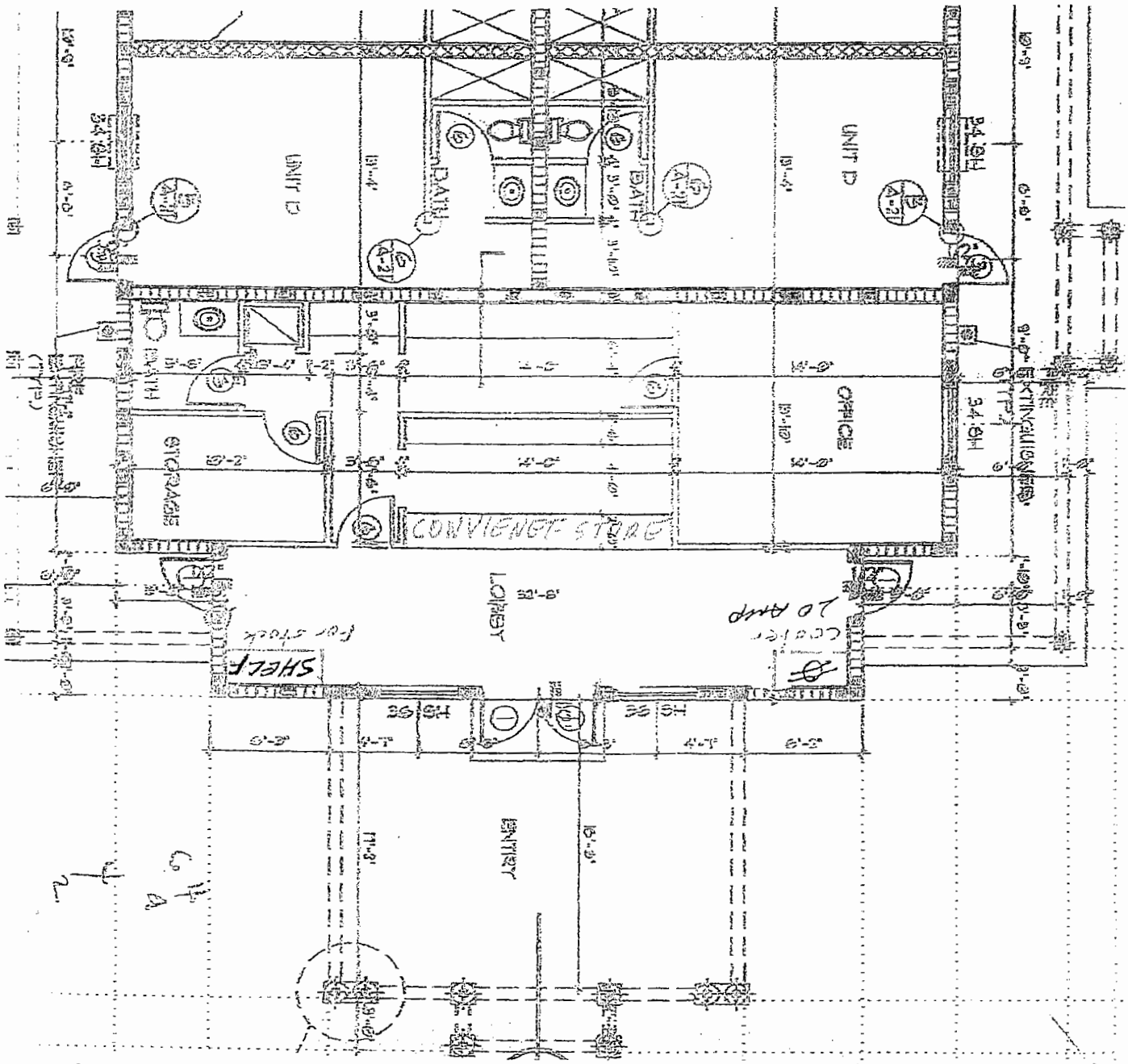
REVISION 2/08/06

DATE 07/14/04
JOB NO. C-04-03
A-8 | 79

RECEIVED
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

81

Luisa Gilmer Gula 4/19/10



PARKING - SPACE - PROVIDET #112
REQUIRE #104
PERMIT # 2010026390
PROCESS # U2010006750
BUILDING - PERMIT # 2006011960
PERMIT # 2010025717
ADDRESS - 7685 - N.W. 12 ST - MIAMI - FL 33126

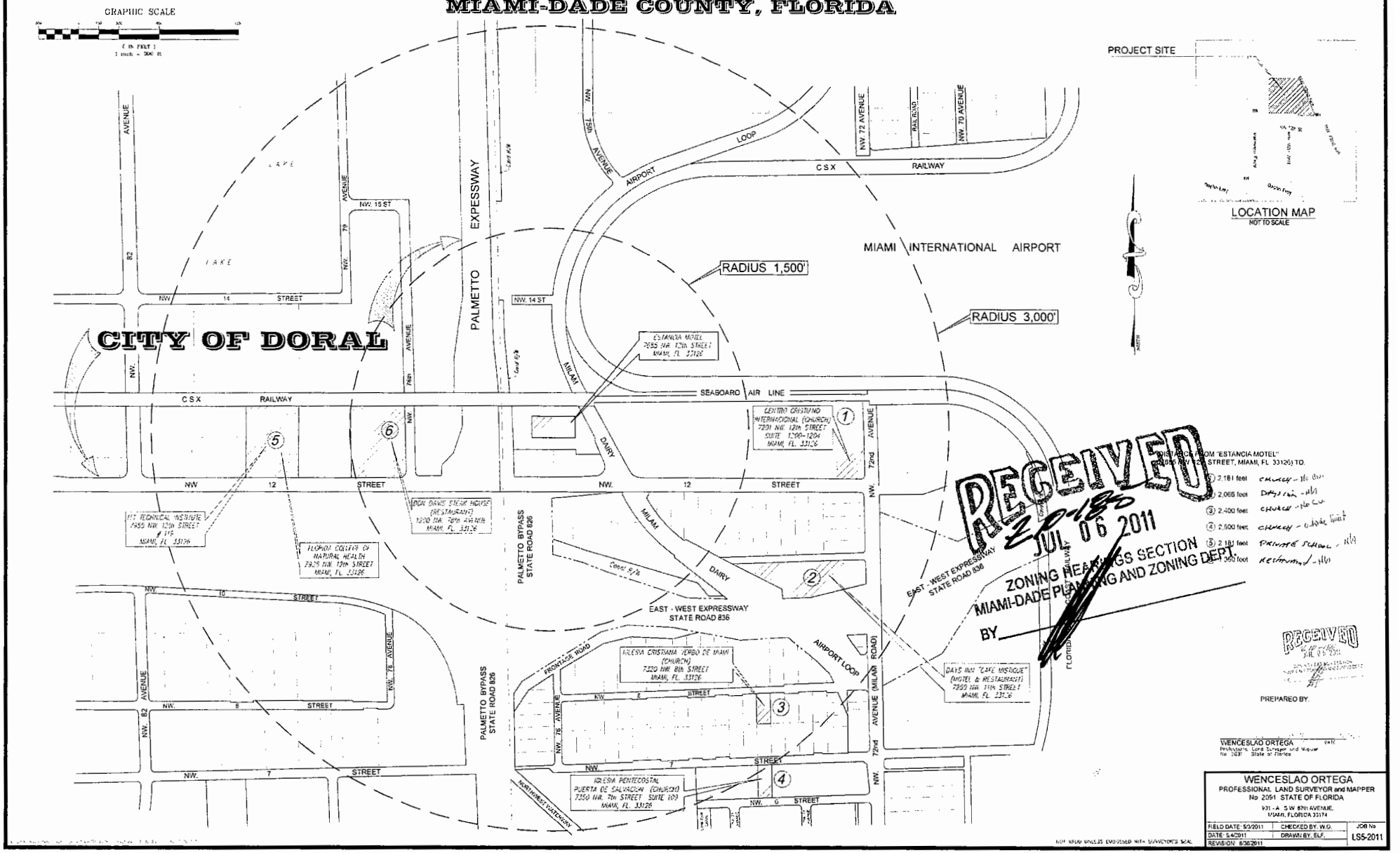
1 - 20 AMP ⌀ DEDICATED
FOR - A - COOLER

RECEIVED
210-185
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SPECIFIC PURPOSE SURVEY

to show Existing Locations of Churchs & Schools inside 3,000 feet radius and Places that Serve Liquor inside 1,500 feet radius

MIAMI-DADE COUNTY, FLORIDA



PROJECT SITE

LOCATION MAP
NOT TO SCALE

DISTANCES FROM "ESTANCIA MOTEL" (7855 NW. 12th STREET, MIAMI, FL 33126) TO:

①	2,181 feet	CHURCH - No Liq.
②	2,065 feet	Days Inn - Hotel
③	2,400 feet	CHURCH - No Liq.
④	2,500 feet	CHURCH - Liquor Limit
⑤	2,181 feet	PRIVATE SCHOOL - No
⑥	2,360 feet	RESTAURANT - No

RECEIVED
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
JUL 05 2011

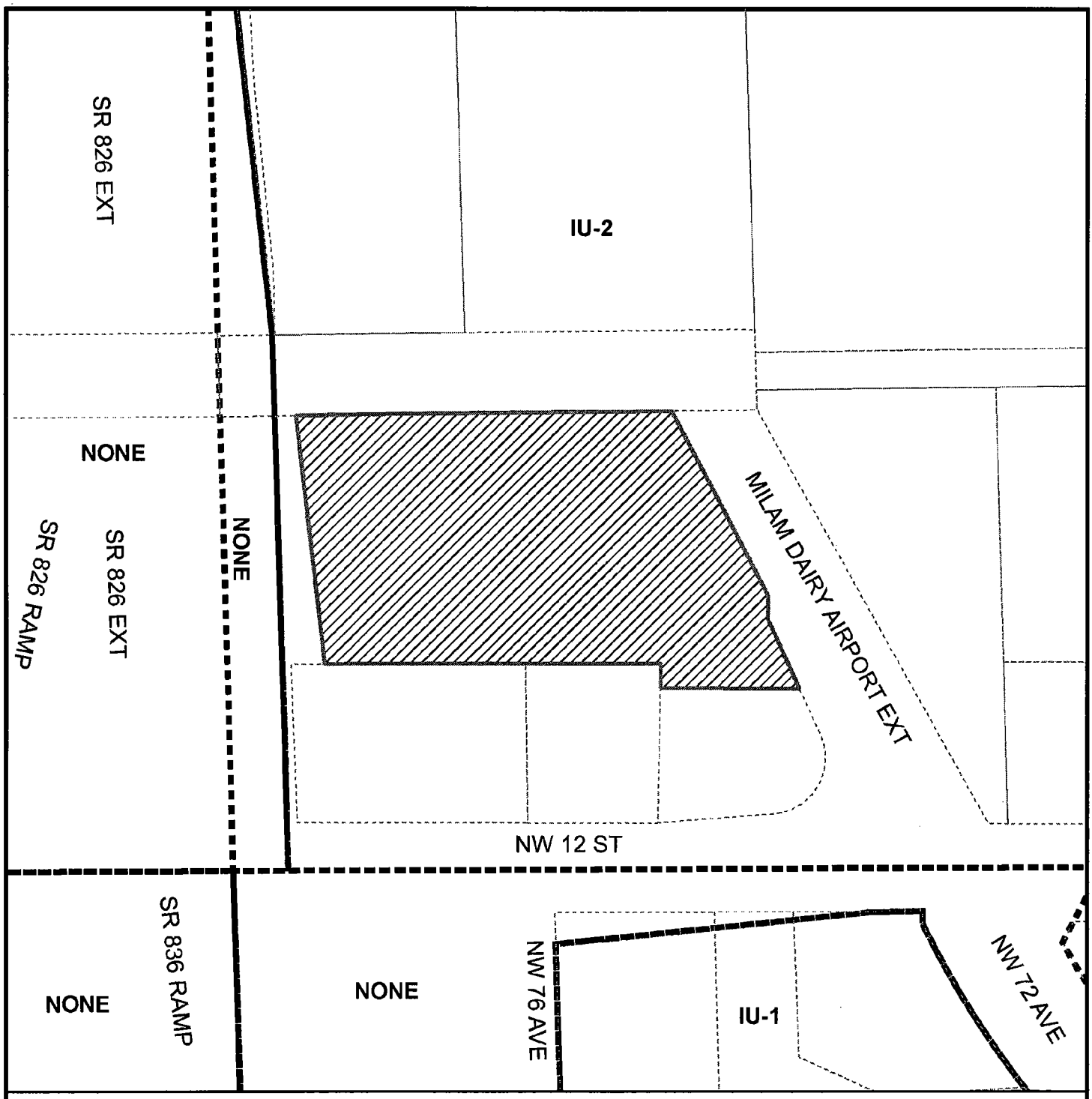
PREPARED BY:

WENCESLAO ORTEGA
PROFESSIONAL Land Surveyor and Mapper
No. 2051 - State of Florida

WENCESLAO ORTEGA
PROFESSIONAL LAND SURVEYOR and MAPPER
No 2051 STATE OF FLORIDA
931 - A S.W. 87th AVENUE,
MIAMI, FLORIDA 33174

FIELD DATE: 5/3/2011	CHECKED BY: W.O.	JOB No
DATE: 5/4/2011	DRAWN BY: ELF.	LSS-2011
REVISION: 8/30/2011		

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000185

Legend
Zoning
Subject Property Case

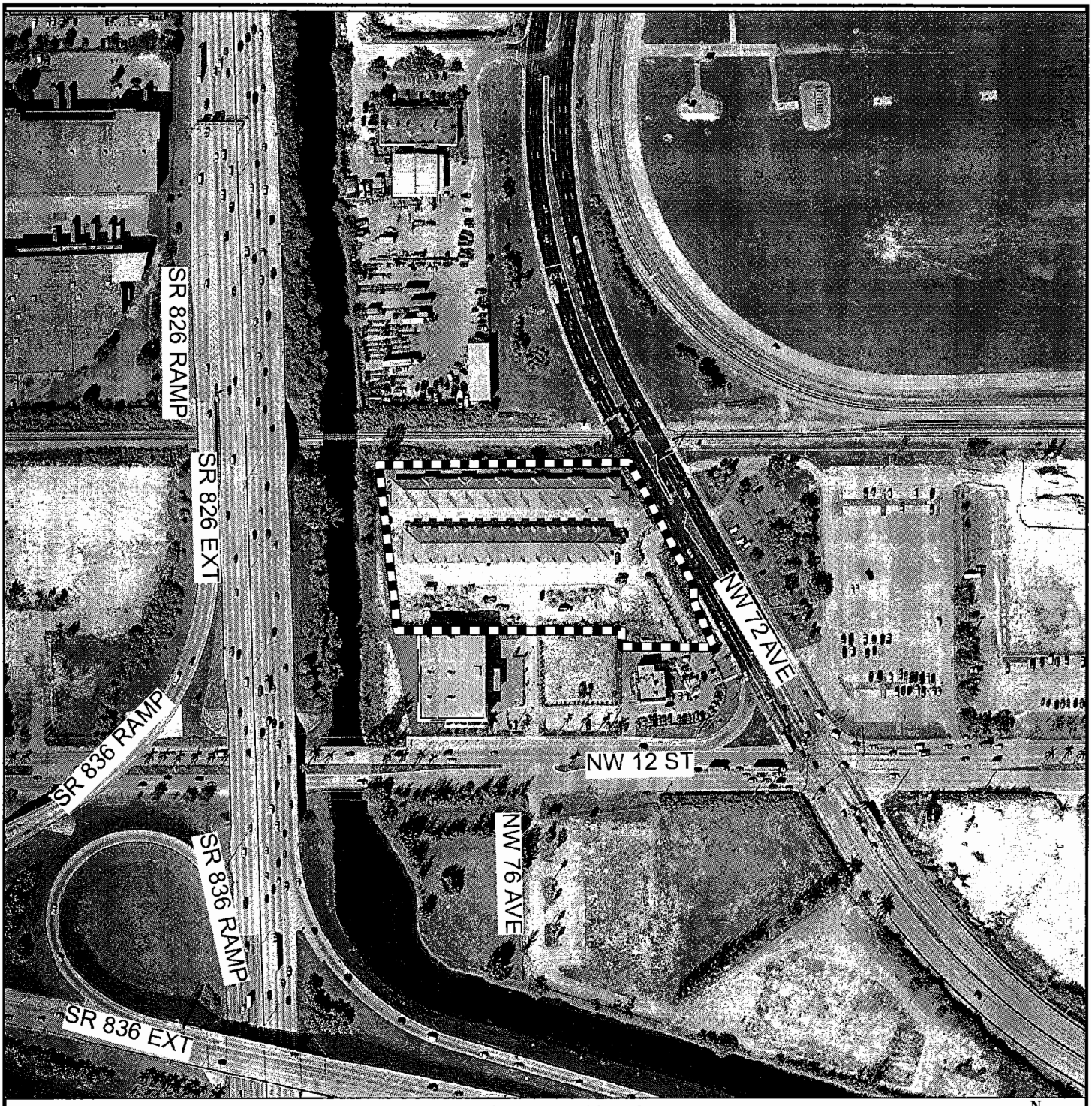
N
W E
S

Section: 35 Township: 53 Range: 40
Applicant: LE JEUNE AIRPORT PARK SUITES INC
Zoning Board: C10
Commission District: 6/12
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, November 16, 2010

REVISION	DATE	BY
	20	



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000185

Legend

Subject Property

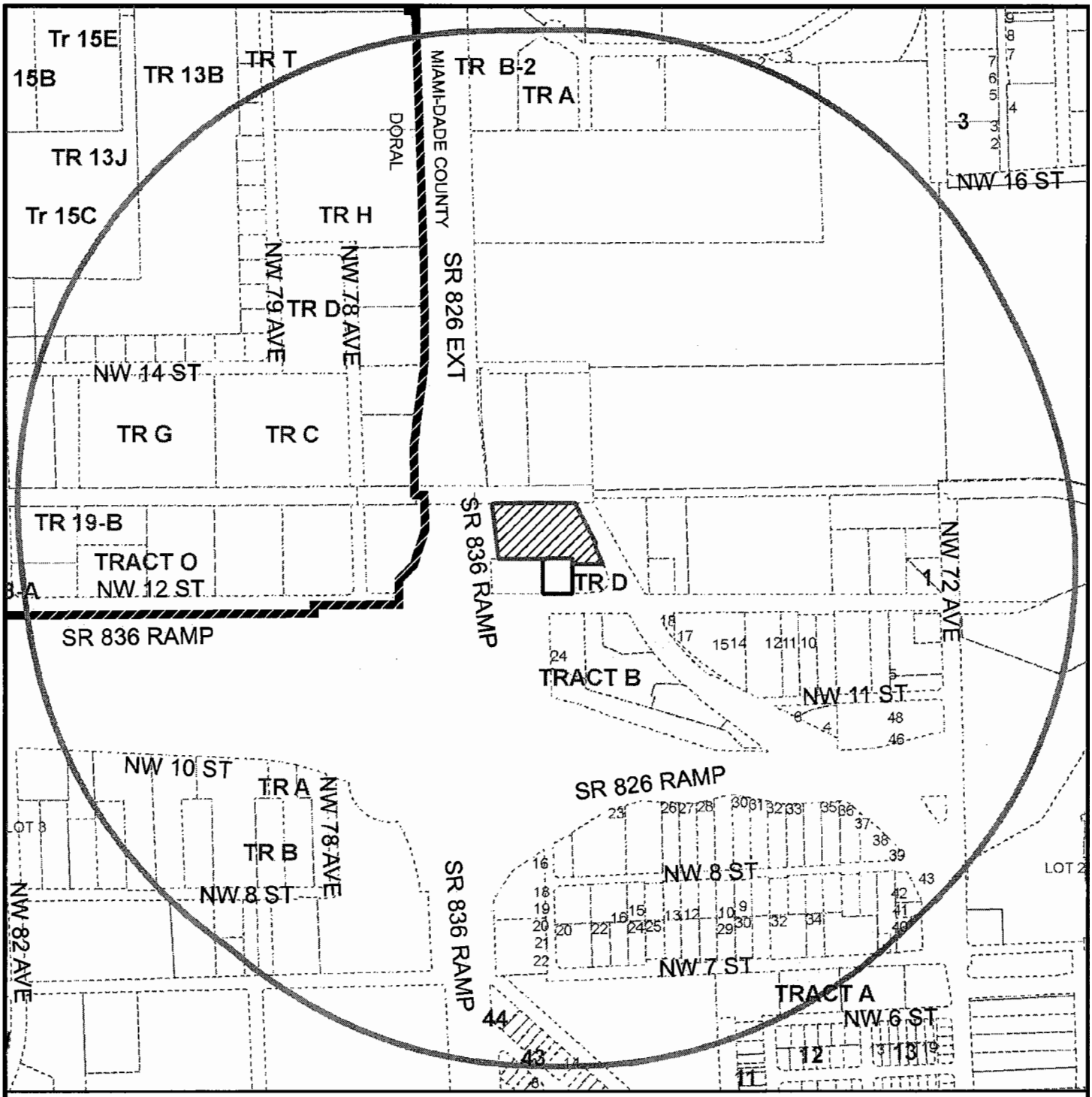
N
W E
S

Section: 35 Township: 53 Range: 40
Applicant: LE JEUNE AIRPORT PARK SUITES INC
Zoning Board: C10
Commission District: 6/12
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, November 16, 2010

REVISION	DATE	BY
	21	



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2010000185
RADIUS: 2640

Section: 35 Township: 53 Range: 40
Applicant: LE JEUNE AIRPORT PARK SUITES INC
Zoning Board: C10
Commission District: 6/12
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

Legend
- Buffer
- Subject Property
- Contiguous Properties
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, November 16, 2010

REVISION	DATE	BY

2. MARIST BROTHERS OF THE SCHOOLS, INC **11-10-CZ10-2 (11-002)**
(Applicant) **Area 10/District 10**
Hearing Date: 10/11/11

Property Owner (if different from applicant) **Marist Brothers of Schools Inc.**

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:

Year	Applicant	Request	Board	Decision
1954	Bishop of Diocese of St. Augustine	- Special permit for high.	BCC	Approved w/conds.
1954	Clyde Atkins	- Church, Rectory, Social Hall and Covenant.	BCC	Approved
1983	Marist Brothers	- Special Exception to permit proposed addition with a height of 3 stories.	ZAB	Approved w/conds.
1991	Marist Brothers of The Schools Inc.	- Modification of condition of resolution. - Non-Use Variance of Spacing Requirements and Setbacks.	ZAB	Approved
1995	Marist Brothers of The Schools Inc.	- Modification of condition of resolution.	ZAB	Approved w/conds.
2006	Marist Brothers of The Schools Inc.	- Modification of condition of resolution. - Non-Use Variance of height and sign regulations.	C-10	Approved w/conds.

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

APPLICANTS: Marist Brothers of the Schools, Inc. **PH:** Z11-002 (11-10-CZ10-2)

SECTION: 16-54-40 **DATE:** October 11, 2011

COMMISSION DISTRICT: 10 **ITEM NO.:** 2

==========

A. INTRODUCTION

o SUMMARY OF REQUESTS:

The approval of this application will allow the applicant to:

- Approve an existing site plan with existing variances.
- Submit revised plans showing an expansion of a previously approved private school onto additional property.
- Permit the educational facility with four (4) proposed buildings encroaching into the side setback area.
- Permit the existing school building, bleachers, and other sports facilities with encroachments into the setback areas.
- Permit parking closer to a property under different ownership without a wall or hedge.
- Permit the educational facility with a greater fence height than permitted.

o REQUESTS:

(1) Special Exception for site plan approval for an existing high school with the following existing non-use variances:

a. Non-Use Variance to permit an existing media center building setback 30'2" (50' required) from the interior side (south) property line.

b. Non-Use Variance to permit an existing classroom building setback 49'5" (50' required) from the interior side (south) property line.

c. Non-Use Variance to permit an existing bleachers setback 9' (75' required) from the front (west) property line.

d. Non-Use Variance to permit an existing batting cage setback 15' (15.3' previously approved, 75' required) from the front (west) property line.

e. Non-Use Variance to permit an existing batting cage setback 30'10" (75' required) from the front (west) property line.

f. Non-Use Variance to permit an existing chain link fence with a height of 10' (6' high maximum permitted).

g. Non-Use Variance to permit a parking lot setback closer than the required 25' to property under different ownership without a wall or hedge.

(2) MODIFICATION of site plan approved pursuant to Resolution 7031, passed and adopted by the Board of County Commissioners, last modified by Condition #2 of Resolution CZAB10-31-06, 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 "Christopher High School", as prepared by Spillis Candela DMJM, dated 10/4/05 and consisting of 12 sheets C2.1.01/02 and C3.1.01 dated stamped received 3/7/06 and consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Columbus High All-Sport Fitness Complex & Bernhardt Student Wellness Center", as prepared by Eduardo Llano Architect. Sheet L-1 dated stamped received 6/6/11 and the remaining 4 sheets dated stamped received 1/19/11 for a total of 5 sheets.

The purpose of request #2 is to allow the applicant to submit a new site plan showing additional property to the south that encumbers a batting cage, show a proposed wellness center and storage room addition to the previously approved high school.

(3) Applicant is requesting to permit the wellness center building setback 7'5" (50' required) from the interior side (north) property lines.

(4) Applicant is requesting to permit a storage building addition setback 24" (15' required) from the interior side (north) property line.

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

- **LOCATION:**

  3000 SW 87th Avenue, Miami-Dade County, Florida.

- **SIZE:** 16.41 Acres

B. ZONING HEARINGS HISTORY:

In May 1954, pursuant to Resolution #7031, the subject property was a part of a larger tract of land located between SW 30 Street and SW 32 Street, and between SW 92 Avenue and SW 87 Avenue that was approved for school and church purposes including a rectory, convent and social center. Subsequently, between 1954 and 2006, the subject site was approved on more than one occasion for modifications of the school plans to allow for building additions to the site. The most recent modification was approved in 2006, pursuant to Resolution #CZAB10-31-06, the purpose of which was to approve new offices, a library and computer labs for the existing school.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-2; private school	Low-medium Density Residential, 6 to 13 dua
Surrounding Properties:	
NORTH: RU-2; school and seminary	Low-medium Density Residential, 6 to 13 dua
SOUTH: RU-2; school, church	Low-medium Density Residential, 6 to 13 dua
EAST: RU-1; single-family residences, Miami-Dade Park	Low Density Residential, 2.5 to 6 dua
WEST: RU-2; single-family residences	Low-medium Density Residential, 6 to 13 dua

D. NEIGHBORHOOD PROVIDER SERVICES COMMENTS:

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

*Subject to the conditions indicated in their memoranda.

E. PLANNING AND ZONING ANALYSIS:

Approval of this application will allow the applicants to submit a revised site plan showing expansion of the private school onto additional property to the south. The submitted site plans indicate four (4) proposed buildings along the interior side north property line, the tallest of which reaches a maximum height of 35'. The parcel at the southwest corner of the site on which the expansion is proposed currently contains the batting cages and the dugout for the baseball field located on the west of the parcel. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this area for **Low-Medium Density Residential** use (*see attached Zoning Recommendation Addendum*). Said Land Use permits neighborhood and community services including **schools**, parks and **houses of worship**, only when consistent with other goals, objectives and policies of the Master Plan and compatible with the neighborhood.

Staff notes that the entire site, inclusive of the adjoining schools and church located to the north and south of the subject site were previously approved in 1954 for school and church purposes, pursuant to Resolution #7031. As such, the existing school facility and the expansion are **consistent** with the interpretative text and the LUP map of the CDMP. The

aforementioned plans indicate additions that are central to the site as well as existing and proposed variances to the setback regulations (request #1, which encompasses 1a through 1g and requests #2 through #4). Staff notes that the subject property abuts similar education institutional uses that are run by other entities on the properties located to the north and south. Staff's review of the aerial photographs in the County's GIS system, indicate that the abutting educational institutions contain facilities that are similar to that being requested herein, such as play fields, administration and classroom buildings. Further, said institutions have similar hours of operation. As such, staff opines that based on the aforementioned, the approval of the proposed expansion of the school is **compatible** with the surrounding properties and therefore is **consistent** with **Policy LU-4A** and **Policy LU4-D** of the Land Use Element of the CDMP.

When requests #1 (which encompasses requests #1a through 1g) and #2 are analyzed respectively under Section 33-311(A)(3), **Special Exception**, Unusual and new Uses and Section 33-311(A)(7), General Modification Standards, (*see attached Zoning Recommendation Addendum*) staff opines that approval of these requests would not generate excessive noise or traffic or create a dangerous hazard in the area. Staff notes that the existing school has been located on this site for more than thirty (30) years and that the majority of the existing buildings on the site have been in existence for more than 50% of that time. Further, staff notes that the Non-Use Variances referred to in requests #1a through #1g, have also existed on the subject property throughout the ongoing development of the site. In staff's opinion, these existing variances have not had a detrimental visual effect on the surrounding area. Staff opines that these variances, which pertain to classroom buildings, the bleachers, batting cages and a media building, are integral parts of the existing school facility which has been located in this community for almost thirty (30) years. As such, in staff's opinion, these existing facilities with the existing variances, like the school have become a part of the physical character of the neighborhood and therefore **compatible** with same.

Additionally, staff opines that the revised site plans, referred to in request #2, which will encompass the existing buildings with variances and the proposed new buildings with additional variances, will not be detrimental to the surrounding community or incompatible with same. The proposed new buildings will be located along the interior side (north) property line abutting the playing fields and swimming pool of the adjoining school site located to the north. As such, staff opines that the approval of the modification to allow the revised site plans will be **compatible** with the surrounding area and in particular, with the abutting schools located to the north and south. **Staff therefore recommends approval with conditions of request #1 (which encompasses requests 1a through 1g) under Section 33-311(A)(3), Special Exception, Unusual and new Uses and request #2, under Section 33-311(A)(7), General Modification Standards.**

When requests #3 and #4 are analyzed under the Non-Use Variance (NUV) Standards, (*see attached Zoning Recommendation Addendum*) Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding residential and institutional developments. Staff opines that requests #2 and #4 are germane to the applicant's request to modify the existing site plan for the existing school facility (request #2). Staff opines that the proposed new buildings referred to in requests #3 and #4, are internal to the site and encroach into the setback area along the interior side (north) property line, where the property abuts a similar educational facility. Further, staff notes that of the proposed new buildings on the site, the three (3) more intensive buildings which are 35' in height and are located more than 600' to the east of the closest residential

properties located to the west along SW 90 Avenue. As such, staff opines that the approval of these requests would not have a negative visual or aural impact on the aforementioned residential properties located to the west or on the abutting property located to the north and would be **compatible** with same.

Additionally, staff notes that the existing school site consists of multiple buildings that have been developed more than fifty (50) years since the approval of the existing schools and church uses on the subject property and on the abutting properties, which were contiguously owned at that time. As such, staff opines that the existing encroachments and the facilities themselves, to include the batting cages, classrooms and bleachers would not create any new visual impact on the surrounding area that would have a negative visual impact on same. Further, staff opines that the location of the subject property between two (2) similar institutional uses which also contain similar facilities will not have a negative visual impact on these properties, nor will it have a negative visual on the residential uses that are primarily located to the west of the property abutting the sports fields. As such, staff opines that the existing facility is **compatible** with the surrounding area and therefore requests #3 and #4 should also be approved with conditions. **Therefore, staff recommends approval with conditions of requests #3 and #4, under Section 33-311(A)(4)(b) (NUV).**

Accordingly, staff is of the opinion that the approval of the proposed expansion of the existing private school onto additional property, and to allow the existing and proposed development with multiple variances to the zoning regulations will not have a negative impact on the surrounding area, is **compatible** with same and would be **consistent** with the CDMP. Staff therefore, recommends approval with conditions of request #1 (which encompasses 1a through 1g), under Section 33-311(A)(3), Special Exception, Unusual and new Uses, request #2, under the Generalized Modification Standards, Section 33-311(A)(7) and approval of requests #3 and #4, under Section 33-311(A)(4)(b) (NUV).

F. RECOMMENDATION:

Approval with conditions.

G. CONDITIONS:

1. That all the conditions of Resolution #CZAB10-31-06, remain in full force and effect except as herein modified.

2. That the applicant shall obtain a building permit for all unpermitted buildings and/or structures on the site from the Building Department within 90 days after the appeal period deadline date.

DATE TYPED: 08/17/11
DATE REVISED: 09/29/11
DATE FINALIZED: 09/29/11
MCL:GR:NN:JC:CH

ADDENDUM

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

NDN
GL

Memorandum

MIAMI-DADE COUNTY

Date: September 21, 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 #Z2011000002-3rd Revision
Marist Brothers of the Schools, Inc.
3000 S.W. 87th Avenue
Modification of Resolution to Permit a Sport and Wellness Center Addition for the Previously Approved School and to Permit the Additions to Setback Less than Required from Property Lines
(RU-2) (16.41 Acres)
16-54-40

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 Service

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.

Currently, the corresponding downstream sanitary pump station associated with the proposed development, 99-00609 A and B is under Incomplete Status. In order to update the status of the pump station, the property manager must submit pump reading to DERM Water and Wastewater Section.

Stormwater Management

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 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 Section 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 by DERM for this proposed development order.

Wetlands
The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

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

Tree Preservation
The property may contain specimen-sized trees (trunk diameter 18 inches or greater) along the northern part of the property. According to the landscape plan submitted with this zoning application entitled "Columbus High All Sport Fitness Complex and Bernhardt Student Wellness Center", sheet L-1, dated April 22, 2011(revised May 20, 2011) and signed and sealed by Eduardo Llano on May 26, 2011, the tree resources along the northern part of the site (located north of buildings #7 and 8) are depicted to remain, however non specimen trees (located north of building #9) will be removed (two black olive trees and one sabal palm). A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 12-14 feet from specimen (trunk diameter 18 inches or greater) and non specimen trees, also during construction 10-12 feet barriers should be placed around specimen trees and 6-8 feet barriers around non specimen trees. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Therefore, DERM recommends that appropriate actions be taken to not adversely impact tree resources on the referenced 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.

REVISION 1

PH# Z2011000002
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MARIST BROTHERS OF THE SCHOOLS, INC

This Department has no objections to this application.

Parking spaces must have a minimum back-out distance of 22 feet.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and 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 meets the traffic concurrency criteria set for an Initial Development Order.

Raul A Pino, P.L.S.

15-SEP-11

11

Memorandum

MIAMI-DADE COUNTY

Date: May 17, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

Thru Maria I. Nardi, Chief
Planning and Research Division

From: John M. Bowers, AICP/RLA
Landscape Architect 2
Planning and Research Division

Subject: Z2011000002: Marist Brothers of the Schools, Inc.

Application Name: Marist Brothers of the Schools, Inc.

Project Location: The site is located at 3000 SW 87th Ave., Miami-Dade County.

Proposed Development: The applicant is requesting approval for the addition of a new sport fitness complex and a student wellness center on the existing campus of Christopher Columbus High School and a non-use variance to the setback requirements on the north property line.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

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

MN:jb
Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

REVISION 1

Memorandum

Date: 19-MAY-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2011000002

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated February 15, 2011.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped April 25, 2011. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand

Development for the above Z2011000002
located at 3000 SW 87 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1484 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	44,367 institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 29.78 alarms-annually.
The estimated average travel time is: 5:07 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 47 - Westchester - 9361 Coral Way
Rescue, ALS Engine.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped April 25, 2011. Substantial changes to the plans will require additional service impact analysis.

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

Z11-002

AH

Child Care Check List for
Day Nursery, Day Care, Kindergarten, Private School

School Name: Christopher Columbus High School

School Address: 3000 SW 87th Avenue Tax Folio # 30 - 4016-003-0010

1. Is this an expansion to an existing school? ☐ Yes ☒ No If yes, indicate the number of students: - and age and grade ranges originally approved: -

2. Total size of site: - x - =707980 ÷ 43,560 sq. ft. =16.253 acres

3. Number of children or students requested: 1350 Ages : 9th to 12th Grade

4. Number of teachers: 82 number of administrative & clerical personnel 20

5. Number of classrooms: 66 Total square footage of classroom area: 50725

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 109182 addl "sq. ft."

7. Amount of exterior recreation /play area in square footage: 381290 addl "sq. ft."

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: none

9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 358 * parking spaces provided 345 parking spaces required by Section 33-124 (L)

*15 additional reserved spaces available at St. Brendan's - not required to meet parking req.

10 Indicate the number of auto stacking spaces: 20 provided 5 required

11 Proposed height for the structure(s): 47 ft. See Section 33-151.18(g)

12 Size of identification sign: - x - = - sq. ft. See Section 33-151.18 (c). Signage will require a separate permit. Contact the Permit Section at 786-315-2100.

13 Days and hours of operation: Monday to Friday 8am to 2:30 pm (primary school hours)

14 Does the subject facility share the site with other facilities? __ Yes X No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16.)

15 If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17? ☒ Yes ☐ No (If yes, describe the residential uses and indicate same on the plans.)

Brother's Residence

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

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

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery / kindergarten, preschool and after school care

35 sq. ft. x - (number of children) = - sq. ft. of classroom area required.

b. Elementary Grades 1 - 6

30 sq. ft x - (number of children) = - sq. ft. of classroom area required.

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

25 sq. ft. x 1350 (number of children) = 33750 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 33750
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 50725

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x - (1/2 of children) = -

b. Grades 1 - 6
500 sq. ft. x - (first 30 children) = -
300 sq. ft. x - (remaining children) = -

c. Grades 7 - 12
800 sq. ft. x 30 (first 30 children) = 24000
300 sq. ft. x 300 (next 300 children) = 90000
150 sq. ft. x 1020 (remaining children) = 153000

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 267000
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 381290

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor).

a. 26 trees are required per net acre. Trees required: 53 Trees provided: 57 + 28 street palms

b. Ten shrubs are required for each tree required. Shrubs required: 490 Shrubs provided: 2200

c. Grass area for organized sports/ play area in square feet: n/a

d. Lawn area in square feet (exclusive of organized sports/ play area): 10,526 sq. ft.

211-002

School Address: Christopher Columbus High School Zip Code: 33165

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

Signed, sealed, executed and acknowledged on this 3 day of, October at Miami-Dade County, Florida.

SIGNED: Brother Kevin Handibode

WITNESSES:

Madden M. MacLean

Fulma Trujillo

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 3 day of October, 2005, before me personally appeared BR Kevin Handibode, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: Dwight Pearce

DWIGHT PEARCE
MY COMMISSION # DD 368110
EXPIRES: November 2, 2008
Bonded Thru Notary Public Underwriters

211-002

AH

DATE: 13-SEP-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

MARIST BROTHERS OF THE SCHOOLS, INC	3000 SW 87 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000002

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance

None

Building

A2011002974-X ¿Nov issued on 6/11/11 for expired permit 2010036527. Property owner has 90 days from issuance of Notice of Violation to comply.

PREVIOUS CASES:

Neighborhood Compliance

None

Building

None

MARIST BROTHERS OF THE SCHOOLS, INC

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

N/A

REPORTER NAME:

L. Cuellar

DISCLOSURE OF INTEREST*

If a **CORPORATION** 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: **MARIST BROTHERS OF THE SCHOOLS, INC., a NEW YORK NOT-FOR-PROFIT CORPORATION**

NAME AND ADDRESS		Percentage of Stock
		A Non-profit
Z11-002		**Corporation**

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS		Percentage of Interest

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: _____

NAME AND ADDRESS		Percentage of Ownership

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: _____

NAME AND ADDRESS (if applicable)		Percentage of Interest

Date of contract: _____

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

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of fina

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

Signature: _____

Brother Kevin Handibode, President

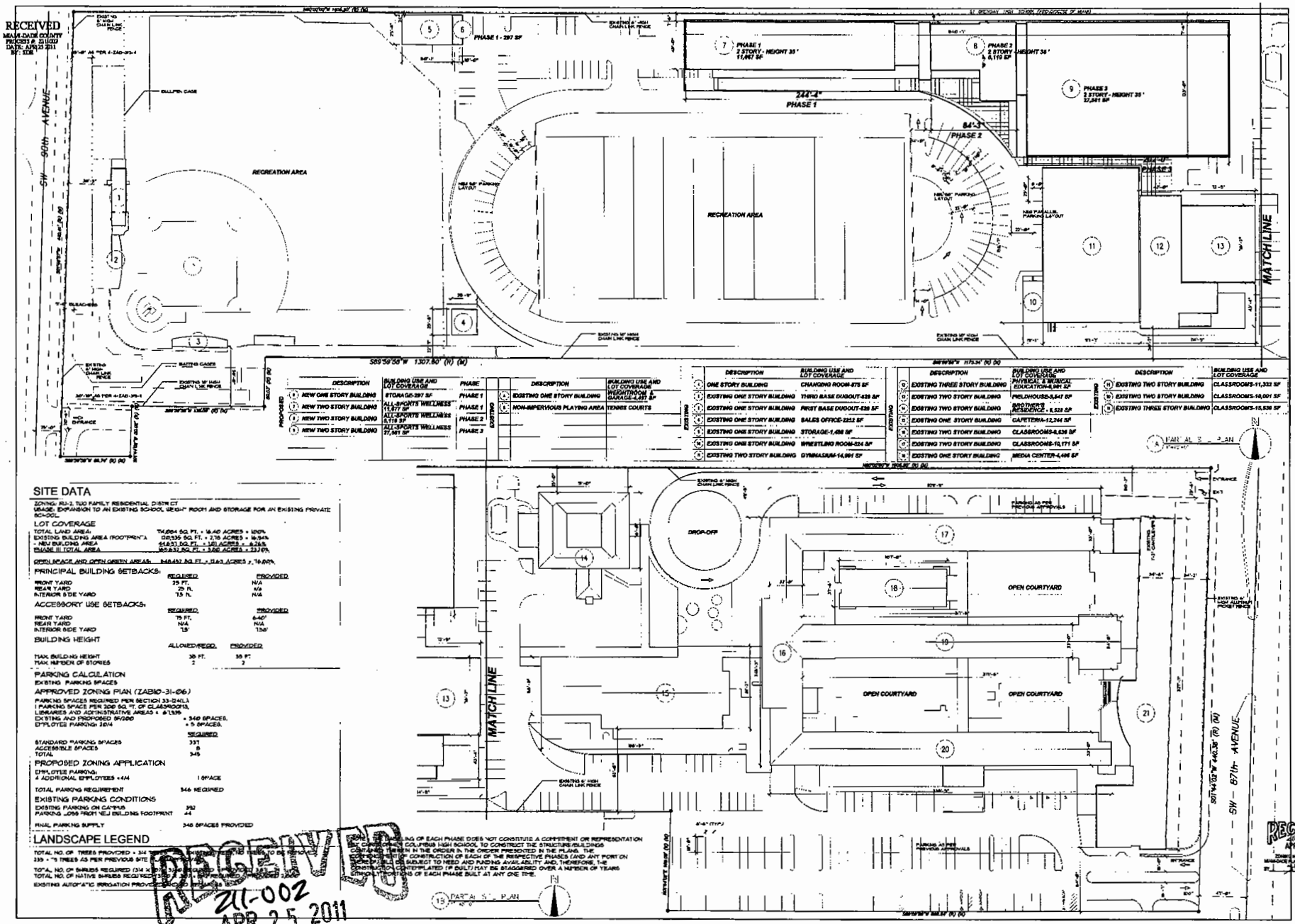
Sworn to and subscribed before me this 12 day of NOVEMBER, 2010. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

DWIGHT PEARCE
MY COMMISSION # DD 832055
EXPIRES: November 2, 2012
Bonded Thru Notary Public Underwriters

My commission expires NOV 2, 2012

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



	DESCRIPTION	BUILDING USE AND LOT COVERAGE	PHASE
1	NEW ONE STORY BUILDING	STORAGE-297 SF	PHASE 1
2	NEW TWO STORY BUILDING	ALL-SPORTS WELLNESS 17,377 SF	PHASE 1
3	NEW TWO STORY BUILDING	ALL-SPORTS WELLNESS 6,119 SF	PHASE 2
9	NEW TWO STORY BUILDING	ALL-SPORTS WELLNESS 27,501 SF	PHASE 3

	DESCRIPTION	BUILDING USE AND LOT COVERAGE
4	EXISTING ONE STORY BUILDING	WEIGHTROOM & GARAGE-4,287 SF
5	NON-IMPERVIOUS PLAYING AREA	TENNIS COURTS

	DESCRIPTION	BUILDING USE AND LOT COVERAGE
6	ONE STORY BUILDING	CHANGING ROOM-875 SF
7	EXISTING ONE STORY BUILDING	VIKING BASE DUGOUT-625 SF
8	EXISTING ONE STORY BUILDING	FIRST BASE DUGOUT-539 SF
10	EXISTING ONE STORY BUILDING	SALES OFFICE-2252 SF
11	EXISTING ONE STORY BUILDING	STORAGE-1,496 SF
12	EXISTING ONE STORY BUILDING	WRESTLING ROOM-534 SF
13	EXISTING TWO STORY BUILDING	GYMNASIUM-14,991 SF

	DESCRIPTION	BUILDING USE AND LOT COVERAGE
14	EXISTING THREE STORY BUILDING	PHYSICAL & MORAL EDUCATION-4,991 SF
15	EXISTING TWO STORY BUILDING	FIELDHOUSE-5,647 SF
16	EXISTING TWO STORY BUILDING	BAND HALL & RESIDENCE - 6,533 SF
17	EXISTING ONE STORY BUILDING	CAFETERIA-12,244 SF
18	EXISTING TWO STORY BUILDING	CLASSROOMS-8,636 SF
19	EXISTING TWO STORY BUILDING	CLASSROOMS-10,171 SF
20	EXISTING ONE STORY BUILDING	MEDIA CENTER-6,486 SF

	DESCRIPTION	BUILDING USE AND LOT COVERAGE
21	EXISTING TWO STORY BUILDING	CLASSROOMS-11,332 SF
22	EXISTING TWO STORY BUILDING	CLASSROOMS-10,001 SF
23	EXISTING THREE STORY BUILDING	CLASSROOMS-15,636 SF

SITE DATA

ZONING: RU-2, TWO FAMILY RESIDENTIAL DISTRICT
USAGE: EXPANSION TO AN EXISTING SCHOOL, WEIGHT ROOM AND STORAGE FOR AN EXISTING PRIVATE SCHOOL.

LOT COVERAGE

TOTAL LAND AREA:	714,084 SQ. FT. = 16.40 ACRES = 100%
EXISTING BUILDING AREA (FOOTPRINT)	126,935 SQ. FT. = 2.76 ACRES = 16.54%
- NEW BUILDING AREA	44,431 SQ. FT. = 1.01 ACRES = 6.26%
PHASE III TOTAL AREA	170,632 SQ. FT. = 3.86 ACRES = 23.90%
OPEN SPACE AND OPEN GREEN AREAS:	543,452 SQ. FT. = 12.63 ACRES = 76.09%

PRINCIPAL BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD	25 FT.	N/A
REAR YARD	25 ft.	N/A
INTERIOR SIDE YARD	7.5 ft.	N/A

ACCESSORY USE SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD	75 FT.	640'
REAR YARD	N/A	N/A
INTERIOR SIDE YARD	7.5'	7.5'

BUILDING HEIGHT

	ALLOWED/REQD.	PROVIDED
MAX. BUILDING HEIGHT	35 FT.	35 FT.
MAX. NUMBER OF STORIES	2	2

PARKING CALCULATION

EXISTING PARKING SPACES

APPROVED ZONING PLAN (ZAB10-31-06)

PARKING SPACES REQUIRED PER SECTION 33-94.1.A
1 PARKING SPACE PER 200 SQ. FT. OF CLASSROOMS, LIBRARIES AND ADMINISTRATIVE AREAS = 81,339
EXISTING AND PROPOSED 81,339 / 200 = 346 SPACES.
EMPLOYEES PARKING: 28/4 = 5 SPACES.

	REQUIRED
STANDARD PARKING SPACES	337
ACCESSIBLE SPACES	8
TOTAL	345

PROPOSED ZONING APPLICATION

EMPLOYEE PARKING:
4 ADDITIONAL EMPLOYEES = 4/4 = 1 SPACE

TOTAL PARKING REQUIREMENT: 346 REQUIRED

EXISTING PARKING CONDITIONS

EXISTING PARKING ON CAMPUS	352
PARKING LOSS FROM NEW BUILDING FOOTPRINT	-44
FINAL PARKING SUPPLY	348 SPACES PROVIDED

LANDSCAPE LEGEND

TOTAL NO. OF TREES PROVIDED = 314 [illegible]
339 - 5 TREES AS PER PREVIOUS SITE PLAN = 334 TREES
TOTAL NO. OF SHRUBS REQUIRED (3/4 X 334) = 251 SHRUBS
TOTAL NO. OF NATIVE SHRUBS REQUIRED = 251 SHRUBS
EXISTING AUTOMATIC IRRIGATION PROVIDED

NOTE: THE PHASING OF EACH PHASE DOES NOT CONSTITUTE A COMMITMENT OR REPRESENTATION BY CAMPUS OF COLUMBUS HIGH SCHOOL TO CONSTRUCT THE STRUCTURE/BUILDING CONTAINED HEREIN IN THE ORDER & THE ORDER PRESENTED IN THE PLANS. THE COMMENCEMENT OF CONSTRUCTION OF EACH OF THE RESPECTIVE PHASES (AND ANY PORTION THEREOF) WILL BE SUBJECT TO NEED AND PACING AVAILABILITY AND, THEREFORE, THE CONSTRUCTION CONTEMPLATED (IF BUILT) MAY BE STAGGERED OVER A NUMBER OF YEARS DEPENDING ON THE NEEDS OF EACH PHASE BUILT AT ANY ONE TIME.

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 211002
DATE: APR 25 2011
BY: SDR

RECEIVED
211-002
APR 25 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
211-002
APR 25 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

AR 0014987

Project Name:
COLUMBUS HIGH ALL-SPORT FITNESS COMPLEX & BERNHARDT STUDENT WELLNESS CENTER
5000 SW 67 AVE
MIAMI, FL 33155

EDUARDO LLANO
A·R·C·H·I·T·E·C·T
850 Celebrada Ave. Suite 107
Coral Gables, FL 33134
PHONE (305) 445-1221
FAX (305) 445-0555

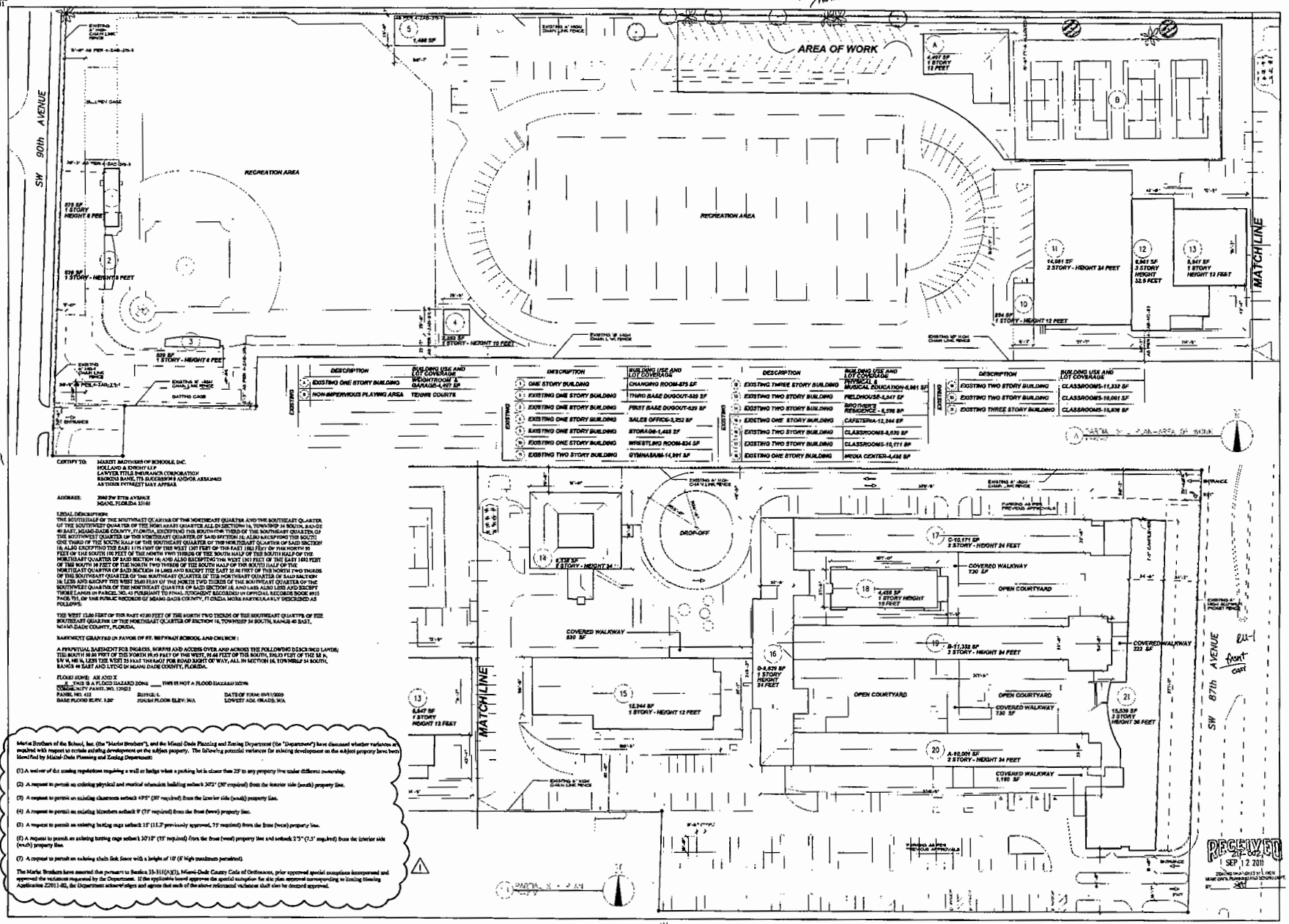
Drawing Title:
PROPOSED SITE PLAN

Comm. No. 201022
Scale:
Date: 04-22-2011
Drawn: RAF
Checked: ELL
CADD File:
Revisions:

Sheet No.
AS-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 251-002
DATE: SEP 12 2011
BY: SMB

RU-2 int/side/north



DESCRIPTION	BUILDING USE AND LOT COVERAGE
EXISTING ONE STORY BUILDING	WEIGHTROOM & GARAGE-4,497 SF
NON-IMPERVIOUS PLAYING AREA	TENNIS COURTS

DESCRIPTION	BUILDING USE AND LOT COVERAGE
ONE STORY BUILDING	CHANGING ROOM-675 SF
EXISTING ONE STORY BUILDING	THIRD BASE DUGOUT-535 SF
EXISTING ONE STORY BUILDING	FIRST BASE DUGOUT-535 SF
EXISTING ONE STORY BUILDING	SALES OFFICE-3,252 SF
EXISTING ONE STORY BUILDING	STORAGE-1,465 SF
EXISTING ONE STORY BUILDING	WRESTLING ROOM-824 SF
EXISTING TWO STORY BUILDING	GYMNASIUM-14,991 SF

DESCRIPTION	BUILDING USE AND LOT COVERAGE
EXISTING THREE STORY BUILDING	PHYSICAL & MUSICAL EDUCATION-8,981 SF
EXISTING TWO STORY BUILDING	FIELDHOUSE-5,247 SF
EXISTING TWO STORY BUILDING	BROTHER'S RESIDENCE - 6,376 SF
EXISTING ONE STORY BUILDING	CAFETERIA-12,244 SF
EXISTING TWO STORY BUILDING	CLASSROOMS-8,839 SF
EXISTING TWO STORY BUILDING	CLASSROOMS-10,171 SF
EXISTING ONE STORY BUILDING	MEDIA CENTER-4,456 SF

DESCRIPTION	BUILDING USE AND LOT COVERAGE
EXISTING TWO STORY BUILDING	CLASSROOMS-11,333 SF
EXISTING TWO STORY BUILDING	CLASSROOMS-10,061 SF
EXISTING THREE STORY BUILDING	CLASSROOMS-13,826 SF

CERTIFY TO: MARIST BROTHERS OF SCHOOLS, INC.
HOLLAND & KNIGHT LLP
LAWYER TITLE INSURANCE CORPORATION
REGIONS BANK, ITS SUCCESSORS & AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

ADDRESS: 3000 SW 87TH AVENUE
MIAMI, FLORIDA 33165

LEGAL DESCRIPTION:
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, EXCEPTING THE SOUTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; ALSO EXCEPTING THE SOUTH ONE THIRD OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; ALSO EXCEPTING THE EAST 1175 FEET OF THE WEST 1307 FEET OF THE EAST 1863 FEET OF THE NORTH 50 FEET OF THE SOUTH 100 FEET OF THE NORTH TWO THIRDS OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; AND ALSO EXCEPTING THE WEST (30) FEET OF THE EAST 1892 FEET OF THE SOUTH 50 FEET OF THE NORTH TWO THIRDS OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16 LYING AND BEING THE EAST 35.00 FEET OF THE NORTH TWO THIRDS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND LESS ALSO LIES AND EXCEPT THE WEST 25.00 FEET OF THE NORTH TWO THIRDS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND LESS ALSO LIES AND EXCEPT THOSE LANDS IN PARCEL NO. 43 PURSUANT TO FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 4915 PAGE 751, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 15.00 FEET OF THE EAST 47.00 FEET OF THE NORTH TWO THIRDS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

EASEMENT GRANTED IN FAVOR OF ST. BRENDAN SCHOOL AND CHURCH :

A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND ACCESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS; THE SOUTH 30.00 FEET OF THE NORTH 50.00 FEET OF THE WEST, 99.66 FEET OF THE SOUTH, 330.33 FEET OF THE SE ¼, SW ¼, NE ¼, LESS THE WEST 25.00 FEET THEREOF FOR ROAD RIGHT OF WAY, ALL IN SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST AND LYING IN MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE: AH AND X
X THIS IS A FLOOD HAZARD ZONE ____ THIS IS NOT A FLOOD HAZARD ZONE
COMMUNITY PANEL NO. 125102
PANEL NO. 432 SUFFIX: L DATE OF FIRM: 09/11/2009
BASE FLOOD ELEV: 8.0' FINISH FLOOR ELEV: N/A LOWEST ADJ. GRADE: N/A

Marist Brothers of the School, Inc. (the "Marist Brothers"), and the Miami-Dade Planning and Zoning Department (the "Department") have discussed whether variances are required with respect to certain existing development on the subject property. The following potential variances for existing development on the subject property have been identified by Miami-Dade Planning and Zoning Department:

(1) A waiver of the zoning regulations requiring a wall or hedge when a parking lot is closer than 25' to any property line under different ownership.

(2) A request to permit an existing physical and musical education building setback 30'2" (50' required) from the interior side (south) property line.

(3) A request to permit an existing classroom setback 49'5" (50' required) from the interior side (south) property line.

(4) A request to permit an existing bleachers setback 9' (75' required) from the front (west) property line.

(5) A request to permit an existing batting cage setback 15' (15.3' previously approved, 75' required) from the front (west) property line.

(6) A request to permit an existing batting cage setback 30'10" (75' required) from the front (west) property line and setback 2'5" (7.5' required) from the interior side (south) property line.

(7) A request to permit an existing chain link fence with a height of 10' (8' high maximum permitted).

The Marist Brothers have asserted that pursuant to Section 33-311(A)(3), Miami-Dade County Code of Ordinances, prior approved special exceptions incorporated and approved the variances requested by the Department. If the applicable board approves the special exception for site plan approval corresponding to Zoning Hearing Application Z2011-02, the Department acknowledges and agrees that each of the above referenced variances shall also be deemed approved.

RU-1 front/west

RU-2 int/side/south

RU-1 front/east

AR 0014987

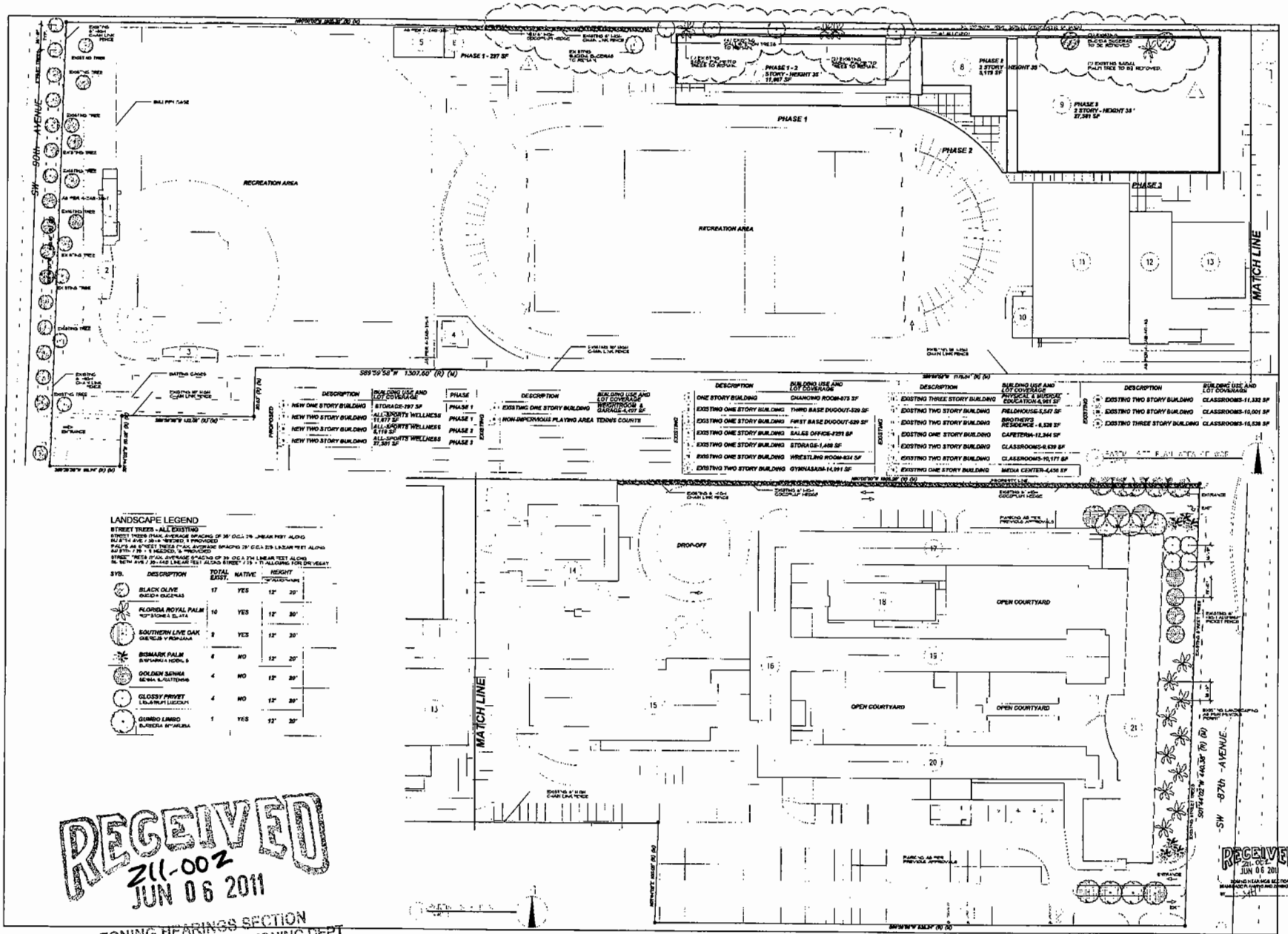
EDUARDO LLANO
A·R·C·H·I·T·E·C·T
250 Catalonia Ave Suite 407
Coral Gables, FL 33134
PHONE (305) 445-1151
FAX (305) 445-3353

Project Name:
COLUMBUS HIGH ALL-SPORT
FITNESS COMPLEX & BERNHARDT
STUDENT WELLNESS CENTER
3000 SW 87 AVE
MIAMI, FL 33165

Drwg Title:
EXISTING
SITE PLAN

Comm. No. 201022
Scale:
Date: 04-22-2011
Drawn: RAF
Checked: EEL
CADD File:
Revisions:
9-06-2011 zoning

Sheet No.
ES-1



RECEIVED
211-002
JUN 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

AR 0014087

Project Name:
COLUMBUS HIGH ALL-SPORT
FITNESS COMPLEX & BERNHARDT
STUDENT WELLNESS CENTER

EDUARDO LLANO
A·R·C·H·I·T·E·C·T

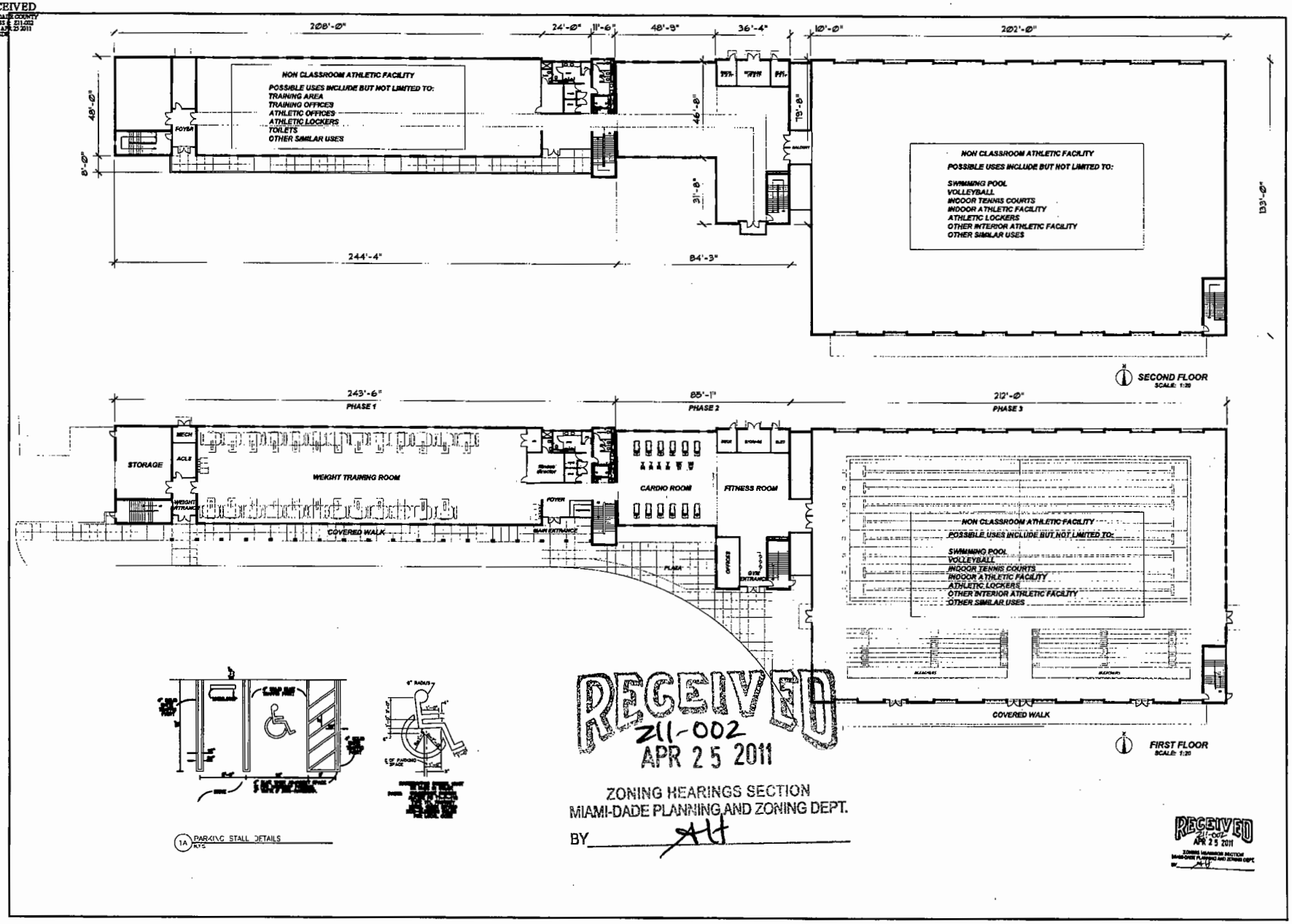
Dwg Title:
LANDSCAPE PLAN

Comm. No. 201002
Scale:
Date: 04-22-2011
Drawn: RAF
Checked: ELL
CADD File:
Revisions:

Sheet No.
L-1

24

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 211-002
DATE: APR 25 2011
BY: SDR



RECEIVED
211-002
APR 25 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

RECEIVED
211-002
APR 25 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

AR 0014987

Project Name:
COLUMBUS HIGH ALL-SPORT
FITNESS COMPLEX & BERNHARDT
STUDENT WELLNESS CENTER
3000 SW 87 AVE
MIAMI, FL 33106

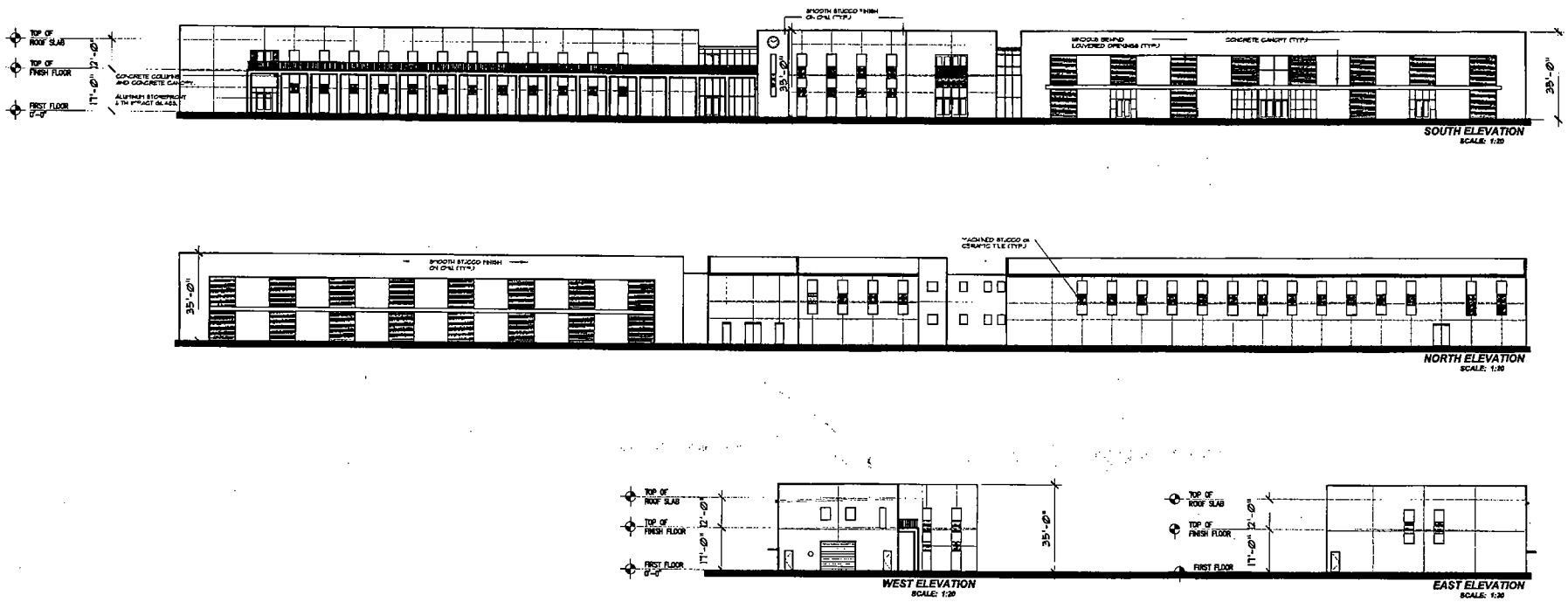
EDUARDO LLANO
A·R·C·H·I·T·E·C·T
250 Catalonia Ave Suite 407
Coral Gables, FL 33134
PHONE (305) 446-1181
FAX (305) 446-0888

Draw'g Title:
FLOOR PLANS
PARKING DETAILS

Comm. No. 201028
Scale:
Date: 04-22-2011
Drawn: RAF
Checked: XLL
CADD File:
Revisions:

Sheet No.
A-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 211-002
DATE: APR 25 2011
BY: SDE



RECEIVED
211-002
APR 25 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

RECEIVED
211-002
APR 25 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

25

AR 0014987

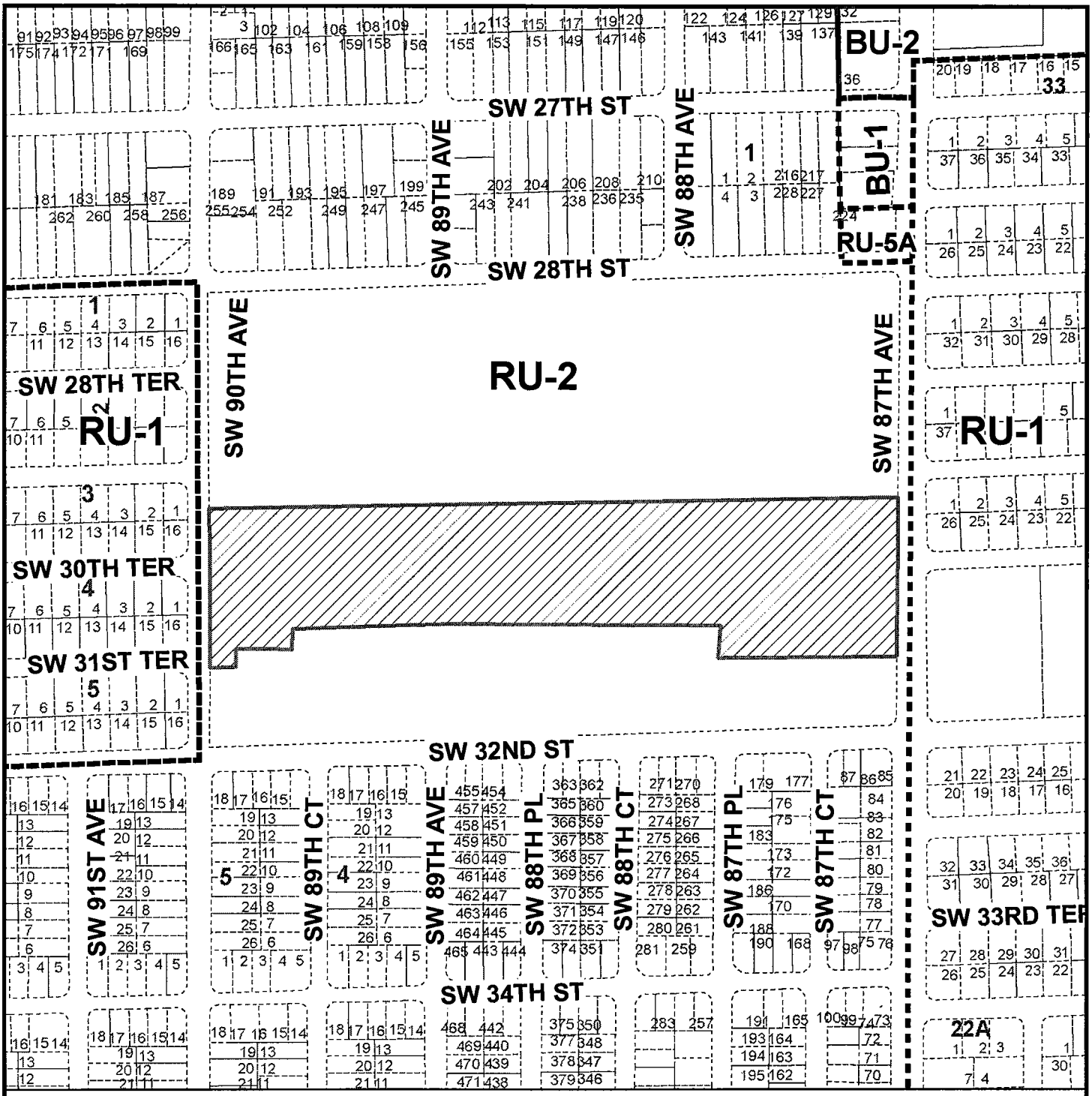
Project Name:
COLUMBUS HIGH ALL-SPORT
FITNESS COMPLEX & BERNHARDT
STUDENT WELLNESS CENTER
8000 SW 67 AVE
MIAMI, FL 33156

EDUARDO LLANO
A·R·C·H·I·T·E·C·T
250 Catalonia Ave Suite 407
Coral Gables, FL 33134
PHONE (305) 446-1121
FAX (305) 446-2333

Drwg Title:
ELEVATIONS

Comm. No. 201022
Scale:
Date: 04-22-2011
Drawn: RAF
Checked: ELL
CADD File:
Revisions:

Sheet No.
A-2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000002

Section: 16 Township: 54 Range: 40
Applicant: MARIST BROTHERS OF THE SCHOOLS, INC
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, January 28, 2011

REVISION	DATE	BY
		26

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000002

N
W E
S

Legend

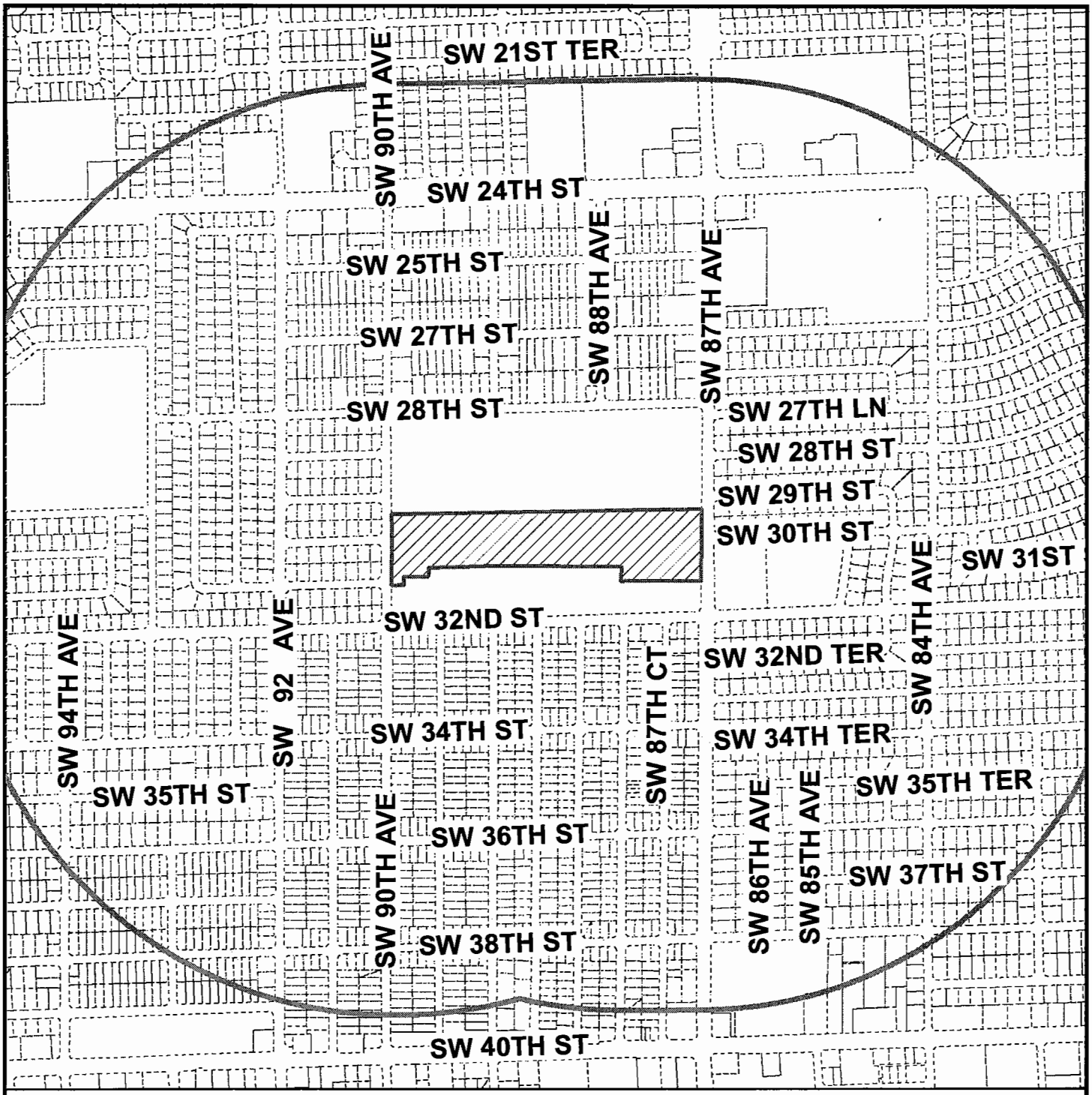
Subject Property

Section: 16 Township: 54 Range: 40
Applicant: MARIST BROTHERS OF THE SCHOOLS, INC
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, January 28, 2011

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000002

RADIUS: 2640

Section: 16 Township: 54 Range: 40
Applicant: MARIST BROTHERS OF THE SCHOOLS, INC
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, January 28, 2011

REVISION	DATE	BY

3. LUIS MARRERO
(Applicant)

11-10-CZ10-3 (11-054)
Area 10/District 10
Hearing Date: 10/11/11

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:

Year	Applicant	Request	Board	Decision
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.

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

APPLICANT: Luis Marrero **PH:** Z11-054 (11-10-CZ10-3)

SECTION: 10-54-40 **DATE:** October 11, 2011

COMMISSION DISTRICT: 10 **ITEM NO.:** 3

==========

A. o SUMMARY OF REQUEST:

The applicant is seeking to permit a dental office in the RU-1 zoning district.

o REQUEST:

Use Variance to permit a dental office in the RU-1 zoning district as would be permitted in the RU-5A zoning district

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Project: Dental Office for Luis Marrero", as prepared by Architect Ruben Travieso, dated stamped received 7/6/11 and consisting of 2 sheets. Plans may be modified at public hearing.

o LOCATION:

2381 SW 81 Avenue, Miami-Dade County, Florida.

o SIZE: 10,480 sq ft

B. ZONING HEARINGS HISTORY:

None.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-1; single-family residence	Low Density Residential (2.5 – 6 dua)
Surrounding Properties:	
NORTH: RU-1; single-family residences	Low Density Residential (2.5 – 6 dua)
SOUTH: RU-5A; semi-professional offices	Low Density Residential (2.5 – 6 dua)
EAST: RU-1; medical office	Low Density Residential (2.5 – 6 dua)
WEST: EU-M; semi-professional office	Low Density Residential (2.5 – 6 dua)

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

* Subject to conditions in their memorandum

E. PLANNING AND ZONING ANALYSIS:

The subject property is located on the northwest corner of SW 81 Avenue and SW 24 Street. The 10,480 square foot property is designated as **Low Density Residential** (see attached Zoning Recommendation Addendum) on the Adopted 2015-2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff notes there are existing semi-professional offices located at 2380 SW 80 Court and 8101 SW 24 Street, immediately to the east and west of the subject property. As such, the interpretative text of the CDMP indicates that office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office uses which are not inconsistent already lawfully exist on the same block face. Staff opines that the location of the proposed dentist office adjacent to an existing office use in a residential community is **consistent** with the CDMP. In staff's opinion, the proposed dentist office will not have an unfavorable effect on the surrounding neighborhood by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire rescue, and police and will be **compatible** with the area.

When the request is analyzed under the Use Variance Standard, Section 33-311(A)(4)(a) (see attached Zoning Recommendation Addendum), the proposed dentist office, in staff's opinion, will be in harmony with the general purpose and intent of the RU-1 zoning district and permit the applicant to have reasonable use of the premises. Staff notes, there are several properties in the area, including the property immediately to the east and west that have been approved for use variances to allow the operation of semi-professional offices in the RU-1 Single Family Residential district and EU-M Estate Modified district. As such, staff opines that the maintenance of a single family residence on this block face, between existing office uses will create an unnecessary hardship on the applicant. Staff opines that the approval of the applicants' request would not have a negative visual or aural impact on the surrounding residential development as the applicant will have to provide parking onsite as a condition of approval. **As such, staff recommends approval of the request with conditions under Section 33-311(A)(4)(a), Use Variance Standard.**

F. RECOMMENDATION:

Approval with conditions.

G. 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 "Project: Dental Office for Luis Marrero", as prepared by Architect Ruben Travieso, dated stamped received 7/6/11 and consisting of 2 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That only one dentist be allowed to practice on the subject property at any given time.

6. That no parking shall be permitted offsite.

7. 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.

DATE TYPED: 08/09/11
DATE REVISED: 09/13/11, 09/30/11
DATE FINALIZED: 09/10/11
MCL:GMR;NN:CH:AN

ADDENDUM

For

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

NDN
GMR

ZONING RECOMMENDATION ADDENDUM

Luis Marrero
11-054

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

Low Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Low 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.*
Uses and Zoning Not Specifically Depicted (Pg. I-34)	*Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such 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 and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.*
Office uses (Pg. I-35)	*Office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other* ***office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face****. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would be out of scale with I-36 the character of the neighboring uses or would detrimentally impact the surrounding area. In applying this provision, the maximum limits of an eligible residentially designated block face along which office uses may be extended shall not extend beyond the first intersecting public or private street, whether existing, platted or projected to be necessary to provide access to other property, or beyond the first railroad right-of-way, utility transmission easement or right-of-way exceeding 60 feet in width, canal, lake, public school, church, park, golf course or major recreational facility.*
Land Use Policy 4A (Pg. I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale or architectural elements, landscaping, hour of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(a) Use Variances from other than airport regulations	*Upon appeal or direct application in specific cases to hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises; and further provided, no variance from any airport zoning regulation shall be granted under this subsection; provided, however, no use variance shall be*

ZONING RECOMMENDATION ADDENDUM

Luis Marrero
11-054

	granted permitting a BU or IU use in any residential, AU or GU District, unless the premises immediately abuts a BU or IU District. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.

Memorandum

MIAMI-DADE COUNTY

Date: May 31, 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 #Z2011000054
Luis Marrero
2381 SW 81st Avenue
Use Variance to Permit a Dental Office in the RU-1 Zoning District
(RU-1Z) (0.24 Acres)
10-54-40

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 Service and Wastewater Disposal

The existing single family residence on the subject property is served by a public water main and an on-site septic tank and drainfield system.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage. There are activities that are inherent to the proposed zoning land use that generate liquid waste other than domestic sewage.

Furthermore, a 16-inch gravity sewer main abuts the subject property along SW 24th Street. In accordance with Code requirements, proposed development on the site shall be connected to the public water supply and public sanitary sewer system.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of

sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development plans shall comply with the requirements of Section 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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands
The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM Class IV Wetland Permit will not be required.

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

Tree Preservation
There are no tree resources issues on the subject property.

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

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. Furthermore, approval for best management practices to control any potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

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.

REVISION 1

PH# Z2011000054
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LUIS MARRERO

This Department has no objections to this application subject to the condition that the garbage area be relocated to provide room for back-out for parking space number 1.

Additional improvements may be required at time of permitting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 8 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9122	SW 24 St. w/o SR 826	D	D
9124	SW 24 St. w/o SW 87 Ave.	D	D
F-42	SW 87 Ave. s/o SW 24 St.	C	C
F-1074	SW 87 Ave. n/o SW 12 St.	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A Pino, P.L.S.
10-AUG-11

Memorandum

MIAMI-DADE COUNTY

Date: August 11, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2011000054: Use variance to permit a dentist office in the RU-I zoning district
Revised Documents submitted- plans dated stamped received 7/06/11

Application Name: Use variance to permit a dentist office in the RU-I zoning district.

Project Location: The site is located at 2381 SW 81st Avenue, Miami-Dade County.

Proposed Development: The applicant is requesting a use variance to permit a dentist office in the RU-I zoning district. Revised plans (floor plan and site plan) dated stamped received 7/06/11 have been filed.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

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

MN:jb
Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

REVISION 1

Memorandum

Date: 13-JUL-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department

Subject: Z2011000054

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated May 18, 2011.
APPROVAL
No objection to site plan date stamped July 6, 2011.

Service Impact/Demand

Development for the above Z2011000054
located at 2381 SW 81 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1441 is proposed as the following:

N/A (residential)	dwelling units	N/A (industrial)	square feet
2,116 (Office)	square feet	N/A (institutional)	square feet
N/A (Retail)	square feet	N/A (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: 0.46 alarms-annually.
The estimated average travel time is: 6:05 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 3 - Tropical Park - 3911 SW 82 Avenue
Rescue, ALS Engine.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped July 6, 2011. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 13-SEP-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

LUIS MARRERO	2381 SW 81 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000054

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance

None

Building

None

PREVIOUS CASES:

Neighborhood Compliance

None

Building

None

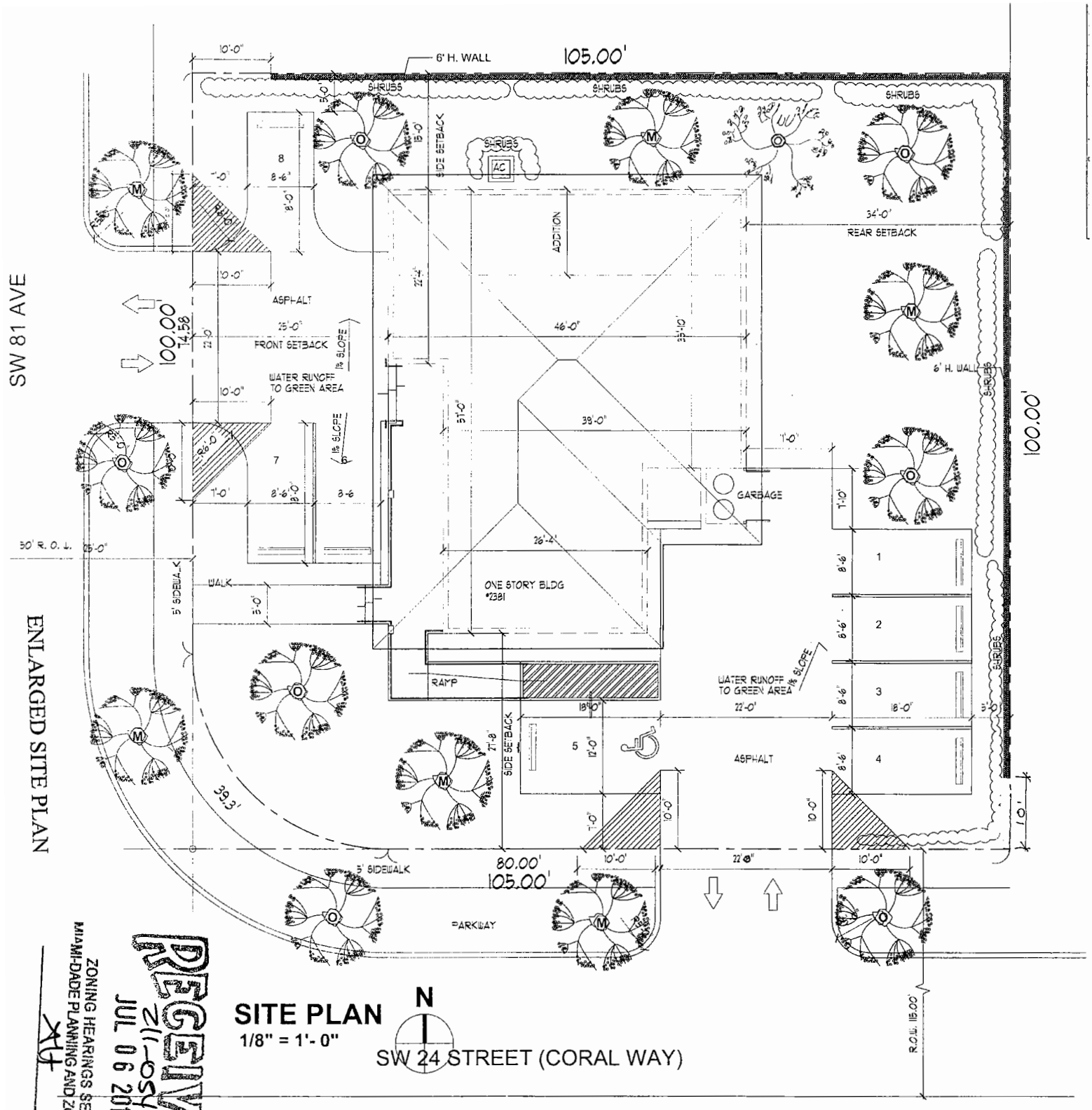
NONE

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

N/A

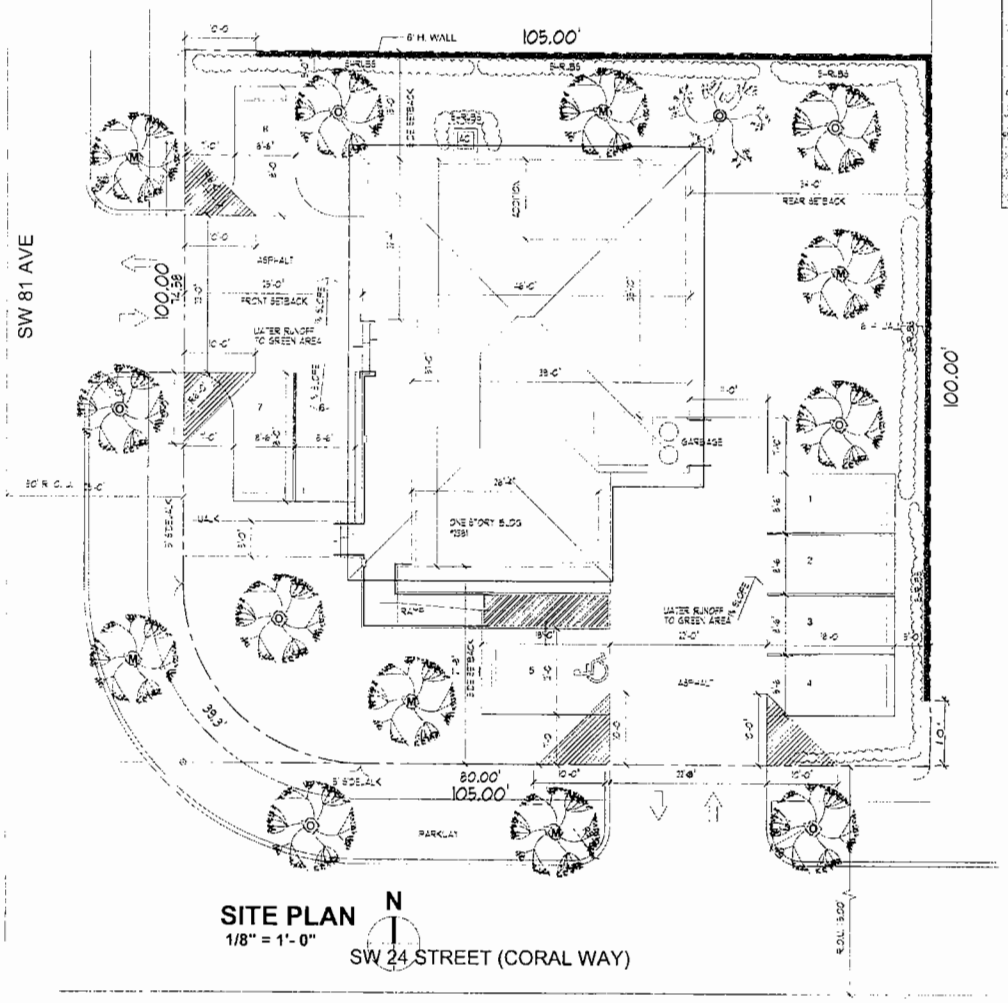
REPORTER NAME:

L. Cuellar


SW 81 AVE
ENLARGED SITE PLAN
105.00'
6' H. WALL
SHRUBS
SIDE SETBACK
ADDITION
REAR SETBACK
34'-0"
ASPHALT
25'-0"
FRONT SETBACK
100.00'
14.58
WATER RUNOFF TO GREEN AREA
1% SLOPE
46'-0"
38'-0"
GARBAGE
ONE STORY BLDG
*2381
RAMP
WALK
5' SIDEWALK
30' R. O. L.
PARKWAY
80.00'
105.00'
SW 24 STREET (CORAL WAY)
R.O.W. 115.00'
SITE PLAN
1/8" = 1'- 0"
N
RECEIVED
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

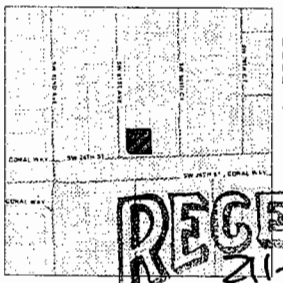
15

RECEIVED
MIAMI-DADE COUNTY
PROCESS # Z11-054
DATE: JUL 06 2011
BY: STR



SITE PLAN
1/8" = 1'- 0"

N

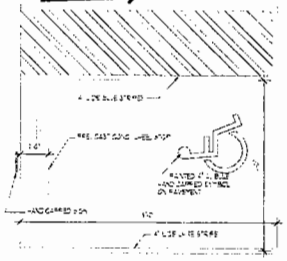


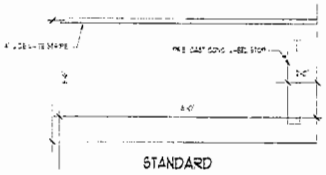
LOCATION MAP

LEGAL DESCRIPTION:
LOT 1, BLOCK 1 OF "CAMNER PARK", P. B. 52, PAGE 90, MIAMI-DADE COUNTY, FLORIDA

ADRESS: 2361 SW 24 STREET, MIAMI, FL

RECEIVED
Z11-054
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY





PARKING STALLS DETAILS
SCALE: 1/2" = 1'0"

ZONING DATA

PROPOSED USE. DENTAL OFFICE (B OCCUPANCY)

NET LOT AREA: 10,344.48SQ. FT.

PAVED AREA: 2,937.22 SQ. FT.

GREEN AREA PROVIDED: 4,560 SQ. FT. (44%)

LOT COVERAGE BY BLDG: 2,355.51 SQ. FT. (22.7%)

BLDG. FLOOR GROSS AREA: 2,355.51 SQ. FT. (22.7%)

BLDG. FLOOR AC AREA. 2111.48 SQ. FT.

FRONT SETBACK = 25'-0" REQ. 25'-0" EXISTING

REAR SETBACK = 25'-0" REQ. 34'-0" EXISTING

SIDE STREET SETBACK = 15'-0" REQ. 27'-8" EXISTING

INTERIOR SIDE SETBACK = 15'-0" REQ. 15'-0" PROVIDED

BUILDING HEIGHT = 15'-8" TO RIDGE

PARKING REQUIRED:
OFFICE @ 1 / 300 SQ. FT. = 2111.48 SQ.FT./300 = 7
PARKING PROVIDED = 8 SPACES (7 +1 H. C.)

WORK CLASSIFICATION:
CHANGE OF OCCUPANCY AND ADDITION.

LANDSCAPING

LOT AREA = .237 ACRES X 28 TREES / ACRE = 6.6 = 7 TREES REQUIRED

MIN. LANDSCAPE REQ.= 10,344.48 X .25 = 2,586.12 SQ. FT.
+ 7 X 10 = 70 = 2656.12 SQ. FT.
LANDSCAPE OPEN SPACE PROVIDED = 4,560 SQ. FT.

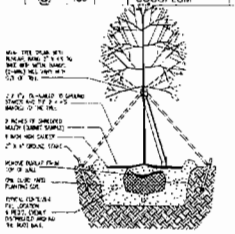
LAWN AREA (SOD) ALLOWED = 2,656 X .3 = 796.8 SQ. FT
SOD AREA PROVIDED = 796 SQ. FT.

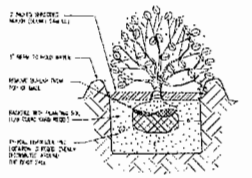
STREET TREES = 1 TREE FOR EA. 35' OF STREET SIDE DIMENSION
194' / 35' =5.5 TREES. PROVIDE 6 TREES

PROVIDE 10 SHRUBS / EA TREE = 130 COCOPLUM SHRUBS

IRRIGATION BY SPRINKLERS

NEW PROPOSED TREES					Native Species Yes/No	Min Height	Canopy Diameter
Symbol	New	Exist.	NAME	TYPE			
Ⓜ	6		MAHOGANY	TREE	YES	12'	6'
Ⓞ	7		OAK	TREE	YES	12'	6'
Ⓒ	130		COCOPLUM	SHRUB	YES	18"	


TREE PLANTING DETAIL


SHRUB PLANTING DETAIL

Architect RubenTravieso
AR 000 8229
2248 SW 57 AV., MIAMI, FL. 33155
786.388.0312 PHN; 786.388.0366 FAX

PROJECT:
DENTAL OFFICE FOR DR. LUIS MARRERO
2381 SW 81 AV., MIAMI, FL.

CONTENTS
SITE PLAN

REVISIONS

	00-00-2010	REMARKS

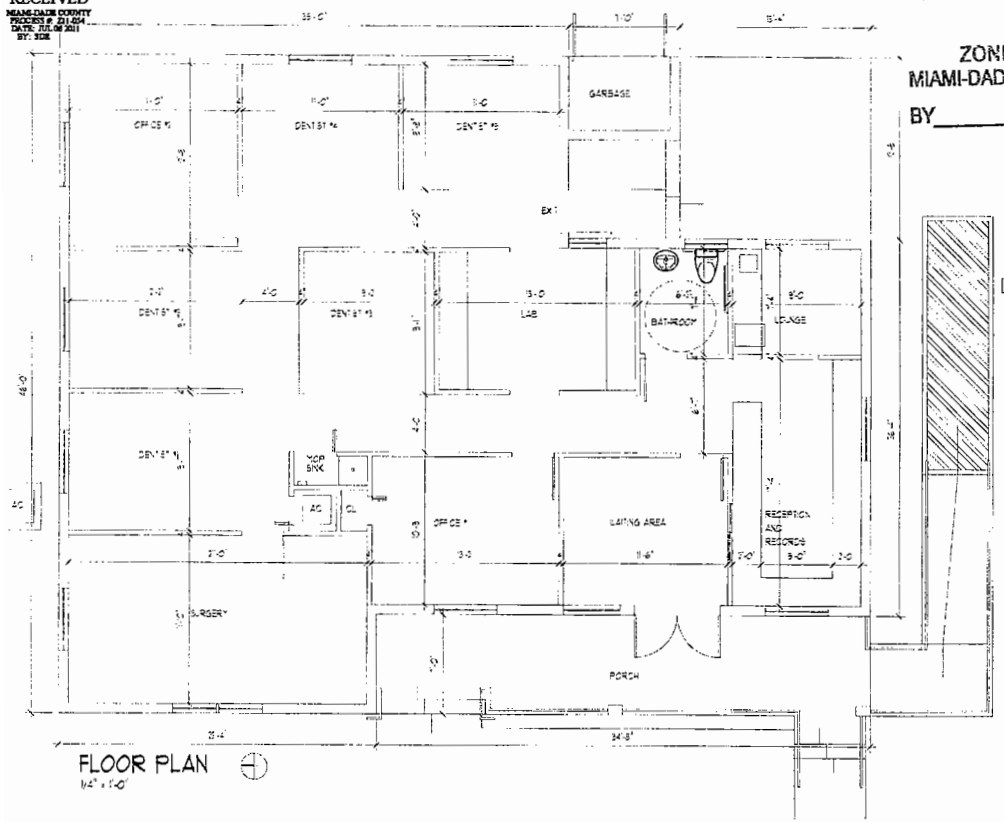
SEAL:

DATE: 05/26/2011
SCALE: AS SHOWN
DRAWN BY: A.R.T.
CHECKED BY: A.R.T.
FILE:

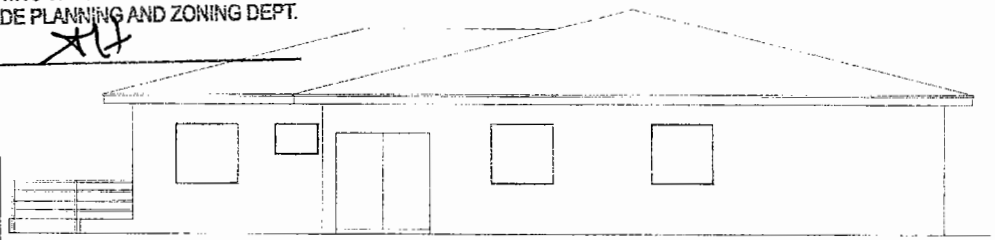
SP-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 211-054
DATE: JUL 06 2011
BY: SDR

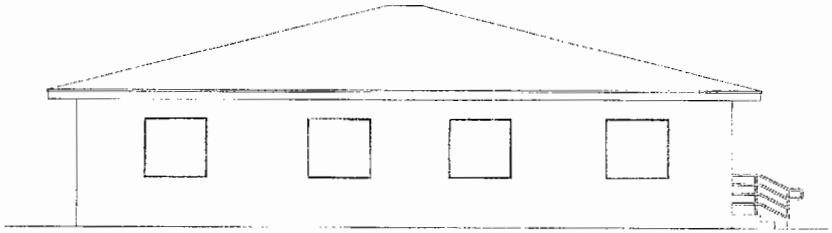
RECEIVED
211-054
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



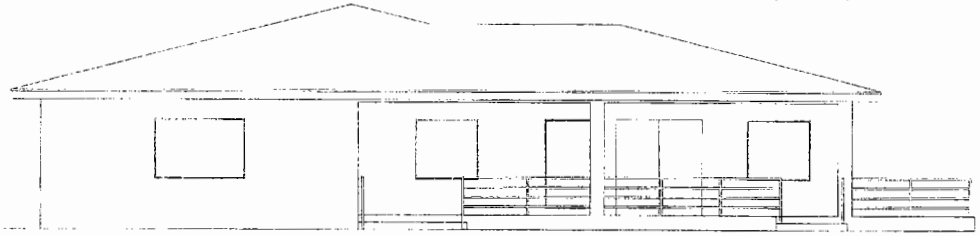
FLOOR PLAN
1/4" = 1'-0"



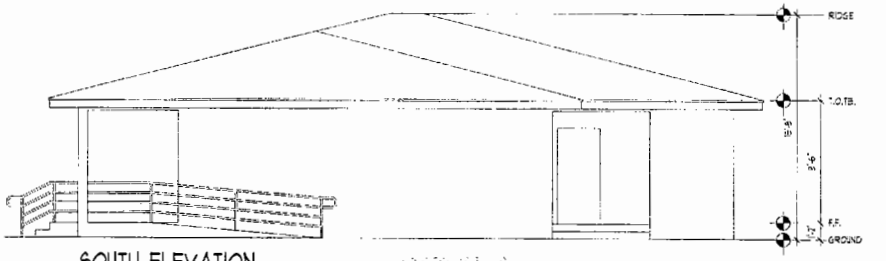
EAST ELEVATION
1/4" = 1'-0"



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



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



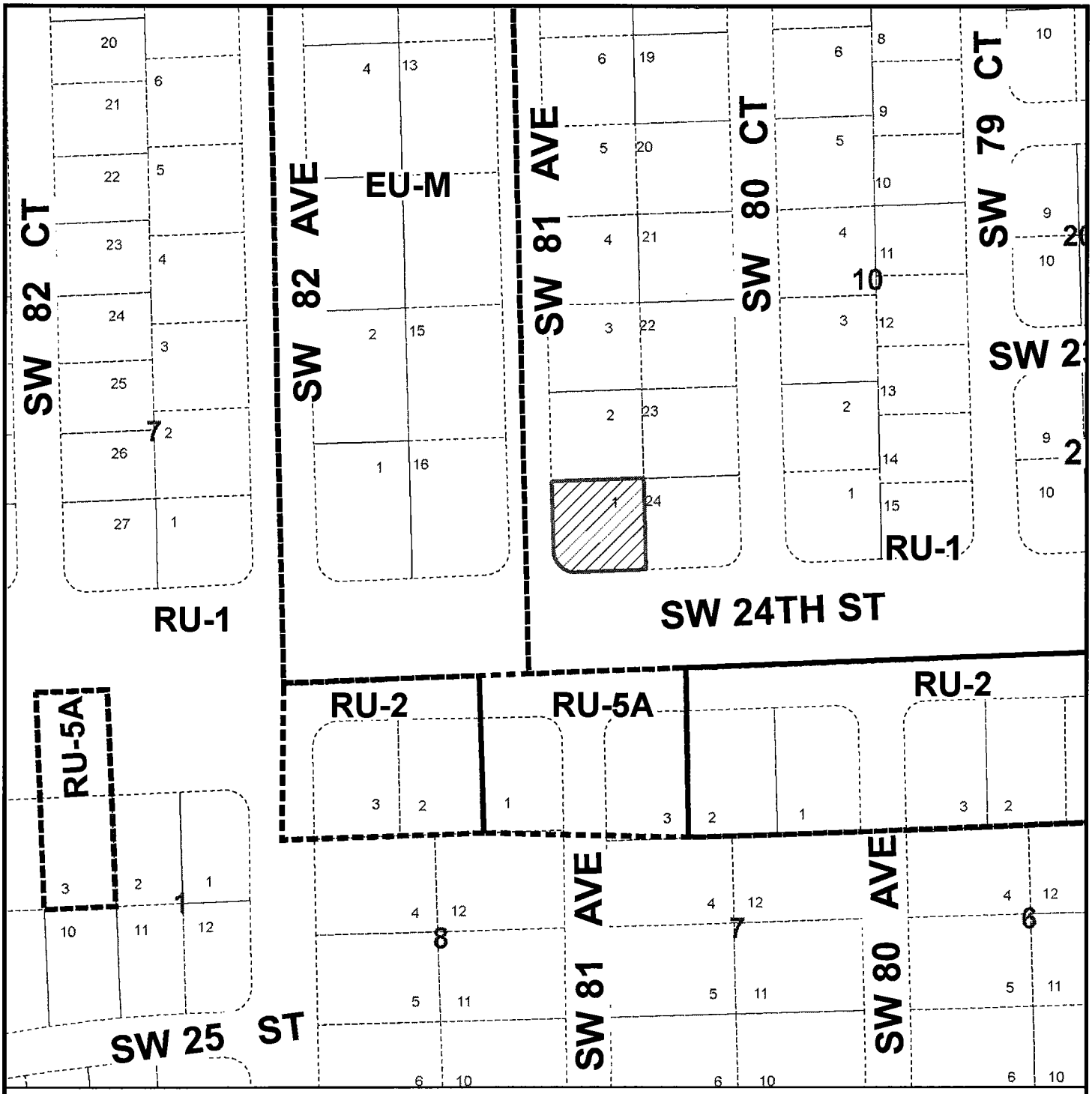
SOUTH ELEVATION
1/4" = 1'-0"

Architect RubenTravieso
AR 000 8229
2248 SW 57 AV., MIAMI, FL. 33155
786.388.0312 PHN; 786.388.0366 FAX

PROJECT:
DENTAL OFFICE FOR DR. LUIS MARRERO
2381 SW 81 AV., MIAMI, FL.

CONTENTS	REVISIONS		SEAL:	
FLOOR PLAN ELEVATIONS	00-00-2010	REMARKS		DATE: 11 / 15 / 2010 SCALE: AS SHOWN DRAWN BY: A.R.T. CHECKED BY: A.R.T. FILE:

A-1



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000054

Section: 10 Township: 54 Range: 40
Applicant: LUIS MARRERO
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, May 11, 2011

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000054

Section: 10 Township: 54 Range: 40
Applicant: LUIS MARRERO
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

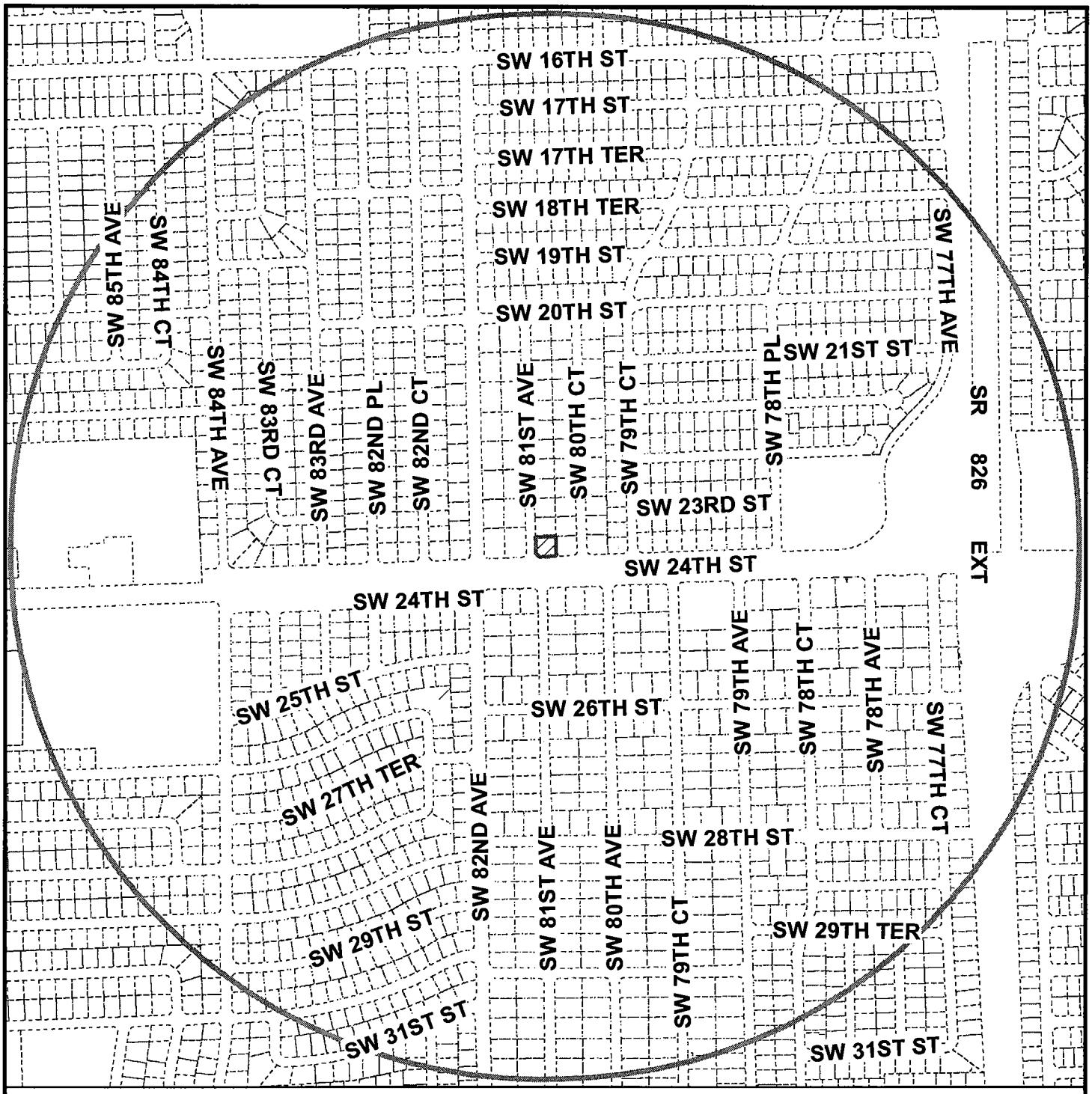
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, May 11, 2011

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Section: 10 Township: 54 Range: 40
Applicant: LUIS MARRERO
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Process Number

Z2011000054

RADIUS: 2640

N
W E
S

Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, May 11, 2011

REVISION	DATE	BY

4. LENAY MOYA ESPINOSA
(Applicant)

11-10-CZ10-4 (11-055)
Area 10/District 10
Hearing Date: 10/11/11

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:

Year	Applicant	Request	Board	Decision
	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.

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

APPLICANT: Lenay Moya Espinosa **PH:** Z11-055 (11-10-CZ10-4)

SECTION: 17-54-40 **DATE:** October 11, 2011

COMMISSION DISTRICT: 10 **ITEM NO.:** 4

==========

A. INTRODUCTION:

o SUMMARY OF REQUESTS:

The approval of this application will allow:

- A lot coverage which exceeds that permitted by the Zoning Code for a single family residence.
- The continued use of a storage shed with a reduced interior and rear setback than that required by the Zoning Code.

o REQUESTS:

(1) Applicant is requesting to permit lot coverage of 38.89% (30% permitted).

(2) Applicant is requesting to permit a storage shed for a single family residence setback 4.00' (5.00' required) from the interior side (east) property line and setback 3.45' (5.00' required) from the rear (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Zoning Hearing Drawings," as prepared by Jose Luis Posada Architect, consisting of 2 sheets date stamped received 5/06/2011. Plans may be modified at public hearing.

o LOCATION:

10469 S.W. 28th Street, Miami-Dade County, Florida.

o SIZE: 114.98' X 40'

B. ZONING HEARINGS HISTORY: None

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua

SOUTH:	RU-1; single-family residences	Low Density Residential, 2.5 to 6 dua
EAST:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
WEST:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

*Subject to the conditions indicated in their memoranda.

E. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, located at 10469 S.W. 28th Street. Single-family residences characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as a **Low Density Residential** use (*see attached Zoning Recommendation Addendum*). This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Approval of the requests sought in this application will not add additional dwelling units to the site beyond what is allowed; therefore, the application is **consistent** with the density threshold of the LUP map of the CDMP.

When analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b) (*see attached Zoning Recommendation Addendum*), staff is of the opinion that the approval of requests #1 and #2 would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood.

Staff's review of the submitted floor plans indicates the demolition of the second kitchen at the back of the residence, an interior partition from the remaining kitchen to dining room, and an interior door from the dining room to the Florida room, which shall provide for interior connectivity from the front part of the residence to the back part of the residence. The floor plans also indicate the demolition of the outdoor aluminum terrace. Staff recommends as a condition for the approval of this application, that the applicant submit a Declaration of Use limiting the site to single-family use only. Another condition for approval, is that the second kitchen, interior partition from remaining kitchen to dining room, interior door from dining room to Florida room, and existing outdoor aluminum terrace be demolished as shown in the plans submitted.

Additionally, staff notes that the survey and photographs submitted by the applicant show an existing 6' high wood fence along the interior side (east) and rear (north) property lines of the subject property. Staff is of the opinion that any negative visual impact of the existing encroachment of the storage shed into the setback areas (Request #2) is buffered from the neighboring properties to the east and north by the six (6) foot high wood fence.

Staff also opines that the 8.89% lot coverage overage (Request #1) will also be mitigated by the 6' high wood fence and therefore, will not cause a negative visual impact to the neighboring properties. Furthermore, staff is of the opinion that approval of this request would not be detrimental to the neighborhood. **Accordingly, staff recommends approval with conditions under Section 33-311(A)(4)(b) (NUV).**

F. RECOMMENDATION: Approval with conditions.

G. 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 "Zoning Hearing Drawings," as prepared by Jose Luis Posada Architect, consisting of 2 sheets date stamped received 5/06/2011. 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 and except that the second kitchen at the back of residence, interior partition from remaining kitchen to dining room, interior door from dining room to Florida room and outdoor aluminum terrace be removed from the plans.

3. That the use be established and maintained in accordance with the approved plan.

4. That the second kitchen at the back of residence, interior partition from remaining kitchen to dining room, interior door from dining room to Florida room and outdoor aluminum terrace be demolished, in accordance with the submitted plan within 90 days of the expiration of the appeal period for this Zoning Hearing, unless a time extension is granted by the Director of the Department of Planning and Zoning.

5. That the applicant submits a Declaration of Use Agreement restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.

DATE TYPED: 08/15/11
DATE REVISED:
DATE FINALIZED: 08/15/11
MCL:GR:NN:CH:JC

ADDENDUM

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

ZONING RECOMMENDATION ADDENDUM

Lenay Moya Espinosa
Z11-055

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

Low Density Residential ***(Pg. I-31)***	The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low 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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*

Memorandum

MIAMI-DADE COUNTY

Date: May 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 #Z2011000055
Lenay Espinosa
10469 S.W. 28th Street
To Permit a Single-Family Residence with a Lot Coverage of 38% (35% Permitted), to Permit an Existing Utility Shed Setback Less than Required from Property Lines and Variance for Lot Frontage and Area (RU-1) (0.10 Acres)
17-54-40

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 Service

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

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

Wastewater Disposal

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

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. However, since the legal subdivision, creating by plat such tract of land, occurred prior to the effective date of the aforesaid Code Section, the subject property is grandfatherable and may be administratively approved by DERM. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

Stormwater Management
The proposed change will not affect the existing stormwater management system.

Wetlands
The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM Class IV Wetland Permit will not be required.

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

Tree Preservation
The proposal to permit an existing utility shed will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that an aerial review performed by DERM staff revealed that tree resources have been removed from this property without first obtaining the required Miami-Dade County Tree Removal Permit. Consequently, the property owner shall be required to obtain an After-the-Fact Tree Removal Permit. The applicant is advised that enforcement action may be forthcoming as a consequence of the violation. Section 24-49 of the Code requires the preservation of tree resources. Therefore, DERM will require the preservation of all the specimen-sized trees (trunk diameter 18 inches or greater) as defined in the Code, on the site. A Miami Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

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: Esther 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

8

Memorandum

MIAMI-DADE COUNTY

Date: June 13, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: MN. Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2011000055: Moya Residence

Application Name: Moya Residence

Project Location: The site is located at 10469 SW 28 Street, Miami-Dade County.

Proposed Development: The applicant is requesting non-use variances to permit 1) an increase in lot coverage; 2) a reduction in the rear yard setback and 3) reduction in lot frontage and area.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

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

MN:jb
Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

Memorandum

Date: 01-JUN-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Karls Paul-Noel, Acting Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2011000055

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000055
located at 10469 SW 28 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1481 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:12 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 47 - Westchester - 9361 Coral Way
Rescue, ALS Engine

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 13-SEP-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

LENAY MOYA ESPINOSA	10469 SW 28 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000055

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance

None

Building

20100139217-B -Opened on 8/30/2010 for rear wood frame addition approx. 12ftx12ft containing 2nd kitchen, rear utility shed containing washer and dryer connections and rear aluminum terrace. Property owner has paid for enforcement cost has an extension until 11/25/11.

PREVIOUS CASES:

Neighborhood Compliance

None

Building

None

LENAY MOYA ESPINOSA

11

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

N/A

REPORTER NAME:

L. Cuellar

ZONING INSPECTION REPORT

Inspector: MARTINEZ, RAMIRO **Inspection Date**

Evaluator: JACQUELINE CARRANZA 09/14/11

Process #:	**Applicant's Name**
Z2011000055	LENAY MOYA ESPINOSA

Locations: 10469 SW 28 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 114.98' X 40' **Folio #:** 3040170091690

Request:

Applicant is requesting to permit a storage shed for a single family residence setback 4' from the interior (east) property line (5 permitted) and setback 3.45' from the rear (north) property line (5') permitted.
Applicant is requesting to permit a Single family residence with lot coverage of 38% (30% permitted)

EXISTING ZONING

Subject Property RU-1,

EXISTING USE RESIDENTIAL

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY SINGLE RESIDENCE AND AN ACCESSORY STRUCTURE LOCATED AT THE NE CORNER OF PROPERTY BEING UTILIZED AS A LAUNDRY ROOM.

USE(S) OF PROPERTY:

RU-1. SINGLE-FAMILY RESIDENCE.

FENCES/WALLS:

6 FT WOOD FENCE ALONG THE PERIMETER OF THE BACKYARD AND A 4 FT CHAIN LINK FENCE ON BOTH SIDES OF THE FRONT INTERIOR PROPERTY LINES.

LANDSCAPING:

THERE ARE CURRENTLY NO LANDSCAPING ON THE SITE, EXCEPT FOR TWO ROBOLINI PALMS IN THE FRONT YARD.

BUFFERING:

THE ONLY BUFFERING ELEMENT WOULD BE A 6 FT WOOD FENCE ALONG THE REAR PROPERTY LINE, WHICH IS ON THE NEIGHBOR'S SIDE.

VIOLATIONS OBSERVED:

A CERTIFICATE OF RESIDENCE NO. 2010015482 (FORCLOSURE REPORT) HAS BEEN SUBMITTED AND RECORDED WITH THE CLERK OF THE COURTS. BUILDING & ZONING VIOLATIONS WERE NOTED ON THE REPORT AND REFERRED TO BNC FOR ENFORCEMENT. SEE BNC ENFORCEMENT CASE NO. 20100139217 FOR MORE INFORMATION.

OTHER:

Process #	**Applicant's Name**
Z2011000055	LENAY MOYA ESPINOSA

ZONING INSPECTION REPORT

SURROUNDING PROPERTY

NORTH:
RU-1; SINGLE-FAMILY RESIDENCE.

SOUTH:
RU-1; SINGLE-FAMILY RESIDENCE.

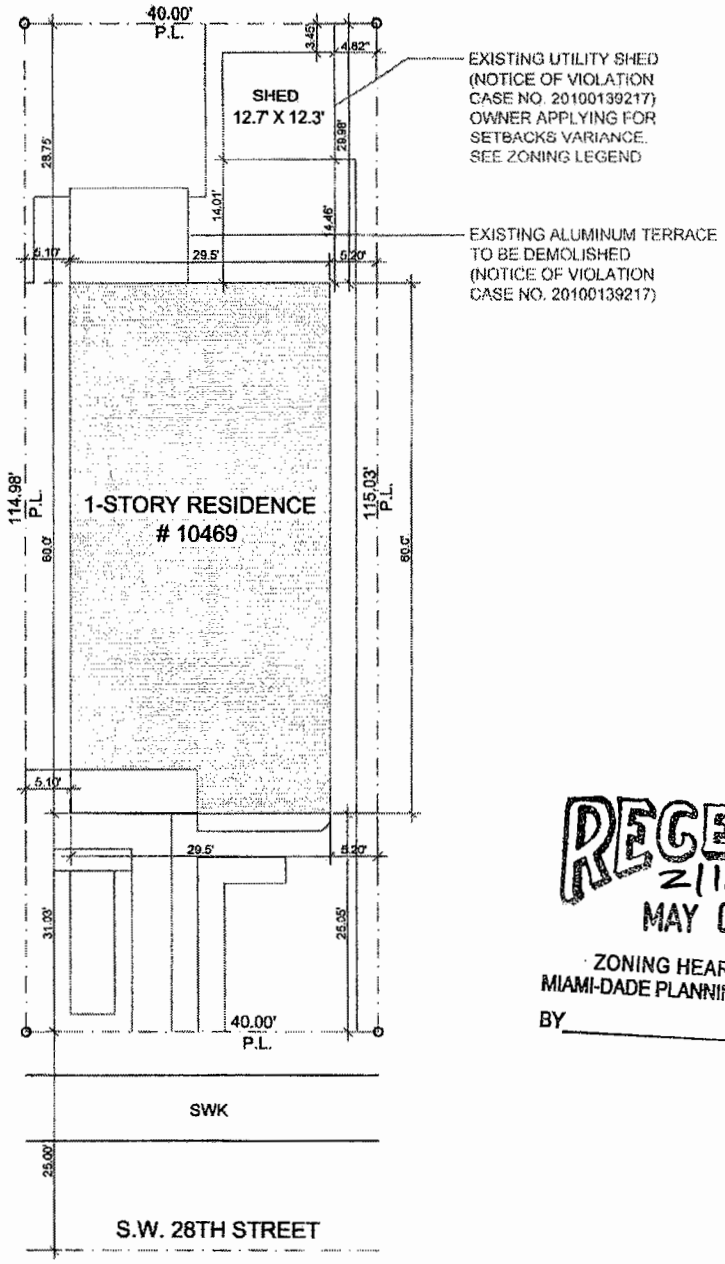
EAST:
RU-1; SINGLE FAMILY RESIDENCE.

WEST:
RU-1; SINGLE FAMILY RESIDENCE.

SURROUNDING AREA
THE SUBJECT PROPERTY IS SURROUNDED BY ONE STORY SINGLE-FAMLILY RESIDENCES.

NEIGHBORHOOD CHARACTERISTICS:
THE NEIGHBORHOOD AREA IS CHARACTERIZED RESIDENTIAL.

COMMENTS:



RECEIVED
Z11.055
MAY 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

N

ENLARGED SITE PLAN

ENLARGED SITE PLAN

3
A-1

SITE PLAN

SCALE: 1/16"=1'-0"

EXISTING UTILITY SHED (NOTICE OF VIOLATION CASE NO. 20100139217), OWNER APPLYING FOR SETBACKS VARIANCE SEE ZONING LEGEND

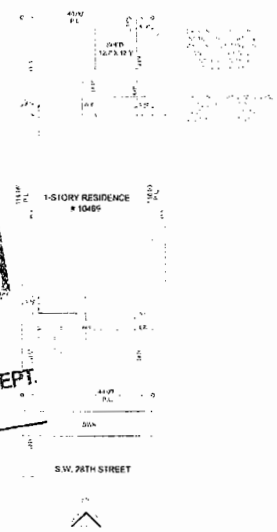
EXISTING ALUM. TERRACE TO BE DEMOLISHED (NOTICE OF VIOLATION CASE NO. 20100139217)

EXISTING KITCHEN TO BE DEMOLISHED & SPACE CONVERTED INTO DEN (NOTICE OF VIOLATION CASE NO. 20100139217)

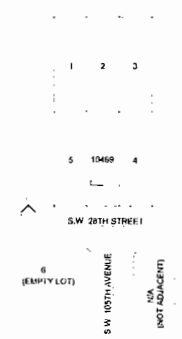
EXISTING DOOR TO BE REMOVED & SPACE CONVERTED INTO DINING ROOM (NOTICE OF VIOLATION CASE NO. 20100139217)

EXISTING PARTITION TO BE DEMOLISHED & PROVIDE NEW OPENING (NOTICE OF VIOLATION CASE NO. 20100139217)

4 EXISTING FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"



3 SITE PLAN
A-1 SCALE: 1/16"=1'-0"



1 KEY MAP
A-1 N.T.S.

RECEIVED
MAY 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
MAY 06 2011

RECEIVED
MAY 06 2011

2 ZONING LEGEND
A-1

JLPA

JOSE LUIS POSADA
ARCHITECT
12378 S.W. 125th Street
Miami, Florida 33186

04.19.11

JOSE LUIS POSADA, R.A.
AR 0018743

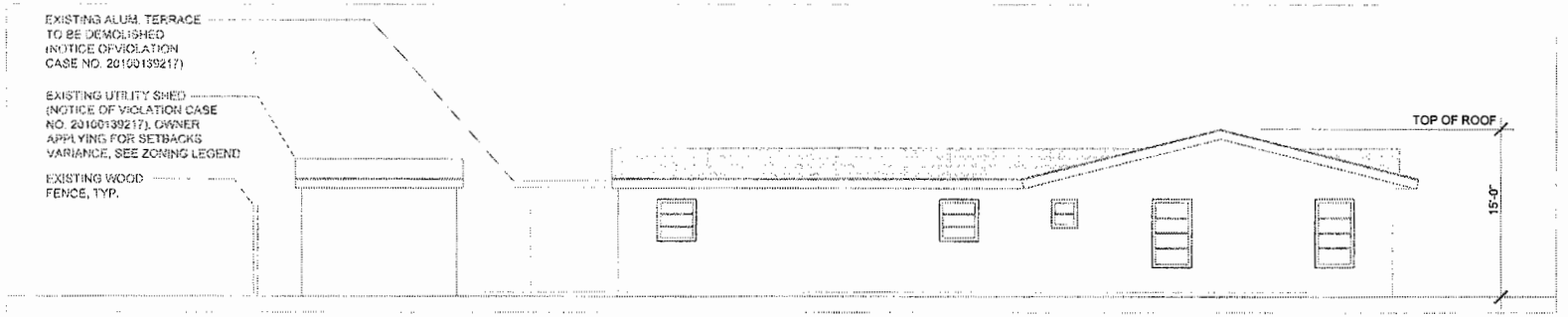
ARCHITECTURE
INTERIOR DESIGN
PLANNING
LANDSCAPING
CONSTRUCTION MANAGEMENT

DATE | SYM | REVISIONS/DESCRIPTION | CHECKED

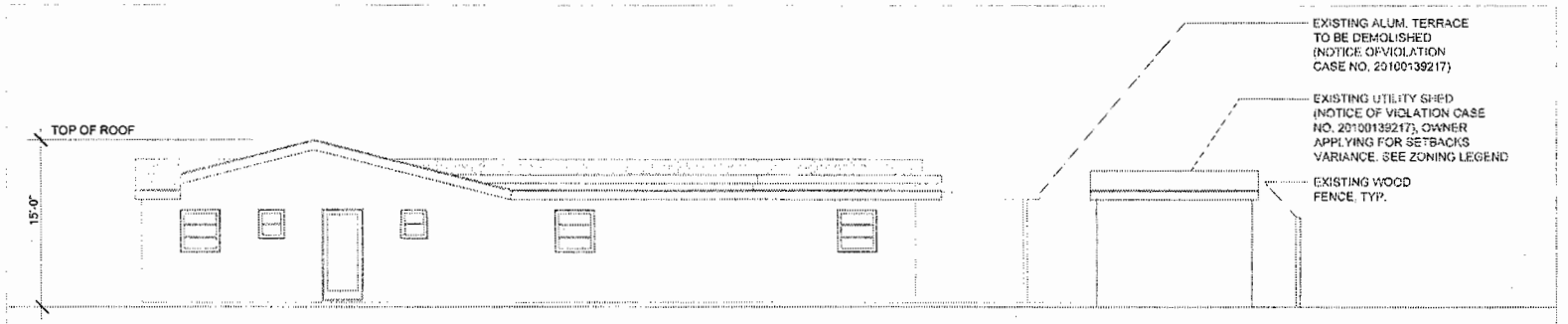
ZONING HEARING DRAWINGS

DATE: 04.19.11
DRAWN: JLP
CHECKED: JLP
APPROVED: JLP
FILE: 2040NCH.DWG

Sheet
A-1
1 OF 2
Commission Number

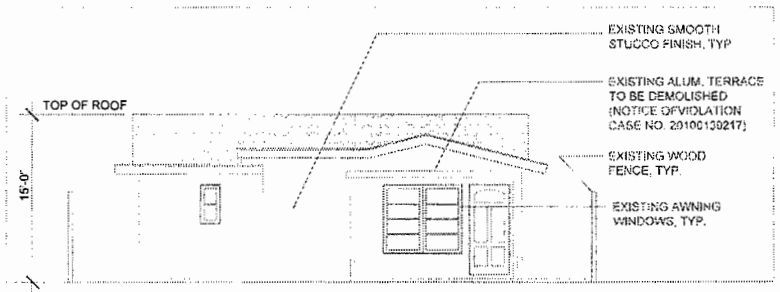


4 A-2 **WEST ELEVATION**
SCALE: 1/4"=1'-0"

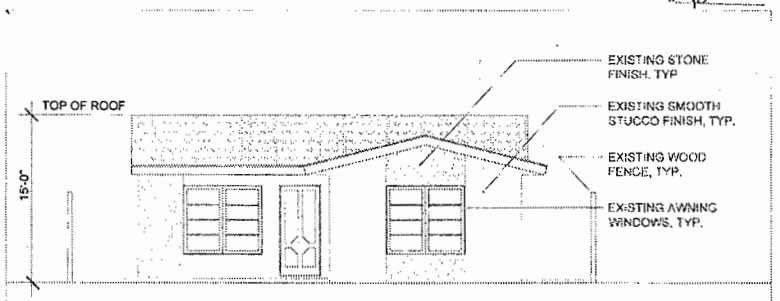


3 A-2 **EAST ELEVATION**
SCALE: 1/4"=1'-0"

RECEIVED
MAY 06 2011



2 A-2 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"



1 A-2 **SOUTH ELEVATION**
SCALE: 1/4"=1'-0"

RECEIVED
11-055
MAY 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

JLPA
JOSE LUIS POSADA
ARCHITECT
12378 S.W. 126th Street
Miami, Florida 33186
tel. (305) 975-1141

04.18.11

JOSE LUIS POSADA, R.A.
AR-0012743

ARCHITECTURE · INTERIOR DESIGN · PLANNING · LANDSCAPING · CONSTRUCTION MANAGEMENT

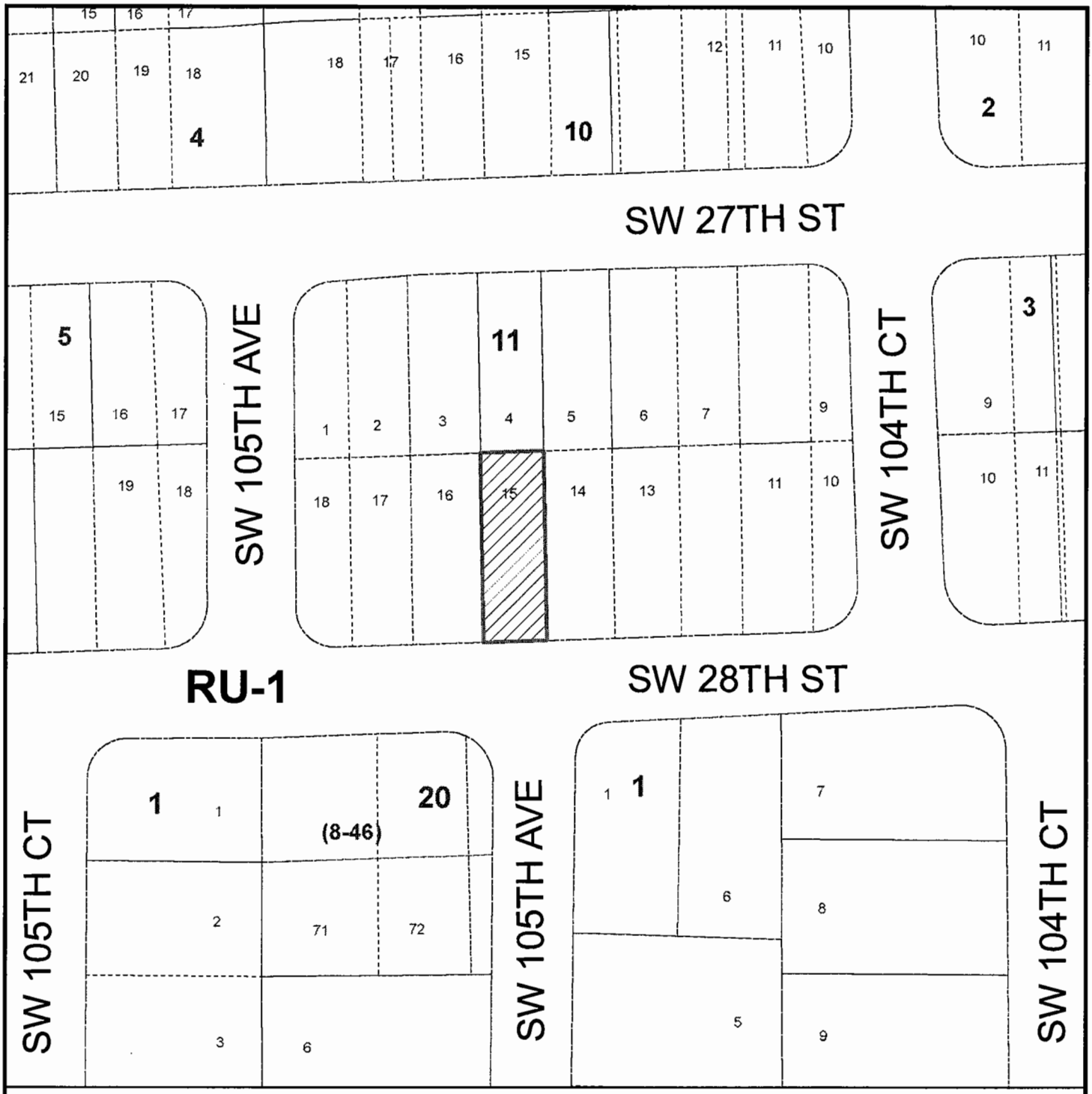
CHECKED
REVISION RECORD
BY
DATE

LENAY MOYA ESPINOSA
10400 N.E. 26TH STREET
MIAMI, FLORIDA 33162

ZONING HEARING DRAWINGS

DATE: 04.18.11
DRAWN: J.P.
CHECKED: J.P.
APPROVED: J.P.
FILE: ZONING.DWG

Sheet
A-2
2 OF 2
Commission Number



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000055

Section: 17 Township: 54 Range: 40
Applicant: LENAY MOYA ESPINOSA
Zoning Board: C10
Commission District: 10
Drafter ID: KEELING STENNETT
Scale: NTS

Legend
Subject Property Case
Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, May 10, 2011

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000055

N
W E
S

Section: 17 Township: 54 Range: 40
Applicant: LENAY MOYA ESPINOSA
Zoning Board: C10
Commission District: 10
Drafter ID: KEELING STENNETT
Scale: NTS

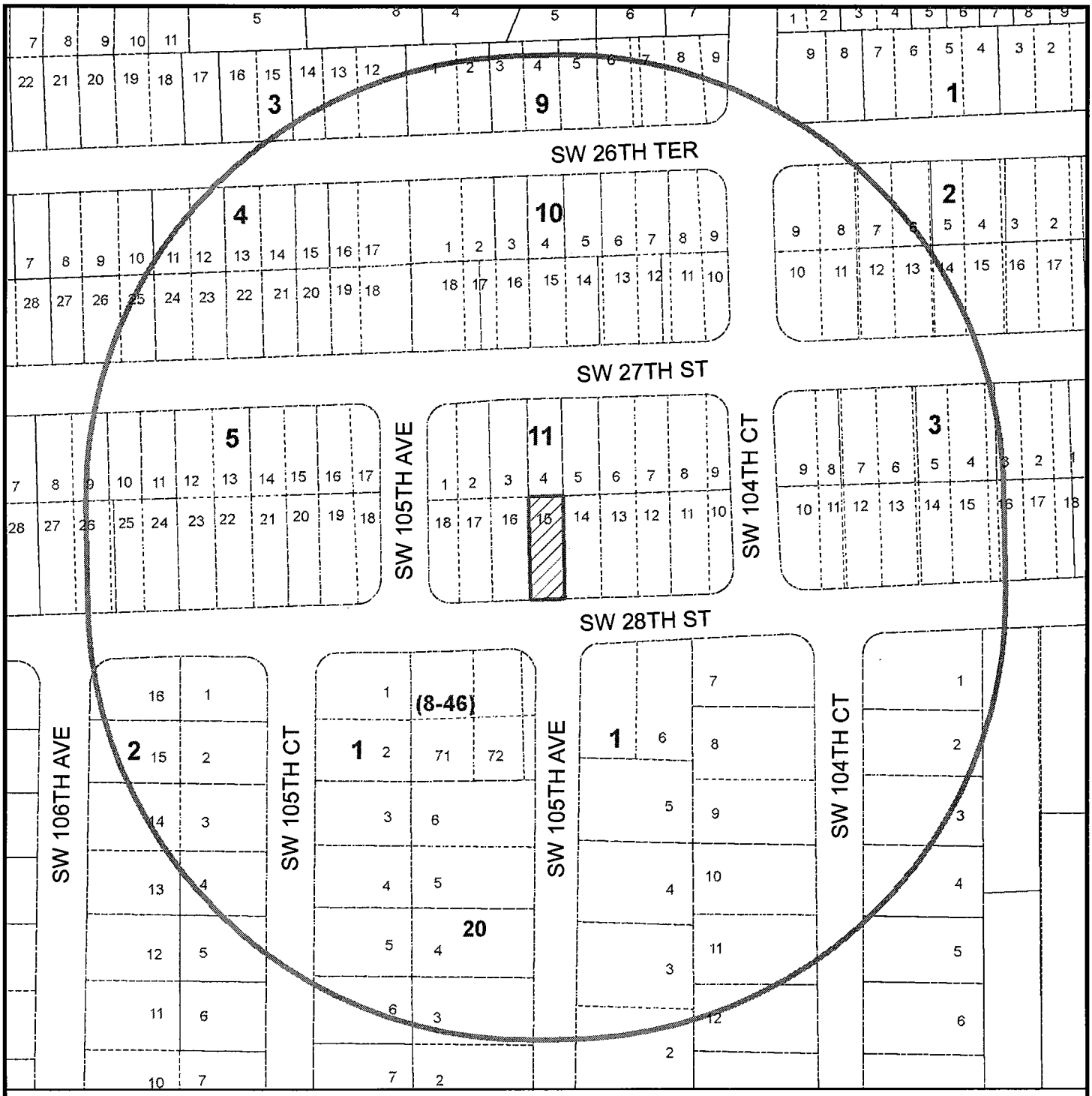
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, May 10, 2011

REVISION	DATE	BY
	19	



MIAMI-DADE COUNTY

RADIUS MAP

Section: 17 Township: 54 Range: 40
Applicant: LENAY MOYA ESPINOSA
Zoning Board: C10
Commission District: 10
Drafter ID: KEELING STENNETT
Scale: NTS

Process Number

Z2011000055

RADIUS: 500

Legend

- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, May 10, 2011

REVISION	DATE	BY

5. LILY DAG
(Applicant)

11-10-CZ10-5 (11-062)
Area 10/District 06
Hearing Date: 10/11/11

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:

Year	Applicant	Request	Board	Decision
1997	Oktay & Lilly Dag	- Use Variance to permit a proposed travel agency. - Non-Use Variance of lot area and setback.	ZAB	Approved on a modified basis.
1997	Oktay & Lilly Dag	- Use Variance to permit a proposed travel agency. - Non-Use Variance of lot area and setback.	BCC	Withdrawn without prejudice

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: Lilly Dag **PH:** Z11-062 (11-10-CZ10-5)

SECTION: 8-54-41 **DATE:** October 11, 2011

COMMISSION DISTRICT: 6 **ITEM NO.:** 5

==========

A. INTRODUCTION

o SUMMARY OF REQUESTS:

The approval of this application will allow the applicant to:

- expand the office uses for an existing office in an RU-3 zone
- permit the existing office building with reduced landscape and dissimilar land use buffers.

o REQUEST:

1. USE VARIANCE to permit RU-5A uses in the RU-3 zone.

2. Applicant is requesting to permit an existing landscaping buffer adjacent to the rights-of-way with a depth of 5' (7' required).

3. Applicant is requesting to permit an existing dissimilar land use buffer with a depth of 3' (5' required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Zoning Use Variance for: Your Ticket Travel, Inc." as prepared by Cabrera Ramos, Architects, Inc., and dated stamped received 5/18/11. Plans may be modified at public hearing.

o LOCATION: 4201 SW 12 Street, Miami-Dade County, Florida.

o SIZE: 78.3' x 85'

B. ZONING HEARINGS HISTORY: In June 1997, pursuant to Resolution #Z-49-97, the subject property was approved on appeal to the Board of County Commissioners (BCC), to permit a travel agency in the RU-3, Four Unit Apartment District, as would be permitted in the RU-5A, Semi-Professional Office District, along with a variance of the lot size requirement for said office use. Said hearing also approved the withdrawal of requests for variances to the sign and parking regulations.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-3; office	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: RU-3; single-family residence	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-3; multi-family residence	Low Density Residential, 2.5 to 6 dua
EAST: RU-4M; apartments	Low Medium Density, 6 to 13 dua
WEST: RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

* Subject to conditions

E. PLANNING AND ZONING ANALYSIS:

The subject property is an existing travel agency located at 4201 SW 12 Street in an area that is developed with single-family residences, offices and multi-family residential apartment buildings. This area is designated for **Low Density Residential** *(See attached Zoning recommendation Addendum)* use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The property is currently zoned RU-3, Four Unit Apartment House District and was previously approved for a Use Variance in 1997, pursuant to Resolution #Z-49-97, to allow the current RU-5A, Semi-Professional Office District use with variances to the lot size and setbacks. As such, the existing travel agency use and the approval with conditions of similar office uses would be **compatible** with the surrounding residential and office uses and **consistent** with the interpretative text of the CDMP.

The applicant is requesting approval of a Use Variance to permit other office uses that are similar to the existing travel agency. Staff opines that since the agency has been in existence since 1997, approval with conditions of similar office uses would be within the scope of the previously approved use variance and would be **compatible** with the surrounding area. In staff's opinion some of the similar and compatible RU-5A office uses that would not create additional impacts on parking or traffic in the area would be offices for accountants, realtors or architects. The similarity of these or other office uses like these to the existing travel agency

office would be in harmony with the general purpose and intent of the zoning regulations and as such, will not require a new showing of unnecessary hardship by the applicant. However, staff recommends as one of the conditions for approval, that no medical or dental offices be permitted on this site. As such, staff opines that approval with conditions of request #1 under Section 33-311(A)(4)(a) *(See attached Zoning recommendation Addendum),* would be **compatible** with the area and **consistent** with the interpretative text of the CDMP.

When requests #2 and #3 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard *(See attached Zoning recommendation Addendum)*, staff is of the opinion that the approval of the these requests would be **compatible** with the surrounding area and would not affect the stability and appearance of the community. Staff notes that the submitted plans reflect the existing conditions on the subject parcel and approval would not result in an intensification of the uses or development of the site that would be visually intrusive to the surrounding community. As such, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

F. RECOMMENDATION: Approval with conditions.

G. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to 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 "Zoning Use Variance for: Your Ticket Travel, Inc." as prepared by Cabrera Ramos, Architects, Inc., and dated stamped received 5/18/11.

3. That the use be established and maintained in accordance with the approved plan.

4. That no medical or dental offices be permitted on this site.

5. That only one office use be permitted on the site.

6. That no off site parking be permitted for the office use.

7. That the applicant shall obtain a building permit for the existing office from the Building Department within 90 days after the appeal period deadline date.

8. That the applicant obtain a Certificate of Use from and promptly renew same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions

DATE TYPED: 08/24/11
DATE REVISED: 09/29/11
DATE FINALIZED: 09/29/11
MCL:GR:NN:AN:CH

ADDENDUM

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

ZONING RECOMMENDATION ADDENDUM

Marist Brothers of the School, Inc.
Z11-002

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

Low-Medium Density Residential Pg. I-31	*This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.*
Residential Communities Pg. I-26	*The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including **schools**, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.*
Uses and Zoning Not Specifically Depicted Pg. I-34	*Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.*
Policy LU-4A Pg. I-11	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, **parking, height, bulk, scale of architectural elements**, landscaping, hours of operation, buffering, and safety, as applicable.*
Policy LU-4D Pg. I-11	*Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*Hear applications for and grant or deny **special exceptions**; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, **including exception for site or plot plan approval**, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.*
Section 33-311(A)(7) Generalized Modification Standards.	*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; 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*

ZONING RECOMMENDATION ADDENDUM

Marist Brothers of the School, Inc.
Z11-002

	people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.
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*

Memorandum

MIAMI-DADE COUNTY

Date: July 5, 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 #Z2011000062
Lilly Dag
4201 S.W. 12 Street
Use Variance to Permit RU-5A Uses in the RU-3 Zone
(RU-3) (0.15 Acres)
08-54-41

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 Service

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

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

Wastewater Disposal

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

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

Notwithstanding the foregoing, the applicant is advised that certain land uses such as medical offices utilizing x-ray equipment and others that generate liquid waste other than domestic sewage, cannot be permitted by DERM since it would violate the aforesaid Code Section and would also violate the covenant. Approval of land uses that are not compatible with the usage of a septic tank and drainfield system as a means for the disposal of the domestic liquid waste would require a variance from the Environmental Quality Control Board (EQCB) from the aforesaid Code Section.

Stormwater Management
Site grading and development plans shall comply with the requirements of Section 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 by DERM for this proposed development order.

Wetlands
The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

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

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. Furthermore, approval for best management practices to control any potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Tree Preservation
According to the site plan submitted with this zoning application, the proposal to permit RU-5A uses in the RU-3 zone will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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.

PH# Z2011000062
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LILLY DAG

This Department has no objections to this application.

Additional improvements may be required at time of permitting/platting.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

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

Raul A Pino, P.L.S.
27-JUN-11

Memorandum

MIAMI-DADE COUNTY

Date: June 27, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2011000062: Use variances.

Application Name: LILLY DAG.

Project Location: The site is located at the 4201 SW 12 ST, Miami-Dade County.

Proposed Development: The applicant is requesting approval for a variance to permit other uses on the site compatible with and similar to a travel agency which was previously approved (Resolutions No. 5-ZAB-39-97 and No. Z-49-97). No residential units are proposed.

Impact and demand: Because this application does not generate any new residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

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

MN:jb
Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

Memorandum

Date: 22-JUN-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department

Subject: Z2011000062

Fire Prevention Unit:

No objection via Case # Z2011000062.

Service Impact/Demand

Development for the above Z2011000062
located at 4201 SW 12 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1404 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:31 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 40 - West Miami - 975 SW 62 Avenue
Rescue, ALS Engine

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 13-SEP-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

LILLY DAG	4201 SW 12 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000062

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance

None

Building

None

PREVIOUS CASES:

Neighborhood Compliance

None

Building

None

NONE

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

N/A

REPORTER NAME:

L. Cuellar

ZONING INSPECTION REPORT

Inspector: MARTINEZ, RAMIRO **Inspection Date**

Evaluator: CARL HARRISON 09/15/11

Process #:	**Applicant's Name**
Z2011000062	LILLY DAG

Locations: 4201 SW 12 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 78.3' X 85' **Folio #:** 3041080240010

Request:

THE APPLICANT IS REQUESTING USE VARIANCE TO PERMIT RU5A USES IN THE RU3 ZONE.

EXISTING ZONING

Subject Property RU-3,

EXISTING USE COM

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY OFFICE BUILDING W/A PARKING LOT ON THE SOUTH SIDE OF BUILDING.

USE(S) OF PROPERTY:

THE USE ON THE PROPERTY IS CURRENTLY A TRAVEL AGENCY OFFICE.

FENCES/WALLS:

THERE IS A 5 FT CBS WALL ALONG THE EAST PROPERTY LINE AND A 6 FT. WOOD FENCE ALONG THE NORTH PROPERTY LINE.

LANDSCAPING:

THE PROPERTY IS SUBSTANTAILY LANDSCAPED. THE PROPERTY HAS 4 SABAL PALMS ALONG THE WEST INTERIOR PROPERTY LINE OF PARKING AREA AND 3 TREES (1 MAHAGONY & 2 LUGUSTRUMS) ALONG SW 12 ST & 2 LIVE OAKS ALONG SW 42 AVE. THERE IS ALSO A LANDSCAPE BUFFER ALONG THE PERIMETER OF THE PARKING LOT WHICH CONSISITS OF A 3 FT SILVER BUTTON HEDGE.

BUFFERING:

THE PARKING LOT IS CURRENTLY BUFFERED W/A SILVER BUTTONWOOD HEDGE & PALMS. SEE LANDSCAPING INFO.

VIOLATIONS OBSERVED:

NO VIOLATIONS OBSERVED AT TIME OF INSPECTION. THE TRAVEL AGENCY OFFICE IS CURRENTLY OPERATING UNDER A VALID CERTIFICATE OF USE (1998029036). ALSO, THE PROPERTY IS IN ACCORDANCE WITH THE SITE PLAN THAT WAS SUBMITTED WITH THIS HEARING APPLICATION DATED MAY 5, 2011.

OTHER:

Process # Applicant's Name

ZONING INSPECTION REPORT

Z2011000062 LILLY DAG

SURROUNDING PROPERTY

NORTH:
RU-3; DAY CARE.

SOUTH:
RU-3; 2 STORY APARTMENTS.

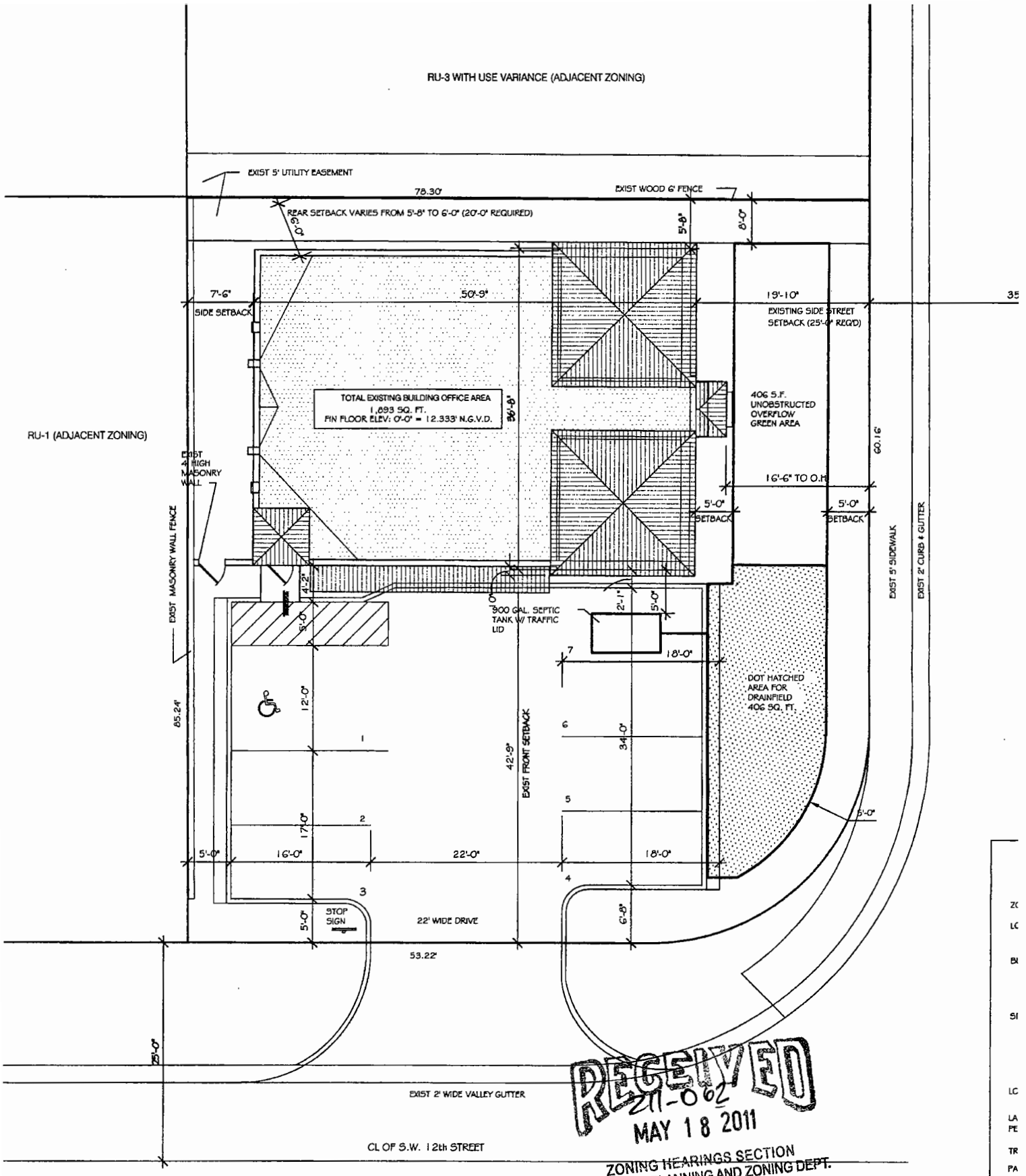
EAST:
RU-3; LEJEUNE RD & 2 STORY APARTMENTS.

WEST:
RU-1; ONE STORY SINGE FAMILY RESIDENCE.

SURROUNDING AREA
THE SUBJECT PROPERTY IS LOCATED AT THE NW CORNER OF SW LE JEUNE RD &SW 12 ST. THE PROPERTY IS SURROUNDED BY APARTMENT BUILDINGS TO THE SOUTH & EAST AND A DAYCARE TO THE NORTH. TO THE WEST, THERE IS A SINGLE FAMILY RESIDENCE.

NEIGHBORHOOD CHARACTERISTICS:
THE NEIGBORHOOD AREA IS CHARACTERIZED BY SINGLE FAMILY RESIDENCES, APARTMENT BUILDINGS, AND DAYCARES WITH THE PREDOMINANT USE BEING SINGLE FAMILY RESIDENCES.

COMMENTS:

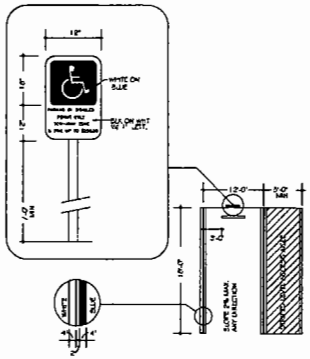


RECEIVED
211-062
MAY 18 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

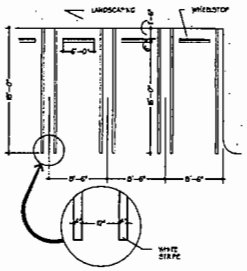
ENLARGED SITE PLAN

18

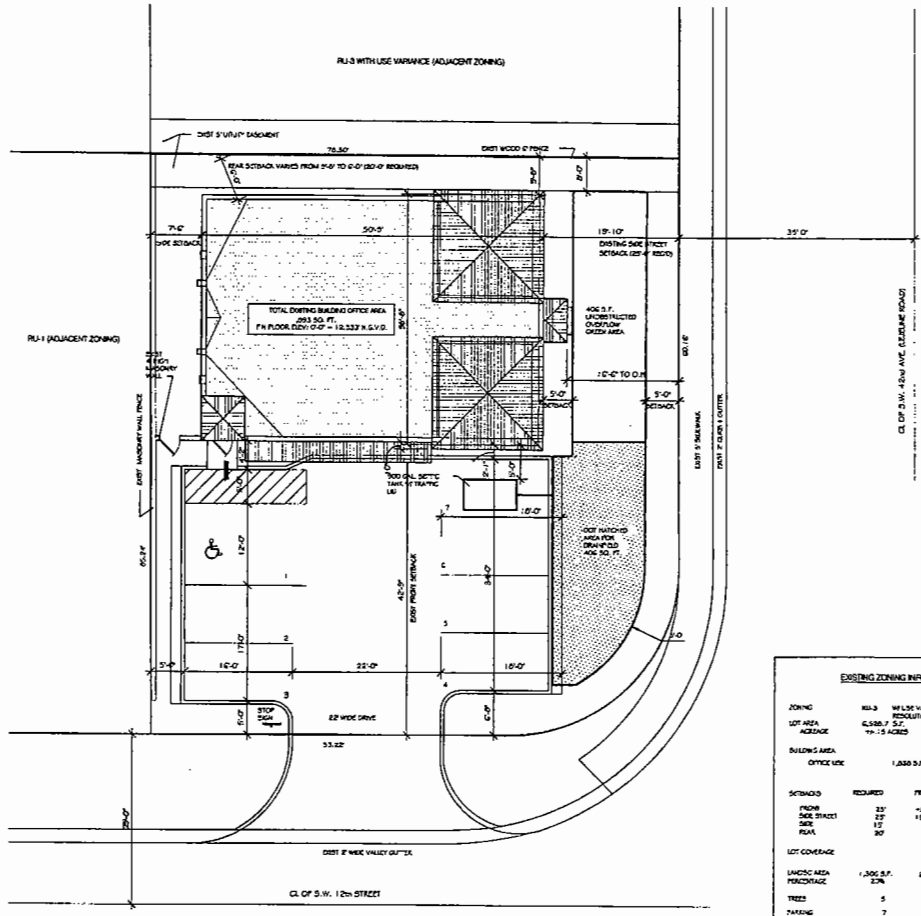
19



EXISTING PARKING STALL DETAIL
(FOR THE PHYSICALLY DISABLED) N.T.S.



EXISTING PARKING STALL DTL.
N.T.S.



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

EXISTING ZONING INFORMATION

ZONING	RU-3	W/ USE VARIANCE BY RESOLUTION 3-246-79-07.
LOT AREA	6,528.7 S.F.	
ACREAGE	+/- 15 ACRES	
BUILDING AREA		
OFFICE USE	1,838 S.F.	
SETBACKS	REQUIRED	PROVIDED
FRONT	25'	+/- 45'
SIDE STREET	25'	19'-10" (VARIANCE GRANTED)
SIDE	15'	7'-0" (VARIANCE GRANTED)
REAR	20'	6'-0" (VARIANCE GRANTED)
LOT COVERAGE		28%
LANDSC AREA	1,306 S.F.	2,643 S.F.
PERCENTAGE	20%	43.5%
TREES	5	7
PARKING	7	7

REVISIONS:

Zoning Use Variance for:
YOUR TICKET TRAVEL, Inc.
Location: 4201 SW 12th Street, Miami, Fl 33134
Owner: Lilly Dag - 4201 SW 12th Street, Miami, Fl 33134, 305.444.1294

9851 NW 56 STREET, #107
DORAL, FLORIDA 33178
T:305.593.0750 F:305.593.8862
AA C001621

MIGUEL A. CABRERA JR., R.A.
State Reg. No. AR12118

ROSA E. RAMOS-BOTTA, R.A.
State Reg. No. AR13039

© 2011 CABRERA RAMOS ARCHITECTS, INC.
The Design and Drawings on this Project are the property of the Architect and are protected under the Copyright Protection Act

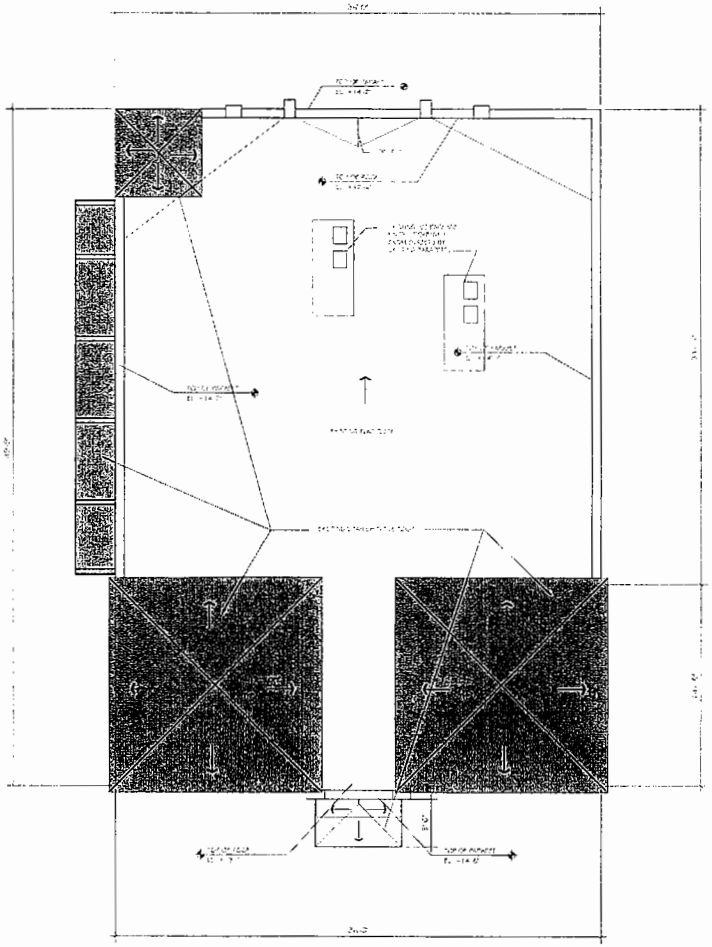
DATE: 5-5-2011
DRAWN: RR
CHECKED BY: MC
JOB NO.: 1624-11

SEAL
5/5/11
SHEET NO.
A-1.0
of

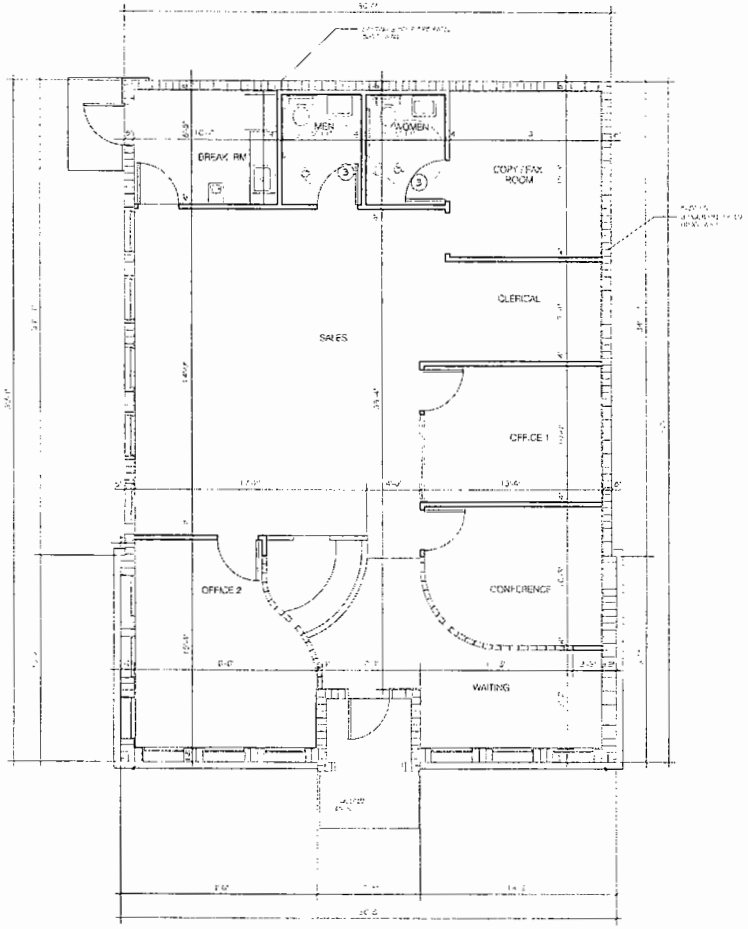
RECEIVED
211-062
MAY 18 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
211-062
MAY 18 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

20



EXISTING ROOF PLAN
SCALE: 1/4" = 1'



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'

RECEIVED
211-062
MAY 18 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY_____

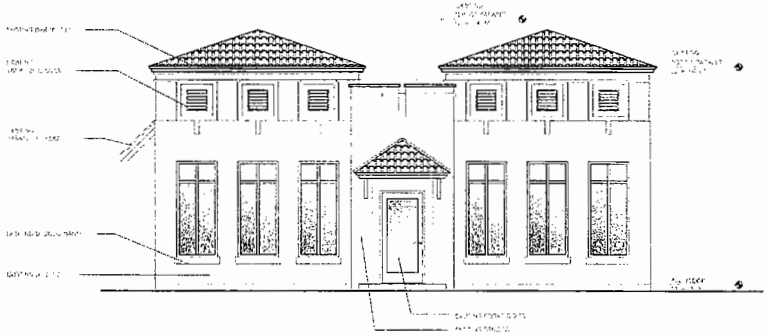
Zoning Use Variance for:
YOUR TICKET TRAVEL, Inc.
Location: 4201 SW 12th Street, Miami, Fl 33134
Owner: Lilly Dag - 4201 SW 12th Street, Miami, Fl 33134, 305.444.1294

CABRERA RAMOS ARCHITECTS, INC

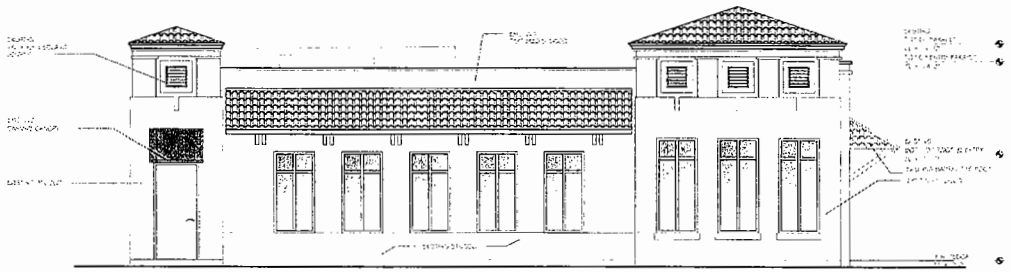
DATE 5.5.2011
DRAWN RR
CHECKED BY MC
LOT NO 1624-11

5/5/11

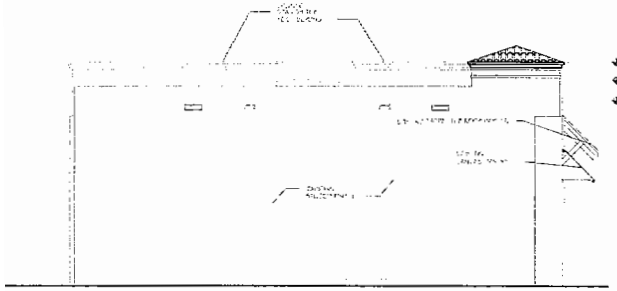
SHEET NO
A-2.0



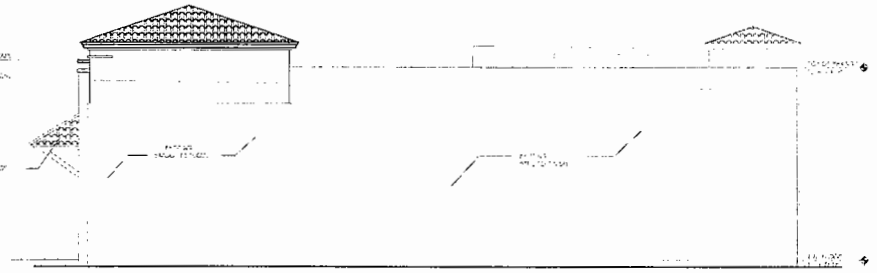
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

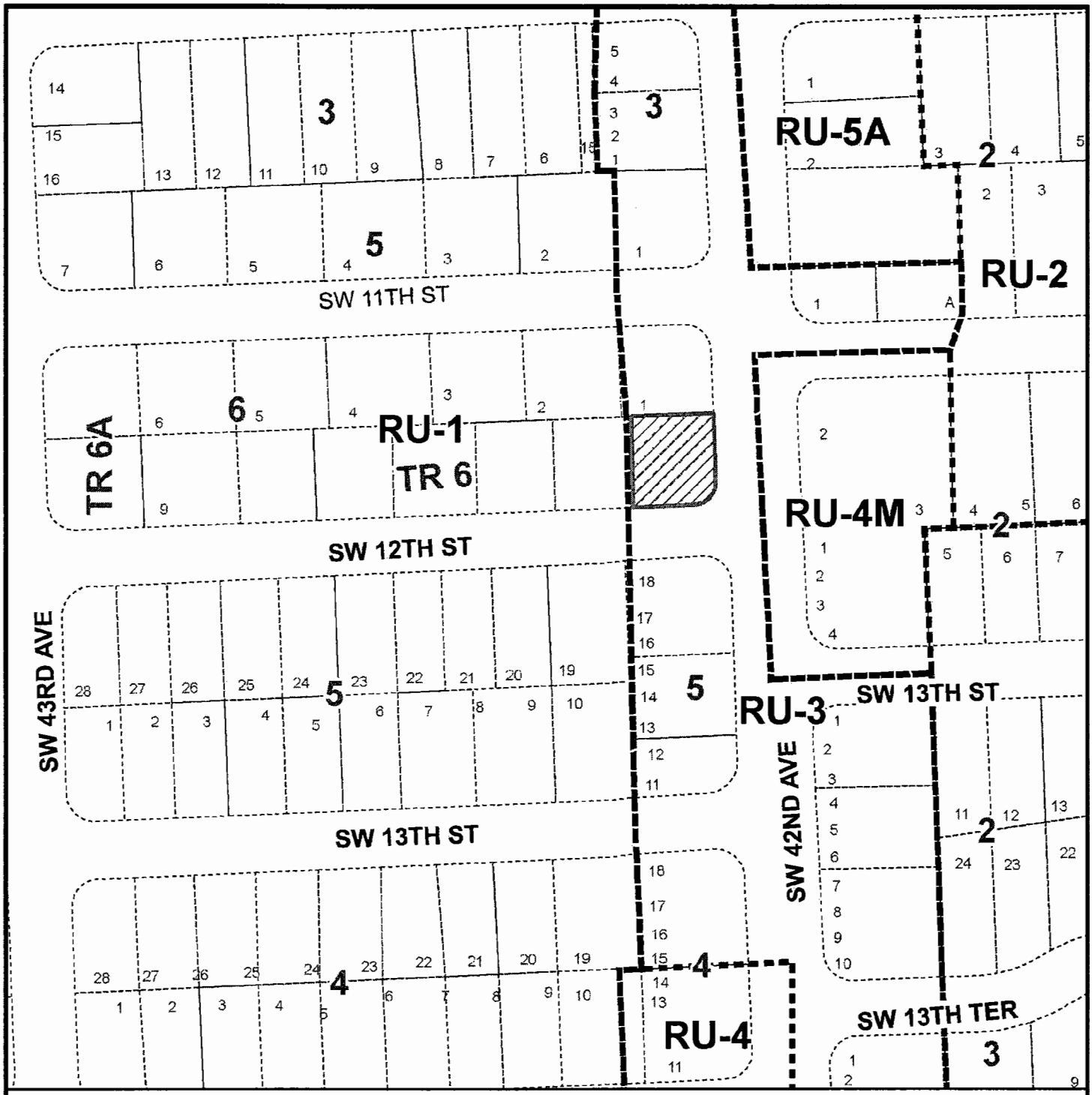
RECEIVED
211-062
MAY 18 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
211-062
Rod

Zoning Use Variance for:
YOUR TICKET TRAVEL, Inc.
Location: 4201 SW 12th Street, Miami, Fl 33134
Owner: Lilly Dag - 4201 SW 12th Street, Miami, Fl 33134. 305.444.1294

CABRERA RAMOS ARCHITECTS, INC

SHEET NO
A-3.0



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000062

Section: 08 Township: 54 Range: 41
Applicant: LILLY DAG
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 8, 2011

REVISION	DATE	BY

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2011000062

Section: 08 Township: 54 Range: 41
Applicant: LILLY DAG
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

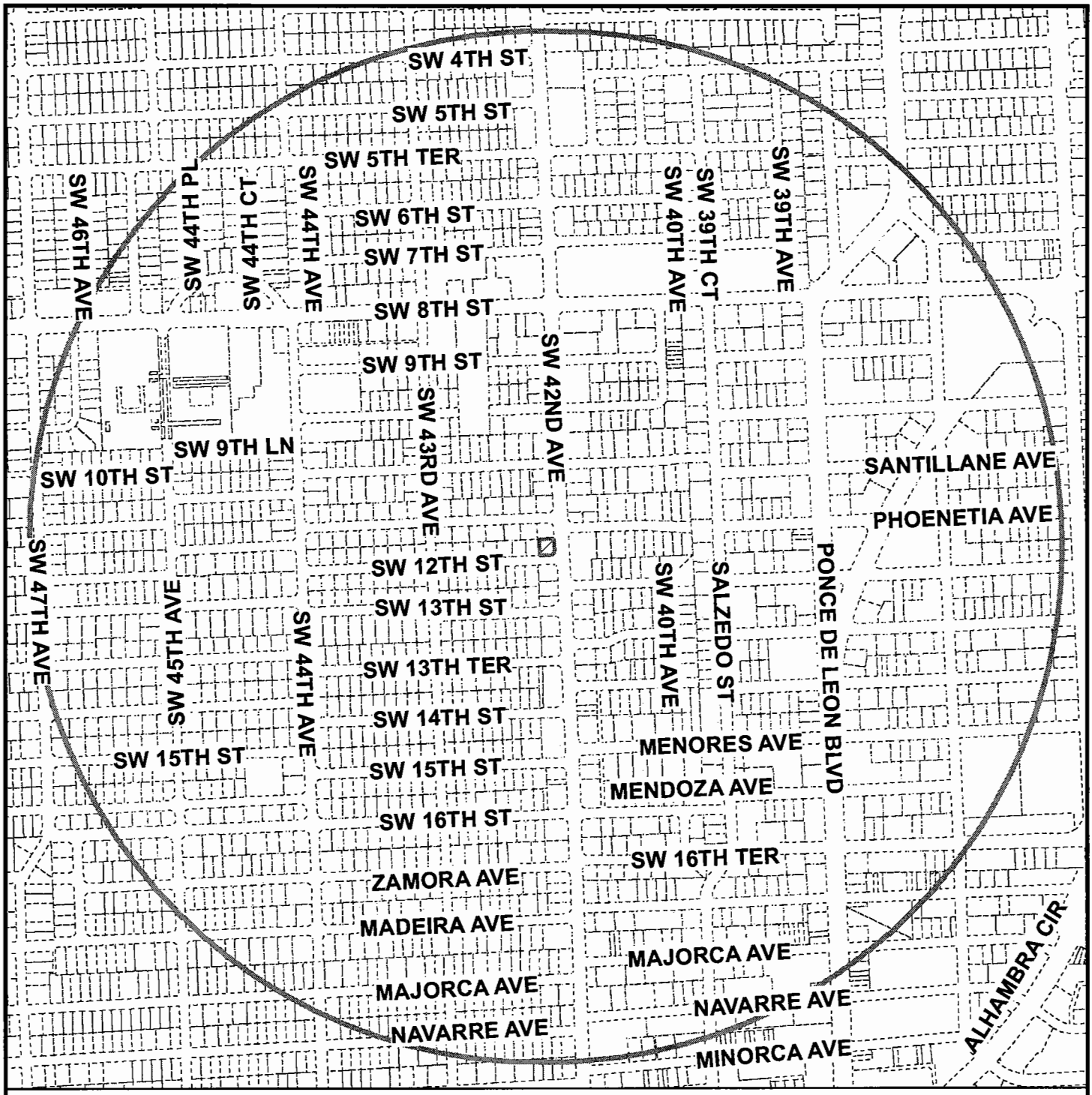
Subject Property

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 8, 2011

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000062

RADIUS: 2640

Section: 08 Township: 54 Range: 41
Applicant: LILLY DAG
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 8, 2011

REVISION	DATE	BY

6. ARMANDO HERNANDEZ
(Applicant)

11-10-CZ10-6 (11-067)
Area 10/District 10
Hearing Date: 10/11/11

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:

Year	Applicant	Request	Board	Decision
	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.

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

APPLICANT: Armando Hernandez **PH:** Z11-067 (11-10-CZAB10-6)

SECTION: 19-54-40 **DATE:** October 11, 2011

COMMISSION DISTRICT: 6 **ITEM NO.:** 6

==========

A. INTRODUCTION:

- **SUMMARY OF REQUESTS:**

  The approval of this application will:
  - Permit an existing single family residence, including additions built without a permit, with less than the minimum rear setback required by the Zoning Code.

- **REQUESTS:**

  Applicant is requesting to permit additions to a single-family residence with setback varying from 14.30' to 14.45' (25' required) from the rear (north) property line.

  Plans are on file and may be examined at the Department of Planning and Zoning entitled "Proposed of legalization of bathrooms, kitchen, family room, utility & bedroom at Mr. Armando Hernandez House," as prepared by Fernando Hernandez Gomez-Pina, P.E., and dated stamped received 6/14/2011. Plans may be modified at public hearing.

- **LOCATION:** 11441 S.W. 43rd Street, Miami-Dade County, Florida.

- **SIZE:** 75' X 100'

B. ZONING HEARINGS HISTORY: None.

C. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	RU-1; single-family residences	Low Density Residential, 2.5 to 6 dua
SOUTH:	RU-1; single-family residences	Low Density Residential, 2.5 to 6 dua
EAST:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
WEST:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua

D. 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**

E. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, located at 11441 S.W. 43rd Street. Single-family residences characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as a **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Approval of the requests sought in this application will not add additional dwelling units to the site beyond what is allowed; therefore, the application is **consistent** with the density threshold of the LUP map of the CDMP.

When the subject request is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval with conditions of the same would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. Furthermore, approval of the request would not result in an obvious departure from the aesthetic character of the surrounding area.

Staff notes that the existing additions provide the property owner and his family with additional living space. The existing additions to be legalized consist of a kitchen, utility room, bedroom, two bathrooms, and family room, as indicated in the submitted site plan. As shown on the submitted elevations, the existing additions have been architecturally designed to match the scale and character of the existing residence. Additionally, staff notes that the survey and photographs submitted by the applicant show an existing 6' high wood fence along the rear (north) property line of the subject property, which in staff's opinion, diminishes any negative visual impact of the setback encroachments on the abutting properties.

Based on the configuration of the floor plans, staff opines that future owners could easily convert the residence into two residential units. Therefore, staff recommends as a condition for approval, that the applicant submits a Declaration of Use agreement which restricts the use of the subject property to single-family use only. In addition, staff will recommend that that the door leading outside from the new bedroom be removed, the interior door from the dining room to the family room be removed and the door leading outside from the utility room be removed.

Based on all of the aforementioned, staff opines that the existing additions are compatible with the area and therefore recommend approval with conditions of the application under the Non-Use Variance NUV Standards, Section 33-311(A)(4)(b).

F. RECOMMENDATION: Approval with conditions.

G. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan shall 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 site plan, the same be substantially in accordance with that submitted for the hearing entitled "Existing Addition to be Legalized," as prepared by Juan J. Farach, R.A. Sheet A-1 dated stamped received March 21, 2011 and the remaining two (2) sheets dated stamped received October 6, 2010, for a total of three (3) 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 and except that the door leading outside from the new bedroom be removed, the interior door from the dining room to the family room be removed and the door leading outside from the utility room be removed from the plans.

3. That the door leading outside from the new bedroom be removed, the interior door from the dining room to the family room be removed and the door leading outside from the utility room be removed, in accordance with the submitted plan within 90 days of the expiration of the appeal period for this Zoning Hearing, unless a time extension is granted by the Director of the Department of Planning and Zoning.

4. That the use be established and maintained in accordance with the approved plans.

5. That the applicant shall obtain a building permit for the existing residence from the Building Department within 90 days after final public hearing approval of this application.

6. That the applicant submits a Declaration of Use Agreement restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.

7. That the shed in the rear northeast corner of the property be demolished in accordance with the site plan submitted.

DATE TYPED: 08/15/11
DATE REVISED:
DATE FINALIZED: 08/15/11
MCL:GR:NN:CH:JC

ADDENDUM

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

ZONING RECOMMENDATION ADDENDUM

Armando Hernandez
Z11-067

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

Low Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low 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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*

Memorandum

MIAMI-DADE COUNTY

Date: July 11, 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 #Z2011000067
Armando Hernandez
11441 S.W. 43rd Street
Requesting a Non-Use Variance of Rear Setback
(RU-1) (1.72 Acres)
19-54-40

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 Service and Wastewater Disposal

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

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

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

Stormwater Management

According to the information found on this project, the existing rear setback will not affect the existing stormwater management system.

Wetlands
The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM Class IV Wetland Permit will not be required.

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

Tree Preservation
According to the site plan submitted with this zoning application, the proposal to permit the existing addition will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code.

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: Esther 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: 22-JUN-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department

Subject: Z2011000067

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000067
located at 11441 SW 43 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1586 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:02 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 9 - Kendall - 7777 SW 117 Avenue
Rescue, ALS Engine

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 13-SEP-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ARMANDO HERNANDEZ	11441 SW 43 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000067

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance

None

Building

20110141021B ¿Opened on 12/6/10 for detached structure (shed) and attached structure at the rear of the house. Citation P004374 was issued on 7/18/2011 due to non-compliance on case.

PREVIOUS CASES:

Neighborhood Compliance

None

Building

None

ARMANDO HERNANDEZ

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

N/A

REPORTER NAME:

L. Cuellar

ZONING INSPECTION REPORT

Inspector: MARTINEZ, RAMIRO **Inspection Date**

Evaluator: JACQUELINE CARRANZA 09/07/11

Process #:	**Applicant's Name**
Z2011000067	ARMANDO HERNANDEZ

Locations: 11441 SW 43 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 75' X 100' **Folio #:** 3040190013030

Request:

THE APPLICANT IS REQUESTING APPLICANT IS REQUESTING A NON-USE VARIANCE OF REAR SETBACK.

EXISTING ZONING

Subject Property RU-1,

EXISTING USE RESIDENCE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED REAR ADDITION. ALL EXISTING IMPROVEMENTS ON THE PROPERTY HAVE BEEN ACCURATELY IDENTIFIED ON THE SITE PLAN SUBMITTED FOR THE HEARING APPLICATION PROCESS.

USE(S) OF PROPERTY:

RU-1 DISTRICT, SINGLE FAMILY RESIDENCE.

FENCES/WALLS:

4 FT CHAIN LINK FENCE ALONG THE INTERIOR, SIDE PROPERTY LINES AND A 6 FT WOODEN FENCE ALONG THE REAR, NORTH PROPERTY LINE.

LANDSCAPING:

RESIDENCE WAS BUILT PRIOR TO THE LANDSCAPE CODE. THERE ARE CURRENTLY TWO BISMARK PALMS IN THE SWALE AREA AND 3 CHRISTMAS PALMS ALONG THE WEST, INTERIOR PROPERTY LINE OF FRONT YARD. THE ENTIRE BACKYARD HAS A CONCRETE SLAB; THEREFORE, NO LANDSCAPING IN THE BACKYARD.

BUFFERING:

THE ONLY BUFFERING ELEMENT BETWEEN THE REAR ADDITION AND NEIGHBORING PROPERTY TO THE NORTH IS A 6 FT WOOD FENCE.

VIOLATIONS OBSERVED:

PROPERTY HAS AN ATTACHED ADDITION ENCROACHING IN THE REAR SETBACK, WHICH THE APPLICANT IS TRYING TO CORRECT VIA THIS APPLICATION. ALSO, THERE ARE TWO ACCESSORY STRUCTURES LOCATED IN THE BACKYARD THAT DO NOT MEET SETBACKS. APPLICANT MUST INCLUDE THEM IN THE HEARING APPLICATION OR REMOVE FROM THE PREMISES.

BNC CURRENTLY HAS AN ENFORCEMENT CASE (20110141021) FOR WORK WITHOUT PERMITS ON THIS PROPERTY.

OTHER:

ZONING INSPECTION REPORT

Process #	Applicant's Name
Z2011000067	ARMANDO HERNANDEZ

SURROUNDING PROPERTY

NORTH:
RU-1; ONE STORY SINGLE-FAMILY RESIDENCE.

SOUTH:
RU-1; ONE STORY S]INGLE-FAMILY RESIDENCE.

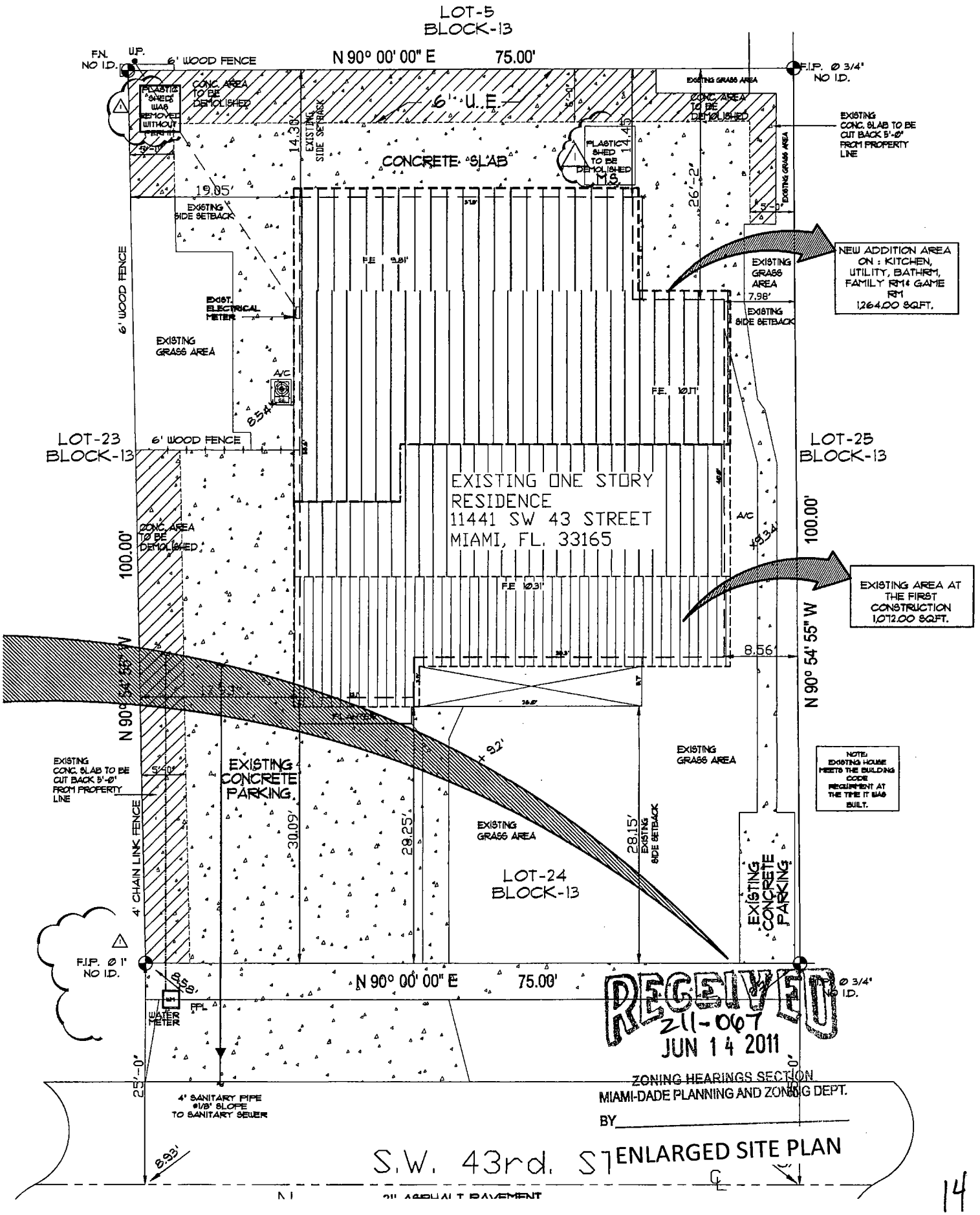
EAST:
RU-1; ONE STORY SINGLE-FAMILY RESIDENCE.

WEST:
RU-1; ONE STORY SINGLE FAMILY RESIDENCE.

SURROUNDING AREA
THE SUBJECY PROPERTY IS SURROUNDED BY ONE STORY SINGLE FAMILY RESIDENCE.

NEIGHBORHOOD CHARACTERISTICS:
THE NEIGHBORHOOD IS CHARACTERIZED SINGLE FAMILY RESIDENCES.

COMMENTS:



RECEIVED
Z11-067
JUN 14 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

14

15

SUMMARY DETAILS

OWNER: MR. ARMANDO HERNANDEZ

ADDRESS: 11441 SW 43 ST MIAMI, FL. 33165

PROPERTY INFORMATION: RU1- RESIDENTIAL- SINGLE FAMILY

ZONING LEGEND:

ZONING CLASIFICATION:	RU1-RESIDENTIAL.
LOT SIZE:	7,500 SQFT.
EXISTING CONSTRUCTION AREA	2,336 SQFT.
HEIGHT OF THE BUILDING	35'-0" (2 STORIES)

SETBACKS:	REQUIRED	PROPOSED
FRONT:	25. 0"	28.15'
RIGHT SIDE:	7. 5'	7.98'
LEFT SIDE:	7. 5'	17.93'
REAR:	25. 0"	14.30'

CONSTRUCTION AREA:

EXISTING CONSTRUCTION AREA:	1,072.00 SQFT.
NEW AREA CONSTRUCTION TO LEGALIZED	1264.00 SQFT.
TOTAL EXISTING AREA & NEW PROPOSED AREA	2,336.00 SQFT.

GREEN AREA OF LOT:

EXISTING GREEN AREA:	1,748.40 SQFT.
DEMOLISH AREA TO BECOME A GREEN AREA:	1,045.50 SQFT.
TOTAL NEW GREEN AREA:	2,793.90 SQFT.

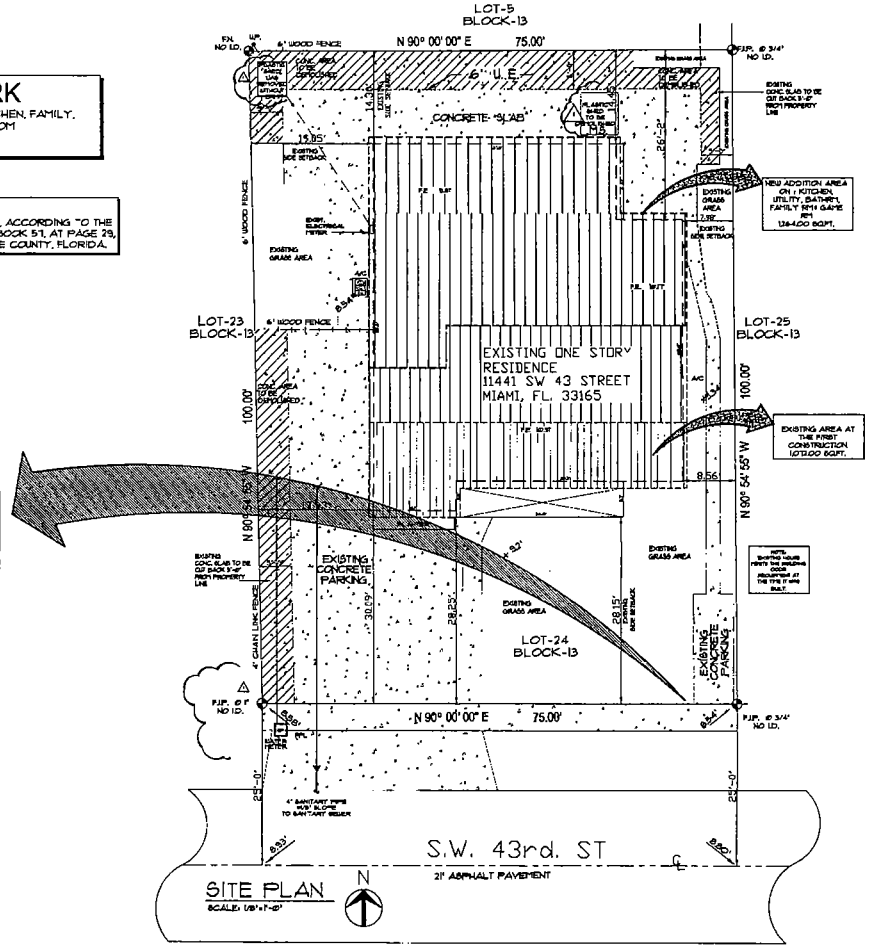
SCOPE OF WORK

LEGALIZATION AREA OF NEW KITCHEN, FAMILY, BEDROOM, UTILITY, AND BATHROOM

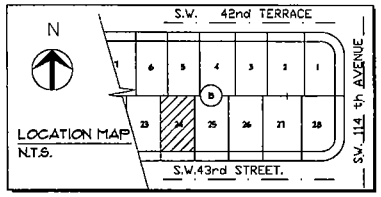
LEGAL DESCRIPTION

LOT 24, IN BLOCK 13, OF LESTWOOD LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, AT PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RU1-RESIDENTIAL
11441 SW 43 ST
MIAMI, FLORIDA 33165



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



LOCATION MAP
N.T.S.

RECEIVED
211-067
JUN 14 2011

RECEIVED
211-067
JUN 14 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY_____

FERNANDO GOMEZ-PINA, P.E.
CONSULTING ENGINEER
FL. P.E. No 19710 (CIVIL)
250 CATALONIA AVE. #404
CORAL GABLES, FL. 33134
TEL: (305) 481-2188
FAX (305) 481-2238
FGOMEZPINA@ATLANTIC.NET

Project Title: PROPOSED OF LEGALIZATION OF BATHROOMS, KITCHEN, FAMILY RM, UTILITY, & BEDROOM AT MR. ARMANDO HERNANDEZ HOUSE

Address: 11441 S.W. 43 ST. MIAMI, FL. 33165

Title Sheet: SITE PLAN, LOCATION MAP & LEGENDS

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF FERNANDO GOMEZ-PINA, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

REVISIONS

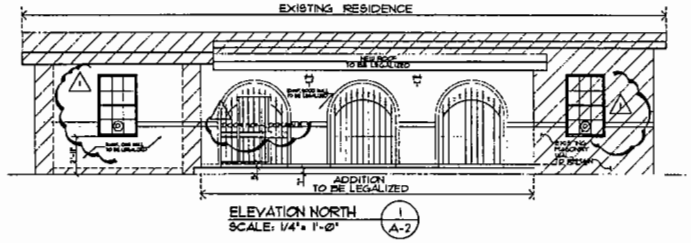
	DATE
1	04-09-11

DESCRIPTION

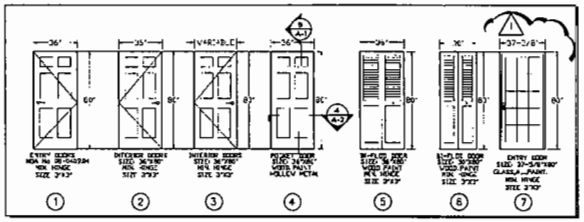
Project No. 2011-0101
Date: 02-13-11
Drawn By: H.J.H-PEARSON
Approved By: P.G.P.

SEAL

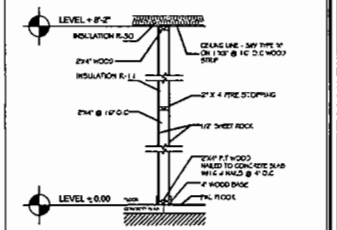
SHEET NO.
SP-1
1 OF 1



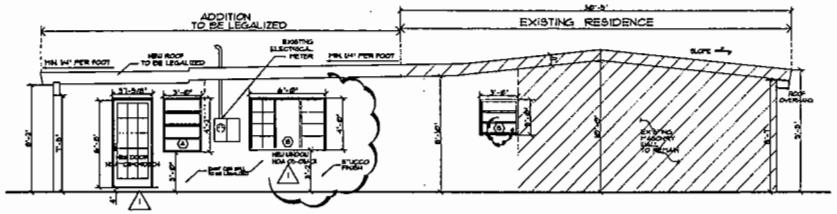
ELEVATION NORTH (1 / A-2)
SCALE: 1/4" = 1'-0"



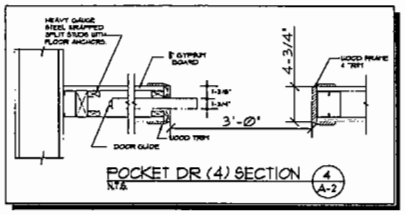
NOTE
ALL WORK SHALL BE TO CONFORM W/ F.B.C.



TYP. INT. PARTITION
TYP. INT. PARTITION — Not To Scale (4 / A-1)



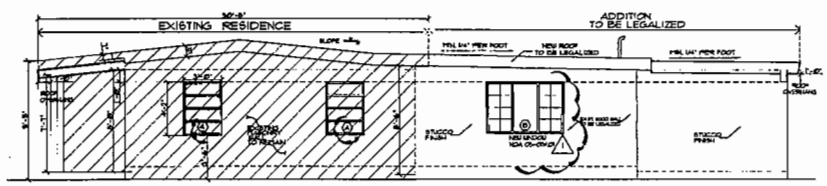
ELEVATION WEST (2 / A-2)
SCALE: 1/4" = 1'-0"



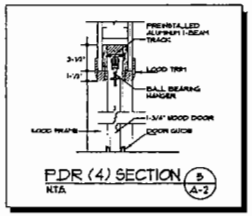
POCKET DR (4) SECTION (4 / A-2)
N.T.S.

BATHROOM DOORS.
Every bathroom door lock shall be designed to permit opening of the locked door from the outside in an emergency. The opening device shall be readily accessible to the staff.

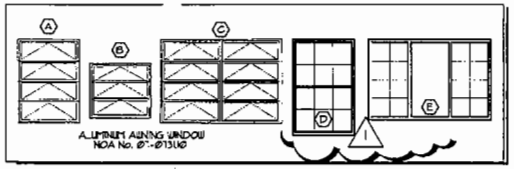
CLOSETS DOORS.
Every closet door latch shall be such that clients can open the door from inside the closet.



ELEVATION EAST (3 / A-2)
SCALE: 1/4" = 1'-0"



PDR (4) SECTION (5 / A-2)
N.T.S.

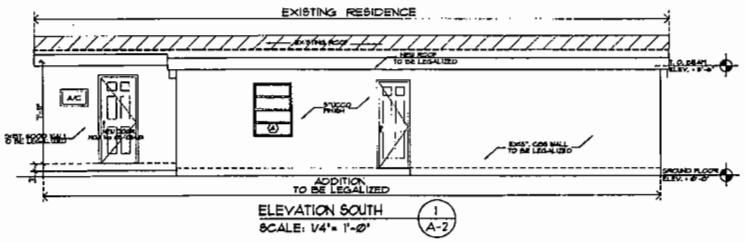


ALUMINUM AWNING WINDOW
NOA No. 07-0731.10

DOOR SCHEDULE

	WIDTH	HEIGHT	THICK	FRAME	MATERIAL	REMARKS
1	3'-0"	6'-8"	1 3/4"	METAL	WOOD	EXTERIOR DOOR
2	—	—	—	—	—	—
3	3'-0"	6'-8"	1 3/8"	WOOD	WOOD	INTERIOR DOOR- NON-LOCKABLE (1)
4	3'-0"	6'-8"	1 3/8"	WOOD	WOOD	POCKET DOOR
5	3'-0"	6'-8"	1 3/8"		WOOD	CLOSET DOOR

FIELD VERIFICATION:
THIS PLAN IS SUPPLIED FOR GENERAL INFORMATION AND FOR THE CONTRACTOR'S USE. CONTRACTOR SHALL VERIFY ALL FIGURED DIMENSIONS AND ALL EXISTING CONDITIONS AT THE JOB SITE AND NOTIFY TO ARCHITECT/ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.



ELEVATION SOUTH (1 / A-2)
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

SYMBOL	DESCRIPTION	SIZE	MATERIAL	REMARKS
A	ALUMINUM AWNING WDO.	50"x36"	ALUM/CLEAR GLASS	NOA 07-0731.10
B	ALUMINUM AWNING WDO.	36"x36"	ALUM/CLEAR GLASS	NOA 07-0731.10
C	ALUMINUM AWNING WDO.	72"x50"	ALUM/CLEAR GLASS	NOA 07-0731.10
D (1)	ALUMINUM SINGLE HUNG	37"x57"	ALUM/CLEAR GLASS	NOA 07-0918.01
E	HOR. ROLLING WDO.	48"x72"	ALUM/CLEAR GLASS	NOA 05-0114.01

RECEIVED
21-067
JUN 14 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

NOTE:
ALL BARS OF PROTECTION WILL BE REMOVED FROM WINDOWS (1)

BY_____

RECEIVED
21-067
JUN 14 2011

FERNANDO GONEZ-PINA, P.E.
CONSULTING ENGINEERS
FL. P.E. No. 14790 (CIVIL)
250 CATALINA AVE., SUITE
CORAL GABLES, FL. 33134
TEL: (305) 461-2180
FAX: (305) 461-2538
FGP@BELLSOUTH.NET

PROPOSED OF LEGALIZATION OF BATHROOMS, KITCHEN, FAMILY RM. UTILITY, & BEDROOM AT MR. ARMANDO HERNANDEZ HOUSE

11441 S.W. 43 ST. MIAMI, FL. 33165

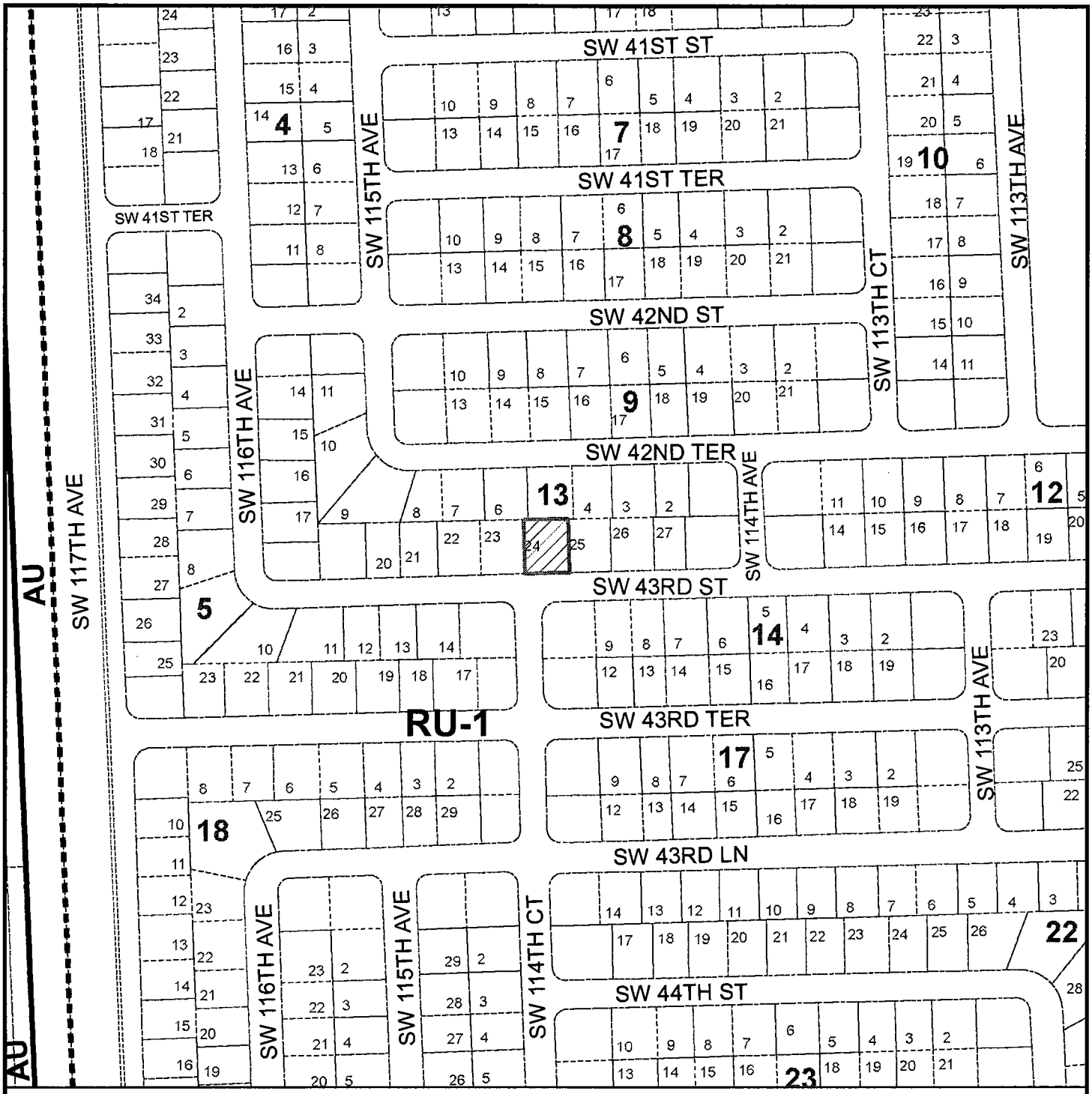
ELEVATIONS, SECTIONS SCHEDULE & LEGEND

REVISIONS
DATE
1 04-05-11

DESCRIPTION
Project No.
2010-0401
Date:
02-15-11
Drawn By:
R.M-PEARSON
Approved By:
F.G.P.
SEAL

SHEET NO.
A-2
2 OF 2

19



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000067

Section: 19 Township: 54 Range: 40
Applicant: ARMANDO HERNANDEZ
Zoning Board: C10
Commission District: 10
Drafter ID: KEELING STENNETT
Scale: NTS

Legend

Subject Property Case

Zoning

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 21, 2011

REVISION	DATE	BY
		17

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000067

Section: 19 Township: 54 Range: 40
Applicant: ARMANDO HERNANDEZ
Zoning Board: C10
Commission District: 10
Drafter ID: KEELING STENNETT
Scale: NTS

N
W E
S

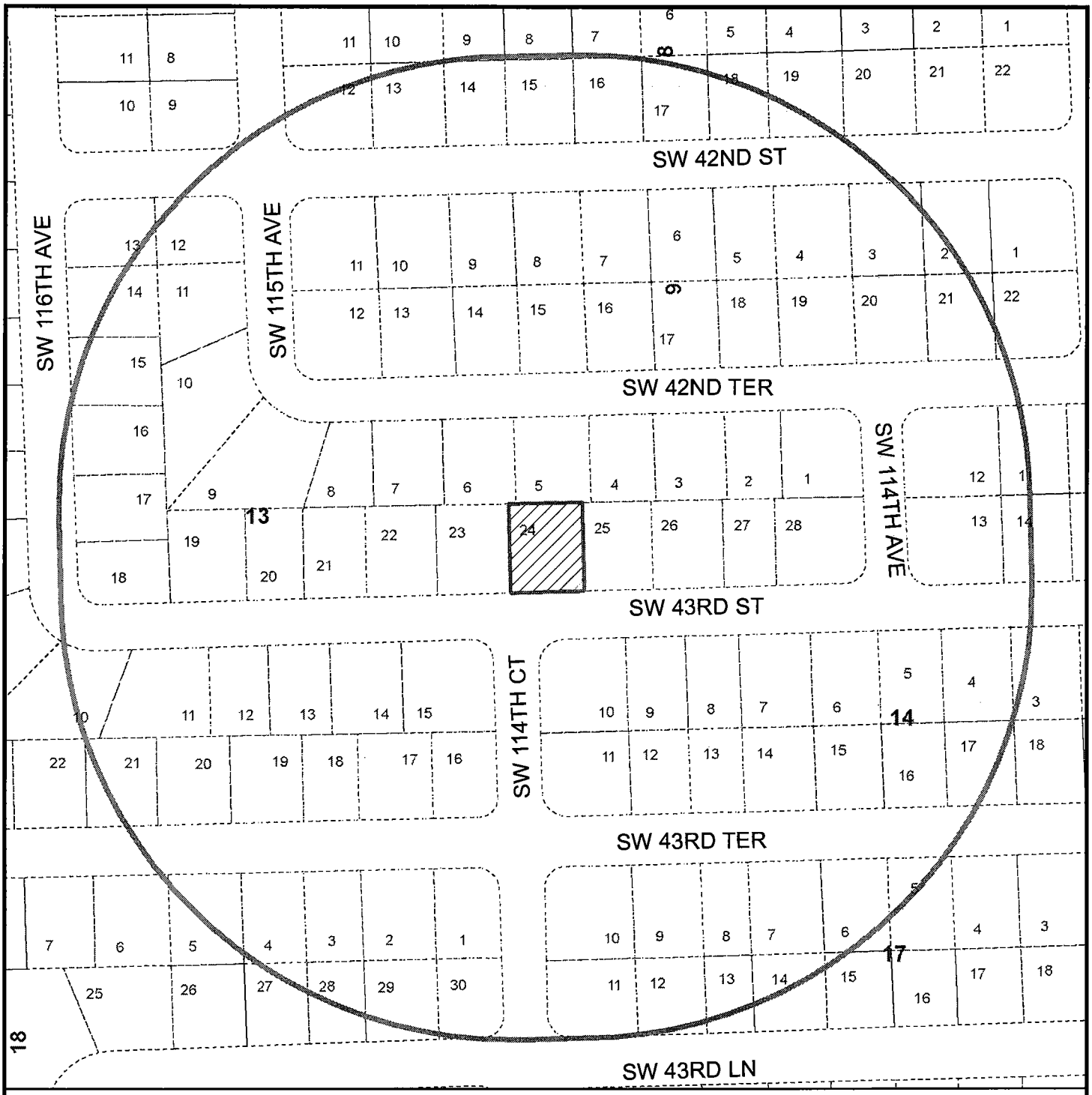
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, June 21, 2011

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY

RADIUS MAP

Section: 19 Township: 54 Range: 40
Applicant: ARMANDO HERNANDEZ
Zoning Board: C10
Commission District: 10
Drafter ID: KEELING STENNETT
Scale: NTS

Process Number

Z2011000067

RADIUS: 500

N
W E
S

Legend

- Subject Property
- Buffer
- Property Boundaries

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, July 7, 2011

REVISION	DATE	BY